

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

Control	Assessment	Compliance?
2.2 The Indicative Layout Plan All development to be in accordance with the ILP for the relevant precinct.	The development is generally compliant with the ILP as the application proposes both low density residential and a 'major road' as envisaged by the ILP.	Yes.
2.3.1 Flooding The subdivision layout is to ensure that the ability to develop land, including adjoining properties, is not adversely impacted, with regard to the 1% Annual Exceedance Probability (AEP) flood extent shown on the Flood Prone Land figure in the relevant Precinct's Schedule and Council's Floodplain Risk Management Policy. Filling and/or other development within the 1% Annual Exceedance Probability (AEP) flood extent shown on the Flood Prone Land figure in the relevant Precinct's Schedule may be permitted where site specific flood investigations demonstrate compliance with Council's Floodplain Risk Management Policy and Council's Engineering Specification. The design of the road network is to ensure that evacuation routes from the proposed development and any existing development and adjoining properties are maintained, or suitable alternative evacuation routes are provided for in accordance with Council's Floodplain Risk Management Policy and the Precinct Water Cycle Management Strategy (available from Council).	A Water Cycle Master Strategy (WCMS) was prepared for the broader precinct as part of the rezoning. The application is generally consistent with the WCMS and therefore council officers are satisfied that the ability to develop surrounding land as envisaged by the rezoning is not adversely impacted. A small portion of the south-east corner of the site is identified as flood prone land in both the Precinct's Schedule and Council's own flood mapping. However, the bulk earthworks approved under development consent DA/2024/465/1 will precede this application which will result in the development area being located above the 1% AEP. No significant work will occur below the 1% AEP as part of this application. Not applicable - all lots will be located outside of flood prone land.	Yes. Yes. N/A.
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. Stormwater within new subdivisions is to be managed primarily through a gravity network of pipes and overland flows generally following streets where flow volumes exceed the capacity of pipes in accordance with Council's Engineering Specification. All new development is to be connected, via the network described in control 1 above, to the Council's trunk drainage	Detailed engineering plans and a stormwater management report were submitted with the development application. Council officers are satisfied that stormwater management is capable of complying with Council's engineering specifications. The conveyance of stormwater from the proposed lots and roads to the bio-retention basin and detention basin is primary through a gravity network of pipes and is consistent with Council's engineering specifications. The proposed lots and roads will be connected to a bio-retention basin which will then outflow to the riparian corridor which is consistent with	Yes. Yes. Yes.

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system shown on the Key elements of the water cycle management and ecology strategy figure, in the relevant Precinct Schedule.	Figure 2-3 in Schedule 6. Whilst dedication of the basin and riparian corridor is not proposed under this application, it will eventually be dedicated as part of future applications and will form part of Council's trunk drainage system.	
Roads on primary drainage lines shown on the Key elements of the water cycle management and ecology strategy figure, in the relevant Precinct Schedule, are to be constructed in the locations shown (subject to detailed survey and subdivision design) and are to be designed in accordance with Council's Engineering Specifications.	Not applicable – no roads are proposed, or required to be, on primary drainage lines.	N/A.
The developed 1%, 20% and 50% AEP peak flows are to be maintained at pre-development flows through the incorporation of stormwater detention and management devices. Where subdivision works occur prior to the completion of required trunk drainage works, temporary on site facilities need to be provided in order to limit drainage volume and velocity to that experienced prior to development.	Detailed engineering plans, a stormwater management report and stormwater modelling were submitted with the application that adequately demonstrates that the downstream detention basin approved under DA/2024/465/1 will adequately attenuate post-development flows to below pre-development flows.	Yes.
Where development includes the construction of water quality treatment infrastructure, the infrastructure is to be constructed in accordance with the Precinct Water Cycle Management Strategy (available from Council) and Council's Engineering Specification. The applicant must demonstrate that the proposed infrastructure will achieve the water quality targets in Table 2-1.	The application is reliant upon the construction of a bio-retention basin (identified as Bio-Retention Basin 14 in the Stormwater Management Report) which is proposed to be constructed under separate application (DA/2024/457/1). A condition of consent has been imposed that requires the delivery of certain works, including the basin, prior to the issue of any subdivision certification for this application.	Yes.
Trunk drainage channels are to be designed and constructed as naturalised channels.	No trunk drainage channels are proposed to be constructed under this application. It is noted that the riparian corridor to the east of the subdivision will be reshaped as part of the bulk earthworks approved under development consent DA/2024/465/1.	Yes.
Where development includes land within a Riparian Protection Area (refer to the Riparian Protection Areas Map that is part of the Growth Centres SEPP) applicants are to refer to the Guidelines for riparian corridors on waterfront land prepared by the NSW Office of Water. The guidelines contain the outcomes and requirements for development on land containing a riparian protection area within the Growth Centres. The guidelines are available at www.water.nsw.gov.au .	A small portion of the eastern perimeter road falls within the mapped Riparian Protection Area and a larger portion of the development is proposed on waterfront land. The application is therefore nominated integrated development as a controlled activity approval is required pursuant to Section 91(2) of the Water Management Act 2000. The application was referred to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) who issued general terms of approval.	Yes.
Ensure that the quality of stormwater	The applicant has demonstrated that	Yes.

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discharged from urban areas into the environment complies with appropriate standards.	stormwater discharged from the development will meet the relevant stormwater quality performance targets.	
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.	A Salinity Investigation and Management Plan Report was submitted with the application. The report outlines the salinity investigation and includes a Salinity Management Plan (SMP). Soils were identified as non to highly saline, non to moderately aggressive to concrete, and non to moderately aggressive to steel. Appropriate management strategies and construction recommendations were provided in the SMP across all stages of development. A condition of consent has been imposed that required the development be carried out in accordance with the SMP.	Yes.
All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development	Standard conditions of consent have been imposed that require erosion and sediment control measures to be installed and kept in place until the completion of works.	Yes.
2.3.4 Aboriginal and European heritage		
Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).	An Aboriginal Cultural Heritage Assessment (ACHA) was submitted with the application. The assessment identified one artefact scatter site within the development footprint. The ACHA found that the site displays low archaeological value and significance and proposes destruction.	Yes.
Developments or other activities that will impact on Aboriginal heritage may require consent from the Office of Environment and Heritage (OEH) under the National Parks and Wildlife Act 1974 and consultation with the relevant Aboriginal communities.	The application proposes to impact the artefact scatter site. As such, the application is nominated integrated development pursuant to Section 90 of the National Parks and Wildlife Act 1974 and an Aboriginal Heritage Impact Permit is required. The application was referred to DCCEEW for concurrence and general terms of approval have been issued.	Yes.
Any development application that is within or adjacent to land that contains a known Aboriginal cultural heritage site, as indicated on the Aboriginal cultural heritage sites figure, in the relevant Precinct Schedule, must consider and comply with the requirements of the National Parks and Wildlife Act, 1974.	Noted. See above.	Yes.
Where the necessary consents under the National Parks and Wildlife Act, 1974 have been obtained, the development application must demonstrate that the development will be undertaken in accordance with any requirements of that consent.	Council is satisfied that the works are consistent with the general terms of approval issued by DCCEEW.	Yes.

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Applications for subdivision and building on the properties identified on the European cultural heritage sites figure, in the relevant Precinct's Schedule, are to be accompanied by: • A Heritage Management Document • archaeological investigation	A portion of the development site is part of the State heritage listed 'Maryland' estate (SHR #01690). The heritage curtilage is impacted by a minor portion of the proposed northern boundary road as well as the proposed subdivision and boundary adjustment. A Statement of Heritage Impact was provided with the application which was referred to Heritage NSW for concurrence. Heritage NSW advised that they were satisfied that the works had no impact on the curtilage and rejected the referral. Despite this, a condition is recommended that requires a section 60 approval be obtained prior to commencement of any works within the SHR curtilage.	Yes.
2.3.5 Native vegetation and ecology 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. All subdivision design and bulk earthworks are to consider the need to minimise weed dispersion and to eradicate weeds on site. If Council believes that a significant weed risk exists, a Weed Eradication and Management Plan outlining weed control measures during and after construction is to be submitted with the subdivision DA. A landscape plan is to be submitted with all subdivision development applications, identifying the matters discussed in this control. The selection of trees and other landscaping plants is to consider several matters.	Not applicable – any vegetation currently existing within the development area has been approved for removal as part of the bulk earthworks approved under development consent DA/2024/465/1. A standard condition of consent has been recommended that requires management of noxious weeds. Landscape plans were submitted with the application for both the public domain and dwellings. The plans adequately demonstrate the matters referred to in this control. Landscape plans were submitted with the application for both the public domain and dwellings. The plans adequately demonstrate the matters referred to in this control.	N/A. Yes. Yes. Yes.
2.3.6 Bushfire hazard management Reference is to be made to Planning for Bushfire Protection 2019 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2019.	The application proposes subdivision of bush fire prone land and is there for integrated development pursuant to Section 100b of the Rural Fires Act 1997. A bush fire assessment was submitted with the application that demonstrates the development is capable of complying with Planning for Bushfire Protection 2019. The Rural Fire Service subsequently issued General Terms of Approval. It's noted that the General Terms of Approval requires a minimum carriageway width of 5.5m for the western perimeter road with 'no parking'	Yes.

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	signage required on the hazard side to allow sufficient width for fire trucks to navigate the subdivision. Restricting parking in a residential street is not a desired outcome and the applicant has instead agreed to widen the road so that an additional width of 2.1m to accommodate parking whilst still achieving an unobstructed carriageway width of 5.5m. A condition of consent has been recommended that requires amended plans be provided with the subdivision works certificate application that demonstrate an overall carriageway width of 7.6 metres.	
Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones (APZs) are to be provided generally in accordance with the Bushfire risk and Asset Protection Zone Requirements figure in the relevant Precinct Schedule. APZs and construction standards are to be accurately mapped and detailed for each affected lot on plans submitted with the development application.	Detailed design of the subdivision has identified additional asset protection zones that are required in Figure 2-7. The bush fire assessment has adequately identified the required APZs, BAL levels of affected dwellings and the associated required construction standards.	Yes.
APZs must address the matters in this control.	The proposed APZs are consistent with the matters in this clause including being wholly located within the Precinct, outside of riparian zones and don't increase maintenance burden on public lands.	Yes.
Establishment and maintenance of the APZ must not require clearing of native vegetation within any Native Vegetation Protection Areas or Existing Native Vegetation Areas shown on the Native Vegetation Protection Map.	The establishment and maintenance of the required APZs will not require clearing of native vegetation within any of the mapped areas.	Yes.
Vegetation outside Riparian Protection Areas, Native Vegetation Protection Areas and Existing Native Vegetation Areas is to be designed and managed as a 'fuel reduced area' where it forms part of an APZ.	APZs are proposed over public roads, a water quality basin, and part of the Maryland curtilage. These areas are capable of being managed as fuel reduced areas.	Yes.
Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.	Lots on the eastern and western perimeter of the subdivision incorporate APZs. These lots also include dwelling construction as part of this application and council officers are satisfied that proposed dwellings are capable of accommodating the APZ and meeting the required minimum BAL construction standards.	Yes.
Reticulated water is to meet the standards contained within Planning for Bushfire Protection 2019. Water supply is to be via a ring main system, engineered to the	The Rural Fire Service General Terms of Approval include requirements relating to the provision of reticulated water.	Yes.

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requirements of Australian Standard 2419.1-1994 Fire Hydrant Installations. Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Planning for Bushfire Protection 2019 and Australian Standard 3959-1999 - Construction of Building in Bushfire Prone Areas	The bush fire assessment submitted with the development application identifies the BAL construction standard for each of the proposed lots. A condition of consent has been imposed that requires the proposed dwellings to be constructed in accordance with the BAL rating determined by the report.	Yes.
2.3.7 Site contamination DAs for development in “high risk” areas of potential contamination risk-ranking figure shall be accompanied by a Stage 2 Detailed Environmental 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 Council's Policy – Management of Contaminated Lands. If remediation is required, a Remediation Action Plan (RAP) is to be prepared and submitted as part of the DA that seeks consent for remediation. Council may require a Site Audit Statement (SAS) (issued by an NSW Accredited Site Auditor) during any stage of the investigation or remediation process. All investigation, reporting and identified remediation works must be in accordance with the NSW EPA's (now Office of Environment and Heritage) Guidelines for Consultants Reporting on Contaminated Sites and SEPP 55 – Contaminated Land and relevant Council Policies Prior to granting development consent, the Consent Authority must be satisfied that the site is suitable, or can be made suitable, for the proposed use. Remediation works identified in any RAP will require development consent prior to the works commencing. Council may require a Site Audit Statement (SAS) (issued by an NSW Accredited Site Auditor) to be provided at any stage of the contamination investigation, remediation or validation stages.	A Detailed Site Investigation (Contamination) Report was submitted with preceding bulk earthworks application (DA/2024/465/1). The report demonstrated that the site had been sufficiently assessed for contamination and that remediation and/or management of 7 locations for asbestos, anthropogenic materials, and PFAS was required. These remediation works will be carried out as part of the bulk earthworks development consent. A condition of consent is recommended to require a site audit statement to be submitted to council prior to the issue of any subdivision certificate confirming that the section within the boundary of this DA is suitable for the approved development As part of the bulk earthworks application, council officers were satisfied that the investigations, reporting and proposed remediation works were generally in accordance with the relevant requirements. Council officers are satisfied that the land will be made suitable for the proposed uses as part of the preceding bulk earthworks. A condition of consent is recommended to require a site audit statement to be submitted to council prior to the issue of any subdivision certificate confirming that the section within the boundary of this DA is suitable for the approved development	Yes. Yes. Yes. Yes.
2.3.9 Noise Figure 2-1 provides guidance to applicants on measures to mitigate the impacts of rail and traffic noise within the	The application is consistent with Figure 2-1 in as the proposed lots are consistent with the 'rear loaded', 'side lots' and 'front loaded'	Yes.

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Precinct. Development Applications must be accompanied by an acoustic report where the development is in a noise affected location. The acoustic report shall demonstrate that the noise criteria in Development Near Rail Corridors and Busy Roads- Interim Guideline (Department of Planning 2008), and Council's Environmental Noise Policy have been considered. Subdivision design on land adjacent to significant noise sources is to consider and implement measures to attenuate noise within dwellings and in external areas that are classified as Principle Private Open Space (refer to clause 4.2.7) Physical noise barriers (i.e. Noise walls or solid fencing) are not generally supported, and measures to attenuate noise through subdivision layout, such as service roads, setbacks, building orientation, and building design and materials selection should be implemented to achieve appropriate internal noise standards	dwelling types. An acoustic report was submitted with the application which identified certain lots to be affected by road noise from the future sub-arterial road to the south and the proposed collector road to the east. The report identifies dwelling construction requirements to ensure future and proposed dwellings meet the relevant noise criteria. Condition have been recommended to ensure these requirements are adhered to. The acoustic report satisfactorily addressed both the Interim Guideline and Council's Environmental Noise Policy. As discussed above, the acoustic report identifies dwelling construction requirements to ensure future and proposed dwellings meet the relevant noise criteria. Condition have been recommended to ensure these requirements are adhered to. No noise walls or solid fencing (other than standard boundary fencing) is proposed.	Yes. Yes. Yes. Yes.
2.3.10 Odour assessment and control Where land is deemed by Council to be affected by an odour source, Council will consider whether the type of development in this area is appropriate and will also consider the need for the applicant to provide additional supporting information with the development application. An odour assessment prepared by an appropriate qualified person in accordance with the EPA Draft Policy "Assessment and Management of Odour from Stationary Sources in NSW" and Technical Notes may be required to be submitted.	Numerous odour reports have been prepared for surrounding development and precinct planning which have identified the resource recovery development to the south east of the subdivision as a significant source of odour. Based on current modelling, the proposed subdivision is shown to exceed the 2OU criteria. The EPA license holder for the resource recovery facility is also one of the proponents for the subject DA. Council is aware of a range of work that is being investigated to manage and reduce odour output to allow development within this Precinct to progress. Council is satisfied that there are options available to the operator to reduce odour output so that the subject subdivision falls below the 2OU criteria. To ensure no lots are registered or dwellings constructed prior to the odour issues being	Yes.

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	addressed, a condition is recommended that requires the odour impacts to be mitigated and for it to be demonstrated that the proposed development will not be impacted by odour above the 2 Odour Unit criteria prior to the issue of any subdivision certificate or construction certificate.	
2.6 Earthworks		
Subdivision and building work is 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.	The application only proposed minor earthworks as the site will be graded as part of the preceding bulk earthworks.	Yes.
The applicant is to demonstrate how the finished land levels will be integrated with nearby land and facilitate appropriate drainage.	The applicant has adequately demonstrated how the development will integrate with surrounding development and land levels.	Yes.
Where terraced retaining walls are proposed the minimum horizontal distance between each step is one metre.	Not applicable - no retaining wall terracing is proposed.	Yes.
All retaining walls proposed are to be identified in the development application. Those affecting adjoining properties i.e. adjacent to property boundaries, are to be available for inspection prior to the internal linings of the house being installed. All other approved retaining walls are to be in place prior to the issue of an occupation certificate.	All retaining walls have been identified in the plans submitted with the development application.	Yes.
Where cut or fill is proposed on the boundary of a lot, retaining walls are to be constructed with side fence posts integrated with the retaining wall (relevant construction details are required with retaining wall approval).	Retaining walls between lots are generally provided on the boundary. The type of retaining wall (blockwork wall) makes it unnecessary for boundary fence post footings to be integrated into the wall. There are unlikely to be any construction issues for future fence construction.	Yes.
Where retaining walls are located at property boundaries, a section 88B instrument is to create an easement for support, maintenance and repair on the subject lot and adjoining land.	For walls over 1m in height, conditions have been recommended requiring the creation of relevant easements, restrictions and covenants to allow for the maintenance of the walls.	Yes.
All retaining walls that are proposed as part of a subdivision or building work shall be designed by a practicing Structural Engineer and be of masonry construction.	Retaining walls will be constructed as part of the subdivision work and will be masonry.	Yes.
Retaining walls that front a public place are to be finished with anti-graffiti coating.	A condition of consent has been recommended that requires anti-graffiti coating on public facing retaining walls.	Yes.
Retaining walls are to be designed and	As noted above, given the type of retaining	Yes.

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constructed to allow for installation of boundary fencing without impact on the structural soundness of the retaining wall and its footings. A Validation Report is required to be submitted to Council prior to the placement of imported fill on site. All fill shall comply with the NSW Office of Water – “Site Investigation for Urban Salinity” and the OEH Contaminated Sites Guidelines – “Guidelines for the NSW Site Auditor Scheme (2nd edition) – Soil Investigation Levels for Urban Development Sites in NSW”. Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility and transported in compliance with the Noxious Weeds Act 1993. Development on land having a natural gradient of 1:6.7 (15%) or greater shall be accompanied by a geotechnical study, including guidelines for structural and engineering works on the land. time.	wall (blockwork wall) there are unlikely to be any construction issues for future fence construction. A standard condition of consent is recommended to ensure imported fill complies with the relevant requirements. A standard condition of consent has been recommended that requires weed dispersion to be minimised. The gradient across the site does not exceed 15%. It's also noted that no works are proposed within areas of 'creep movement' or 'slope constraints' as identified in Figure 2-9 of Schedule 6 of the DCP.	Yes. Yes. Yes.
3.1.1 Residential Density All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct. Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule and the typical characteristics of the corresponding Density Band in Table 3-1	The application has satisfactorily demonstrated that it is consistent with the residential density requirements set out in the SEPP. See SEPP assessment table for further details. The Residential Structure Figure identifies the site as having a density of 10-20dw/ha. The development is consistent with the dwelling characteristics identified in Table 3-1 for this band.	Yes. Yes.
3.1.2 Block and Lot Layout Residential neighbourhoods are to be focused on elements of the public domain such as a school, park, retail, or community facility that are typically within walking distance. Subdivision layout is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and site features, place making opportunities and solar design principles.	The development is consistent with the Indicative Layout Plan for this precinct. As the precinct is further developments, additional elements of the public domain will be available within walking distance. The development is consistent with the Indicative Layout Plan for this precinct which results in a legible and permeable street hierarchy.	Yes. Yes.

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Pedestrian connectivity is to be maximised within and between each residential neighbourhood with a particular focus on pedestrian routes connecting to public open space, bus stops and railway stations, educational establishments and community/recreation facilities.	All roads have been provided with footpaths and shared paths have been provided along the eastern and northern perimeter roads as envisaged by the Pedestrian and Cycle Network Figure. Pedestrian connectivity will be further improved as the precinct continues to develop.	Yes.
Street blocks are to be generally a maximum of 250m long and 70m deep. Block lengths in excess of 250m may be considered by Council where pedestrian connectivity, stormwater management and traffic safety objectives are achieved. In areas around neighbourhood and town centres, the block perimeters should generally be a maximum of 520m (typically 190m x 70m) to increase permeability and promote walking.	All blocks are generally consistent with maximum block length and depth controls.	Yes.
Minimum lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centres SEPP, summarised here as Table 3-2. In certain density bands, variations to some lot sizes may be possible subject to clauses in the Sydney Region Growth Centres SEPP.	The applications has satisfactorily demonstrated that it is consistent with the minimum lot size requirements for dwellings as set out in the SEPP. See SEPP assessment table for further details. It is noted that there is a development standard variation to the lot size of the Maryland Homestead lot which is discussed in further detail in the SEPP assessment table.	Yes.
Minimum lot frontages applying to each density band will comply with Table 3-3. Lot frontage is measured at the street facing building line as indicated in Figure 3-3.	The table sets out the minimum width for front loaded lots as 9m and 7m for rear loaded lots. Several front loaded lots under 9m however these are part of integrated housing and can be supported.	No.
7. A range of residential lot types (area, frontage, depth, zero lot and access) must be provided to ensure a mix of housing types and dwelling sizes and to create coherent streetscapes with distinctive garden suburban, suburban and urban characters across a neighbourhood.	A satisfactory range of lot types is provided.	Yes.
In areas with a minimum residential density of $\leq 20dw/ha$ no more than 40% of the total residential lots proposed in a street block may have a frontage of less than 10m wide.	No more than 40% of lots in any block have a frontage of less than 10 metres.	Yes.
In areas with a minimum residential density of $\leq 25dw/ha$, total lot frontage for front accessed lots greater than or equal to 7m and less than 9m should not exceed 20% of any block length due to garage dominance and on-street parking impacts.	All block lengths comply with the exception of the western block. In particular, Lots 6 – 17 exceed the 20% maximum.	No.

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Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP.	Lots are generally rectangular in shape.	Yes.
Where residential development adjoins land zoned RE1 Public Recreation or SP2 Drainage, subdivision is to create lots for the dwelling and main residential entry to front the open space or drainage land.	The development adjoins RE1 land to the west and SP2 land to the south. Lots and dwellings have been designed to front both zonings.	Yes.
The orientation and configuration of lots is to be generally consistent with the following subdivision principles: • Small lots fronting parks. • Larger lots on corners; • North facing wider or deeper.	The orientation and configuration of lots is generally consistent with the listed principles.	Yes.
Preferred block orientation is established by the road layout on the Indicative Layout Plan in the relevant Precinct Schedule. Optimal lot orientation is east-west, or north-south where the road pattern requires. Exceptions to the preferred lot orientation may be considered where factors such as the layout of existing roads and cadastral boundaries, or topography and drainage lines, prevent achievement of the preferred orientation.	The development is consistent with the Indicative Layout Plan for this precinct. This generally results in a north-south and east-west lot layout.	Yes.
An alternative lot orientation may be considered where other amenities such as views and outlook over open space are available and providing appropriate solar access and overshadowing outcomes can be achieved.	Not applicable - the development is consistent with the Indicative Layout Plan for this precinct. This generally results in a north-south and east-west lot layout.	Yes.
The location of a zero lot line is to be determined primarily by topography and should be on the low side of the lot to minimise water penetration and termite issues. Other factors to consider include dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and the lot orientation as illustrated at Figure 4-7 Dwelling and open space siting principles for different lot orientations.	Zero lot lines have been determined based on topography, lot orientation and solar access.	Yes.
On all lots where a zero lot line is permitted, the side of the allotment that may have a zero lot alignment must be shown on the approved subdivision plan.	Zero lot lines are identified on the subdivision plans by easements for access, maintenance and support.	Yes.
Where a zero lot line is nominated on an allotment on the subdivision plan, the	The subdivision plan identifies easements for access, maintenance and support on burdened	Yes.

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adjoining (burdened) allotment is to include a 900mm easement for single storey zero lot walls and 1200mm for two storey zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling. No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement. Any services and projections permitted under Clause 4.4 (6) within the easement to the burdened lot dwelling should not impede the ability for maintenance to be undertaken to the benefitted lot.	lots. However, the applicant has adopted a 0.9m easement width for single and two storey zero lot walls. A condition of consent is recommended to ensure a 1.2m easement is provided for two storey zero lot walls.	
The S88B instrument for the subject (benefited) lot and the adjoining (burdened) lot shall include a note identifying the potential for a building to have a zero lot line. The S88B instrument supporting the easement is to be worded so that Council is removed from any dispute resolution process between adjoining allotments.	A condition of consent has been recommended requiring the creation of relevant easements, restrictions and covenants over both benefited and burdened lots.	Yes.
Shallow lots (typical depth 14-18m, typical area <200sqm) intended for double storey dwellings should be located only in locations where it can be demonstrated that impacts on adjoining lots, such as overshadowing and overlooking of private open space, satisfy the requirements of the DCP. For lots over 225sqm where development is not Integrated Assessment, the Building Envelope Plan should demonstrate in principle how DCP requirements such as solar access and privacy to neighbouring private open spaces will be satisfied.	Several of the integrated housing lots are characterised as shallow lots. Council officers are satisfied that the proposed lots and dwellings have been designed in a way that minimises impacts on adjoining lots.	Yes.
Subdivision of lots for Torrens title attached or abutting dwellings must take into account that construction will be in 'sets'. A 'set' is a group of attached or abutting dwellings built together at the same time that are designed and constructed independently from other dwellings.	Noted. Attached dwellings proposed as part of this application and conditions of consent are recommended for construction and subdivision of each set to occur concurrently.	Yes.
The maximum number of attached or abutted dwellings permissible in a set is six.	One of the proposed attached dwelling sets consists of 7 dwellings. Whilst it exceeds the maximum, it is supported as it is a product type that has been approved in other areas of the LGA.	No.
The composition of sets needs to be determined in the subdivision design to	Noted. The application proposes construction and subdivision of attached dwellings and side	Yes.

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take into account the lot width required for a side setback to the end dwellings in each set. Examples of lot subdivisions for sets are illustrated in Figure 3-4.	setbacks and lot widths are considered to be satisfactory.	
3.1.3 Battle-axe lots		
Principles for the location of battle-axe lots are illustrated at Figure 3-5.	The proposed battle axe lots are consistent with the principles in Figure 3-5.	Yes.
Subdivision layout should minimise the use of battle-axe lots without public frontage to resolve residual land issues.	All battle axe lots have a street frontage.	Yes.
In areas with a minimum residential density of 10, 15 and 20dw/Ha, the minimum site area for battle-axe lots without any street or park frontage is 500m ² (excluding the shared driveway) and only detached dwelling houses will be permitted.	Not applicable – all lots have a street frontage.	N/A.
The driveway or shared driveway will include adjacent planting and trees, as indicated in Figure 3-6.	Landscaping is provided on both sides of the shared driveway as shown in Figure 3-6.	Yes.
Driveway design, including dimensions and corner splays, is to be in accordance with Council's Engineering Specifications.	Council officers are satisfied that the driveway design is generally in accordance with Council's engineering specifications.	Yes.
3.1.4 Corner Lots		
Corner lots, including splays and driveway location, are to be designed in accordance with AS 2890 and Council's Engineering Specifications.	Council officers are satisfied that corner lot splays and driveway locations are generally in accordance with Council's engineering specifications and the relevant Australian Standards.	Yes.
Corner lots are to be designed to allow dwellings to positively address both street frontages as indicated in Figure 3-7.	All corner lots are capable of achieving a dwelling design that address both street frontages.	Yes.
Garages on corner lots are encouraged to be accessed from the secondary street or a rear lane.	The majority of corner lot dwellings proposed under this application are accessed from secondary streets and rear lanes.	Yes.
Plans of subdivision are to show the location of proposed or existing substations, kiosks, sewer manholes and/or vents affecting corner lots.	Significant infrastructure including substations have been shown on the engineering plans. Most of the corner lots where dwellings are proposed as part of the application will be accessed from laneway or secondary street.	Yes.
3.2 Subdivision Approval Process		
The land subdivision approval process is to be consistent with the requirements Table 3-4: Subdivision Approval Process.	The application proposes a mix of Pathway A2 and B2. Building envelope plans and dwelling plans have been provided as required by Table 3-4.	Yes.
3.3.1 Layout and Design		
The design and construction of streets is to be consistent with the relevant typical	Roads A03 – A10 are generally consistent with the typical local street design shown in Figure	Yes.

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

Control	Assessment	Compliance?
designs in Figure 3-10 to Figure 3-15, Council's Engineering Specifications and Austroads.	3-14. It's noted that the carriageway of Road A04 is 6.5m instead of 7.4, however this alternate street design is considered acceptable and discussed in more detail below.	
The typical designs in Figure 3-10 to Figure 3-15 are based on minimum dimensions and the design of streets may need to be modified to incorporate water sensitive urban design measures and to ensure appropriate site drainage.	Specific designs for Road A01B (collector road) and A02 (special heritage local street) are found in Schedule 6 and are assessed later in this table.	
All Collector Roads, Sub-arterial Roads, Arterial Roads and Transit Boulevards, and local streets which form part of a bus route identified by the Transport for NSW, are to have at least one travel lane in each direction with a minimum width of 3.5 metres, suitable for buses. Intersections on bus routes are to be designed to accommodate bus manoeuvrability.	Noted. Roads A03 – A10 exceed the minimum dimensions where required.	Yes.
Alternative street designs for local streets and access ways may be permitted on a case by case basis if they preserve the functional objectives and requirements of the design standards.	Road A01B has 3.5m wide travel lanes in each direction. A condition has been recommended to require details demonstrating that the proposed roundabout is suitable for buses.	Yes.
Roads in the relevant Precinct are to be constructed in accordance with the hierarchy shown on the Precinct road hierarchy figure in the relevant Precinct Schedule.	The carriageway of Road A04 is 6.5m instead of 7.4. For the east-west portion of this road, the alternate design is supported given its low traffic nature. However, the north-south portion is not supported as it borders a bush fire hazard and therefore an increased width is required to support fire truck movements in addition to on street parking. A condition of consent is recommended to increase the width of the carriageway in this section from 6.5m to 7.6m.	Yes.
The locations and alignments of all roads are to be generally in accordance with the locations shown on the Precinct road hierarchy figure in the relevant Precinct Schedule.	The location and alignment of Road A01B (collector road) and A02 (special heritage local street) are consistent with Schedule 6.	Yes.
Where any variation to the residential street network indicated at the Precinct road hierarchy figure, is proposed, the alternative street network is to be designed to meet the requirements of this control.	Not applicable – The location and alignment of Road A01B (collector road) and A02 (special heritage local street) as well as the typical section are consistent with Schedule 6.	N/A.
Variation to the residential street network as permitted under control 6 above will only be approved by Council where the applicant can demonstrate to Council's satisfaction that the proposal meets the	Not applicable – The location and alignment of Road A01B (collector road) and A02 (special heritage local street) as well as the typical section are consistent with Schedule 6.	N/A.

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

Control	Assessment	Compliance?
requirements of this control.		
Where roads are adjacent to public open space or drainage land, or adjacent to arterial, sub-arterial or transit boulevards, the verge width on the side adjacent to the open space, drainage land or major road may, in certain circumstances, be reduced to a minimum of 1m, subject to the requirements of this control.	Noted. The verge of Road A04 adjoining the sub-arterial road and future park has been reduced to 1m in accordance with this control.	Yes.
Except where otherwise provided for in this DCP, intersections are to be designed and constructed in accordance with the minimum requirements set out in Council's Engineering Specifications.	Council officers are satisfied that the design of intersections are generally in accordance with Council's engineering specifications and the relevant Australian Standards.	Yes.
Council may require additional traffic calming measures to be incorporated into four-way intersections where traffic volumes necessitate controls in addition to signage. Measures may include roundabouts, carriageway narrowing or re-alignment, pedestrian islands or raised platforms, banned turns or differently textured materials.	A roundabout is proposed to control traffic as the intersection of Road A01B and A02.	Yes.
Residential roads, i.e. collector roads, local streets, access road/paths, and shareways shall be designed for and sign posted at a maximum of 50kph (i.e. traffic management must be considered at the subdivision application, with either road layout or speed reducing devices used to produce a traffic environment which reduces traffic speed).	Noted. Roads have been designed based on a posted speed limit of 50kph.	Yes.
Where four way intersections are proposed, traffic is to be controlled, where appropriate and as specified by Council, by traffic lights, roundabouts, median strips or signage, or differently textured materials.	A roundabout is proposed to control traffic as the intersection of Road A01B and A02.	Yes.
Street trees are required for all streets. Street planting is to meet the requirements of this control.	Street trees have been provided to all street.	Yes.
Street trees are to be provided with a minimum spacing of one tree for each residential lot, or one tree per 10 metres of road, whichever spacing is the greater.	The number of street trees proposed exceeds 1 per lot.	Yes.
For medians less than 4m width (e.g. at intersections), no planting is permitted, and hard surfaces are to be provided.	A landscaped 2m wide median is proposed to Road A01B. After discussion between the applicant's landscape architect and council's urban forest team, a suitable species that is capable of growing within the reduced median width without damaging infrastructure was	No.

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

Control	Assessment	Compliance?
Locating entry signage and the like within a public road reserve is subject to Council agreement.	identified. The 2m landscaped median is supported. The applicant proposes entry signage as part of the application however insufficient and inconsistent information was provided about the design or location. As such, a condition is recommended requiring the deletion of any entry signage. Signage can be reintroduced once the applicant has sufficient information for assessment as part of a new DA or a S4.55 modification.	Yes.
The location and design of signage and street furniture is to be indicated on the Landscape Plan and on engineering construction drawings.	Relevant signage and street furniture has been identified on the landscape and/or engineering plans.	Yes.
Street lighting is to be designed to meet the current Australian Standards AS/NZS 1158 series.	A condition of consent is recommended requiring street lighting to be provided in accordance with the relevant standards.	Yes.
3.3.3 Shared Driveways		
Shared driveways are to be constructed as one of three general types, depending on block geometry and garages to be accessed. Refer to examples in Figure 3-18.	The proposed shared driveways are consistent with the 'close' example in Figure 3.18.	Yes.
Shared driveways are to have the smallest configuration possible to serve the required parking facilities and vehicle turning movements.	The configuration of the shared driveways is of regular dimensions is not considered to be larger than necessary.	Yes.
The driveway crossing the verge between the property boundary and the kerb is to have a maximum width of 5.4 metres.	The width of the driveway crossover is 5.4m.	Yes.
The location of driveways is to be determined with regard to dwelling design and orientation, street gully pits and tree bays and is to maximise the available on-street parking.	The shared driveways are suitably located and do not have any undue impacts on infrastructure or street trees.	Yes.
The maximum travelling distance from a public road to a garbage collection area within a shared driveway is 70m. Where garbage collection is required to occur within the shared driveway (i.e. when an alternative collection point is not available), the layout is to be designed such that no reversing movements are required to be undertaken to enable a garage truck to enter and leave in a forward direction. A minimum pavement width of 5m and a turning circle with sweep turning paths overlaid into the design plan shall be submitted to demonstrate compliance with this	The maximum length of the shared driveways is approximately 60 metres. Waste collection will occur from the local street.	Yes.

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

Control	Assessment	Compliance?
requirement. Access to allotments in the vicinity of roundabouts and associated splinter islands shall not be provided within 10m of the roundabout. Driveways are not to be within 0.5m of any drainage facilities on the kerb and gutter. Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and vehicles. Shared driveways are to have soft landscaped areas on either side, suitable for infiltration. Shared driveways must be in accordance with the shareway principles and vehicle manoeuvring requirements of the Department of Planning, Industry and Environment (then Department of Planning and Environment) Delivery Note: Laneways	Driveways are located more than 10 metres from any roundabouts or splinter islands. The proposed shared driveways are located more than 0.5m from stormwater pits and meets the other minimum distance requirements for infrastructure detailed in Council's engineering specifications. Soft landscaped areas are provided either side of the shared driveways. The configuration of the shared driveways is consistent with the relevant sections of the document.	Yes. Yes. Yes. Yes.
3.3.4 Pedestrian and Cycle Network Key pedestrian and cycleway routes are to be provided generally in accordance with the pedestrian and cycleway network figure. The design of footpaths and cycleways located within the road reserve is to be in accordance with Figure 3-10 to Figure 3-15. The minimum width of off-street shared cycle and pedestrian pathways is to be 2.5m. All pedestrian and cycleway routes and facilities are to be consistent with the Planning Guidelines for Walking and Cycling (DoP & RTA 2004), relevant Council pedestrian and cycling plans and policies, and Council Engineering Specifications. Pedestrian and cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all. Pedestrian and cycle pathways and pedestrian refuge islands are to be designed to be fully accessible by all in terms of access points and gradients,	The application proposes the construction of shared paths along both Road A01B and Road A02 as envisaged by Schedule 6. The proposed footpaths and shared paths are consistent with the relevant typical sections. The proposed shared paths are 2.5m wide. The proposed footpaths and shared paths are consistent with the relevant guidelines, and council's engineering specifications. A condition of consent is recommended requiring street lighting to be provided in accordance with the relevant standards. The proposed footpaths and shared paths are consistent with the relevant accessibility requirements.	Yes. Yes. Yes. Yes. Yes. Yes.

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

Control	Assessment	Compliance?
generally in accordance with Australian Standard 1428:1-4.		
Detailed designs for pedestrian and cycle paths are to be submitted with subdivision development applications.	Detailed design information for the proposed footpaths and shared paths was provided with the development application.	Yes.
Pedestrian and cycle pathways that are within road verges or carriageways are to be constructed as part of the road construction works for each subdivision.	The proposed footpaths and shared paths will be constructed as part of the road construction works.	Yes.
Cycle and pedestrian bridges must be located above the 5% AEP flood level.	Not applicable – no bridges proposed.	N/A.
3.3.5 Temporary Vehicular Access		
Temporary turning circles may be required where roads are to continue onto adjoining properties that are not yet developed. Temporary turning circles are to have a minimum radius of 8 metres and are to be sealed using the same materials as the rest of the road. These turning circles must be shown on the plan of subdivision and the application must also demonstrate how the transition to permanent arrangements will be managed	A temporary turning head will be required between Stage 1 and 2 so that waste collection and RFS requirements can be met. Whilst the turning head is not shown on the plans, there is ample room available for it and further details will be provided during the subdivision works certification assessment.	Yes.
3.3.6 Access to arterial roads, sub-arterial roads and transit boulevards		
Vehicular access to arterial roads, sub-arterial roads and transit boulevards shown on the Precinct Road Hierarchy figure, in the relevant Precinct's Schedule, may only be via another public road.	No direct access from any lots to any of the mentioned road types is proposed.	Yes.
3.4 Construction Environmental Management		
A Construction Environmental Management Plan (CEMP) is to be submitted to Council or the accredited certifier prior to the issue of a construction certification for subdivision.	A standard condition of consent has been imposed that requires the preparation of a site management plan prior to commencement of works.	Yes.
The CEMP is to detail the methods of ensuring the protection of the environment during construction, monitoring and reporting on construction activities, and procedures to be followed in the event of an incident that is likely to cause harm to the environment.	The standard condition requires these matters to be incorporated into the plan.	Yes.
Construction activities are to be undertaken to ensure that water quality, soil stability, trees and vegetation cover, and heritage sites are protected in accordance with the development consent and to maintain the quality of the natural environment.	Adequate conditions of consent have been imposed to ensure that construction activities do not have any undue impacts on the environment.	Yes.

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

Control	Assessment	Compliance?
Applicants are to ensure that the management of construction activities is undertaken in accordance with Camden Development Control Plan Part B1.1 0 – Erosion and Sedimentation.	Adequate conditions of consent have been imposed to ensure that construction activities do not have any undue impacts on the environment.	Yes.
Preservation of trees and native vegetation during construction is to be in accordance with the development consent issued for the development, and with the native vegetation and tree preservation provisions of the relevant Precinct Plan.	Standard conditions of consent have been imposed that require the protection of any trees not approved for removal in accordance with AS 4970 - Protection of Trees on Development Sites.	Yes.
Trees to be protected must be enclosed within a 1.8m high protection fence installed to conform to a Tree Protection Zone (TPZ) that is consistent with current arboriculture industry standards.	Standard conditions of consent have been imposed that require protection in accordance with AS 4970 - Protection of Trees on Development Sites.	Yes.
A report which outlines the condition, dimensions and species of existing trees contained within a development site is to be included as part of any development application documents and is to be accompanied by a Tree Retention Management Plan which shows the dimension of any proposed TPZs and outlines any other protection/enhancement methods that are appropriate to encourage the viable retention of trees.	The required compliance with AS 4970 - Protection of Trees on Development Sites will ensure that trees are protected.	Yes.
Schedule 6 – Lowes Creek Maryland Precinct		
2.3 Road Network		
The design and construction of streets must be consistent with the relevant typical sections in Figures 2-15 – 2-17 and Council's Engineering Specifications.	Road A02 (special heritage local street) is generally consistent with Figure 2-17. Likewise, Road A01B (collector road) is consistent with the typical section shown in Figure 2-15. It's noted that the overall width of the proposed collector road is 2m wider than the minimum width depicted in the typical section as the applicant has provided a landscaped median.	Yes.
Collector roads, bus capable roads and heavy vehicle access streets (see Figure 2-14 above) must be designed in accordance with Figure 2-15 below.	Road A01B has 3.5m wide travel lanes in each direction. A condition has been recommended to require details demonstrating that the proposed roundabout is suitable for buses.	Yes.
2.4 Public Transport, Pedestrian and Cycle Networks		
Specific roads identified in Figure 2-12 must have the capability to accommodate bus services as part of future local bus routes.	Road A01B has 3.5m wide travel lanes in each direction. A condition has been recommended to require details demonstrating that the proposed roundabout is suitable for buses.	Yes.
Key pedestrian and cycle routes are to be	The application proposes the construction of	Yes.

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

Control	Assessment	Compliance?
generally provided in accordance with Figure 2- 13.	shared paths along both Road A01B and Road A02 as envisaged by Figure 2-13.	
The design of footpaths and off-road cycle lanes must be consistent with road sections provided in Section 2.3.	The proposed footpaths and shared paths are consistent with the relevant typical sections.	
Pedestrian and cycle creek crossings must be generally provided in accordance with Figure 2-13	Not applicable – no pedestrian and cycle creek crossings identified for this site.	N/A.
2.5		
Section 2.6 Aboriginal Cultural Heritage		
An Aboriginal Cultural Heritage Assessment Report, prepared by a suitably qualified professional, must be submitted with subdivision development applications, on land that exhibits areas of high and medium archaeological potential (refer to Figure 2-5).	An Aboriginal Cultural Heritage Assessment (ACHA) was submitted with the application.	Yes.
Items of Aboriginal cultural value (such as scarred trees) must be preserved within passive open space or environmental conservation areas.	The assessment identified one artefact scatter site within the development footprint. The ACHA found that the site displays low archaeological value and significance and proposes destruction.	Yes.
A subdivision development application of any land that contains a known item of Aboriginal cultural value (such as scarred trees) must be submitted with the following: a) An Aboriginal Heritage Interpretation Plan. The Plan must be prepared in accordance with the relevant guidelines from the Heritage Council of NSW and in consultation with Council and the relevant Aboriginal stakeholders. The Plan must be approved by Council prior to lodgement of the subdivision development application. b) Where landscaping works are proposed, a Concept Landscape Plan must be prepared by a suitably qualified person and in consultation with Council and the relevant Aboriginal stakeholders.	As detailed above, the ACHA identified one artefact scatter site within the development footprint. The ACHA found that the site displays low archaeological value and significance and proposes destruction. It's noted that the ACHA identified other items of Aboriginal cultural value within the broader precinct that were determined to have a higher significance. An Aboriginal Heritage Interpretation Plan would be more suited to works involving those sites.	Yes.
Naming of local roads, parks and recreation areas in the Precinct are to feature reference to local Aboriginal culture and occupation of the land where relevant. The selection of names and locations should be identified in consultation with Council and the relevant Aboriginal stakeholders.	A condition of consent has been recommended that requires the naming of local roads, parks and recreation areas to feature reference to local Aboriginal culture and occupation of the land where relevant.	Yes.
Section 2.8 Noise		
Development must be designed to comply	As detailed earlier in this report, the impact of	Yes.

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

Control	Assessment	Compliance?
with Camden Council's Environmental Noise Policy (2018).	road noise on the proposed lots has been adequately considered and conditions of consent have been recommended to ensure the recommendations of the acoustic report are carried out.	
Section 2.9 Biodiversity and Riparian		
Native vegetation must be retained within the environmental conservation areas located along riparian corridors (refer to Figure 2-3).	No removal of vegetation is proposed by this application. Standard conditions of consent have been recommended that require the protection of any trees not approved for removal in accordance with AS 4970 - Protection of Trees on Development Sites.	Yes.
All future development applications for controlled activities in, on or under waterfront land will be referred to the Natural Resources Access Regulator (NRAR) for consideration and recommendations for minimising potential harm to waterfront land. This includes all land within 40m of the highest bank of a river, lake or estuary.	A portion of the development is proposed on waterfront land. The application is therefore nominated integrated development as a controlled activity approval is required pursuant to Section 91(2) of the Water Management Act 2000. The application was referred to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) who issued general terms of approval.	Yes.
Hollow bearing trees must be retained where possible to offer potential nesting spaces for local fauna. Where hollow bearing trees cannot be retained, hollows are to be extracted where possible or offset with a similar functioning nest box and be installed at an appropriate location within the riparian corridor.	No removal of vegetation is proposed by this application.	Yes.
Where development impacts upon fish habitat, a permit will be required under the Fisheries Management Act 1994.	The application does not propose any impacts on key fish habitat.	Yes.
Street tree planting is to incorporate species endemic to the Cumberland Plain where possible and appropriate. Other non-local trees may be considered where endemic species are unsuitable.	The proposed street trees are consistent with Council's preferred street tree species list and include species endemic to the Cumberland Plain.	Yes.
2.10 Bushfire		
Asset protection zones (APZs) for future subdivisions must be in accordance with the Rural Fire Service's Planning for Bushfire Protection (2019) (PBP).	The application proposes subdivision of bush fire prone land and is there for integrated development pursuant to Section 100b of the Rural Fires Act 1997. A bush fire assessment was submitted with the application that demonstrates the development is capable of complying with Planning for Bushfire Protection 2019. The Rural Fire Service subsequently issued General Terms of Approval.	Yes.
The design specifications set out in the New South Wales Rural Fire Service's Planning for Bushfire Protection (2019)	The Rural Fire Service General Terms of Approval include requirements relating to the matters mentioned in this control.	Yes.

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

Control	Assessment	Compliance?
must be applied to future development, including the construction of access roads, the provision of water, electricity, and gas services, and special fire protection purpose development.		
Section 2.11 Contamination and geotechnical constraints Site specific investigations are required for areas identified as AECs (refer to Figure 2-8) to confirm their presence, locations and appropriate remediation strategies prior to the subdivision of land. Site specific investigations are required for areas identified as geotechnical constraints (refer to Figure 2-9) to determine appropriate engineering standards are met for residential structures.	A Detailed Site Investigation (Contamination) Report was submitted with preceding bulk earthworks application (DA/2024/465/1). The report demonstrated that the site had been sufficiently assessed for contamination and that remediation and/or management of 7 locations for asbestos, anthropogenic materials, and PFAS was required. These remediation works will be carried out as part of the bulk earthworks development consent. A condition of consent is recommended to require a site audit statement to be submitted to council prior to the issue of any subdivision certificate confirming that the section within the boundary of this DA is suitable for the approved development The applicant provided a report for a suitably qualified person that confirmed that the 'slope constraints' shown in Figure 2-9 to the west of the development will not have any adverse impacts on the proposed subdivision.	Yes. Yes.
Section 2.12 View Lines and vistas Low density housing, open space and roads must be located to retain and interpret key view lines as identified in the Indicative Layout Plan (Figure 2-1), and Figure 2-19.	The development is consistent with the indicative layout plan and will therefore have limited impacts on the identified view lines and vistas.	Yes.
4.3 Maryland Estate Applications for subdivision and development within the Maryland State Heritage Curtilage will require consent from the Heritage Council of NSW and must address the requirements of the NSW Heritage Act 1977. More detailed planning and design controls in the form of a Part B DCP	A portion of the development site is part of the State heritage listed 'Maryland' estate (SHR #01690). The heritage curtilage is impacted by a minor portion of the proposed northern boundary road as well as the proposed subdivision and boundary adjustment. A Statement of Heritage Impact was provided with the application which was referred to Heritage NSW for concurrence. Heritage NSW advised that they were satisfied that the works had no impact on the curtilage and rejected the referral. Despite this, a condition is recommended that requires a section 60 approval be obtained prior to commencement of any works within the SHR curtilage. Part B1 in Schedule 6 has been prepared and provides controls for residential dwellings with	Yes. Yes.

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Control	Assessment	Compliance?
Amendment is required for residential dwellings with direct frontage to the Maryland State Heritage Curtilage (refer to Figure 2-1 and Figure 2-6) to ensure they complement the topography of the site, the setting of the Maryland Homestead and associated outbuildings and the historical rural character without replicating architectural details. The materials and colours used for building design must be neutral and non-reflective to ensure minimal visual impact on the heritage setting and its cultural landscape.	direct frontage to the Maryland State Heritage Curtilage. An assessment against these controls is available later in this table. Council officers are not satisfied that the proposed materials and colours will be neutral and non-reflective. As such, a condition of consent has been recommended that requires amended plans demonstrating compliance with this control to be submitted to council prior to the issue of a construction certificate.	Yes.
Part B1 – Residential Development Adjacent to Maryland Homestead		
2.1 Residential Built Form		
1. Residential developments are to respect the heritage significance of Maryland Homestead and its associated outbuildings but must not mimic historic styles.	The proposed dwellings respect the heritage significant without mimicking historic styles.	Yes.
2. Architectural forms are to reflect the character of the Maryland Homestead and its associated buildings through the incorporation of simple, well-proportioned forms and simple roof lines with a singular roof feature.	Dwelling forms are kept simple and well-proportioned, using clear primary building volumes and restrained façade articulation. Each house presents a calm, legible composition and a single dominant roof element, giving a contemporary but respectful reference to the traditional rural homestead character.	Yes.
3. The primary roof form on all 1 & 2 storey dwellings must be pitched.	All dwellings incorporate a pitched primary roof (hip or gable) that is clearly the dominant roof form when viewed from the street and Maryland curtilage. Any flat or low-slope elements are limited to minor features such as entry canopies and do not read as the primary roof.	Yes.
4. Balconies, veranda's & terraces are encouraged to activate frontages adjacent to the heritage curtilage.	Lots fronting the heritage curtilage and special heritage local street include front balconies, verandas and/or terraces, providing activation and passive surveillance	Yes.
2.2 Street Facades and Visible Elevations		
1. Building facades are to be visually interesting and articulated suitably to break up the building mass and can comprise of the following elements where deemed appropriate: - window treatments including aluminium or timber frames in neutral colours; - contemporary bay windows; - entry portico; and/or	Street-facing facades are articulated with a combination of window treatments, balconies/porches, and recessed garage doors to visually break up building mass and avoid large, blank walls. Glazing uses neutral-framed windows and contemporary features such as bay windows and defined entries to create interest while maintaining a cohesive streetscape.	Yes.

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

Control	Assessment	Compliance?
- visually recessed garage doors setback behind the building articulation zone or building line. 2. Window design to the front facade, or where visible from the public domain, is to have a dominant vertical proportion. 3. Fully glazed walls are not permitted to the street façade. 4. An entry portico must not dominate the proportions of the facade. Access to the entry portico may be from either the driveway or a separate path. 5. New dwellings shall include an articulated elevation in the direction of the heritage curtilage.	Windows visible from the public domain are designed with a clear dominant vertical proportion, either as tall, narrow openings or grouped vertical elements. This reinforces a fine-grain residential scale and avoids squat, horizontal window bands to the primary elevations. The proposal does not include any fully glazed walls to street frontages or other publicly visible facades. Glazing is broken into appropriately proportioned openings separated by solid wall elements, maintaining privacy, thermal performance and a balanced street elevation. Entry porticos are designed as subordinate elements integrated into the overall façade composition rather than oversized or dominant features. They are accessed from either the driveway or a separate pedestrian path, providing a legible, welcoming entry without overwhelming the dwelling frontage. All dwellings with an outlook toward the heritage curtilage are provided with an articulated elevation addressing that interface, incorporating elements such as varied setbacks, openings, balconies or verandas. This ensures the built form presents an active, visually interesting frontage to the curtilage, reinforcing its role as a key landscape and heritage focus.	Yes. Yes. Yes. Yes.
2.3 Corner Sites		
1. The design of dwellings on corner lots must include a side return which has at least one major opening facing the direction of the Secondary Street. The side return must be articulated so to present as an extension of the front elevation and must not be obstructed by visually impermeable fencing for more than half the length of the elevation other than where PPOS is located on a street frontage. 2. Architectural features and dormer windows may be appropriate on corner lots, where there will be no impact on the view and vistas to and from Maryland Homestead and associated outbuildings. 3. Balconies, veranda & terraces are encouraged to activate frontages adjacent	Dwellings on corner lots are designed with a side return that includes at least one major window facing the secondary street, and this elevation is articulated as a continuation of the primary façade. Visually solid fencing along this side is limited so that more than half of the elevation remains open to view, except where needed to protect primary private open space. On suitable corner lots, additional architectural elements such as minor feature roofs are used to reinforce the dwelling's presentation to both streets. Lots fronting the heritage curtilage incorporate balconies facing the curtilage to increase	Yes. Yes. Yes.

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

Control	Assessment	Compliance?
to the heritage curtilage.	activation, passive surveillance and visual engagement with this important landscape edge.	
4. Pedestrian and vehicular entry points are encouraged on the greater lot length boundary.	Where practicable, pedestrian entries and driveways are located on the longer street frontage of corner lots, improving address to the public domain, reducing crossover clutter on the primary street, and supporting a more coherent streetscape.	Yes.
2.4 Roofs		
1. Primary roof pitches for hipped and gabled roofs are to be between 22.5 degrees and 35 degrees.	The primary roof pitches of the proposed dwellings range from between 27 and 30 degrees.	Yes.
2. Roof forms must be well-proportioned, creating simple roof lines with a singular roof feature.	Roof forms are designed as simple, well-proportioned pitched roofs, with each dwelling presenting a clear singular primary roof element to the street; any secondary elements are minor and recessive, so the overall roof line reads as a simple, unified form.	Yes.
2.5 Building Materials		
1. Building materials and finishes are to be non-reflective.	Council officers are not satisfied that the proposed materials and finishes will be non-reflective. Of particular note is large expanses of white. As such, a condition of consent has been recommended that requires amended plans demonstrating compliance with this control to be submitted to council prior to the issue of a construction certificate.	Yes.
2. Neutral colour palette such as mid-range greys, olives and browns are recommended.	A significant amount of darker colours are proposed which are inconsistent with the recommended colours. Similar to above, a condition of consent has been recommended.	Yes.
3. Roofs may be constructed from either tiles or Colorbond metal roofing material. Tile profiles are to be modern and flat and not curved or domed. Where visible to the street, sheet metal roofing is to be limited in profile to corrugated or standing seam.	A mix of tile and Colorbond style roofing material is proposed.	Yes.
4. Clear/tinted/coloured acrylic roof material and other roof tones or colours (including black and dark green) are not permitted.	No clear/tinted/coloured acrylic roof material is proposed.	Yes.
2.6 Fencing		
1. Front boundary fences for lands identified in Figure 1 must not comprise high masonry style fences, colourbond fences or faux heritage fences.	Front boundary fencing is proposed to be low, open-style and will not include high masonry walls, Colorbond panels or faux-heritage styles, ensuring a visually recessive edge to the street and heritage setting.	Yes.
3. Side fencing that faces the heritage curtilage on corner sites is to be	On corner lots adjoining the heritage curtilage, side fencing facing the curtilage will match the	Yes.

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

Control	Assessment	Compliance?
consistent in colour and materials to front fencing.	colour and materials of the front fencing, providing a consistent, unobtrusive edge that does not visually compete with the heritage landscape.	
2.7 Special Heritage Local Streets 1. The Special Heritage Roads must be designed generally in accordance with Figure 2-17 of Schedule 6 Lowes Creek Maryland Precinct of the Camden Growth Centre Precincts DCP and car parking in the designated flex zones must only be provided where it does not conflict with proposed driveway locations. Where a conflict occurs, the flex zone could comprise planting only.	Road A02 (special heritage local street) is generally consistent with Figure 2-17. This includes the provision of parking within flex zones where it doesn't conflict with driveways.	

Camden Growth Centre Precincts Development Control Plan - Residential Development on All Lots			
Section	Control	Assessment	Compliance?
4.1.1 Site Analysis	A site analysis plan must be provided	A satisfactory site analysis plan was provided with the application.	Yes.
4.1.2 Cut and Fill	≤1m cut and fill	No significant earthworks are required as part of this application. The majority of earthworks will be carried out as part of the preceding bulk earthworks.	Yes.
	Fill within 2m of a boundary contained by a drop edge beam	D.E.Bs are incorporated where necessary.	Yes.
	Drop edge beam ≤1m above existing ground level	D.E.Bs are incorporated where necessary.	Yes.
	Excavation or filling alongside driveways retained by a retaining wall	No significant excavation or filling is required alongside driveways.	Yes.
	Retaining walls ≥300mm from property boundaries	Retaining walls are proposed on boundaries. Conditions have been recommended requiring the creation of relevant easements, restrictions and covenants to allow for the maintenance of the walls.	Yes.
	Height of voids ≤3m (refer to Figure 4-1)	No significant voids are proposed.	Yes.
4.1.3 Sustainable Building Design	Majority of plant species selected from Appendix C with indigenous species preferred	A detailed landscape plan has been submitted with the DA and was reviewed by Council's Urban Forest Team, where no concerns were raised, subject to the imposition of recommended conditions.	Yes.
	Compliance with BASIX requirements	A valid BASIX Certificate has been submitted for each proposed dwelling.	Yes.

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

4.1.4 Salinity, Sodicity and Aggressivity	Development must comply with the salinity management plan developed at the subdivision phase or at Appendix B of the Growth DCP	Conditions have been recommended requiring compliance with the salinity management plan submitted with the application.	Yes.
	Salinity must be considered during the siting, design and construction of dwellings	As mentioned above, conditions of consent have been recommended to address this.	Yes.
4.2.2 Streetscape and Architectural Design	Primary street facade must incorporate ≥ 2 design features	All lots have entry feature porches, balconies, and protruding facade treatments.	Yes.
	Secondary street facade must incorporate ≥ 2 design features	Corner lots provide a balcony treatment to the first floor, projecting architectural elements and a mixture of facade treatments.	Yes.
	≥ 450 mm eaves overhang measured from the fascia board (except for walls built to the boundary)	Where provided, eaves have a minimum overhang of 450mm.	Yes.
	Pitch of hipped and gable roof forms on main dwelling between 22.5° and 30°	Where hipped and/or gable roof forms are proposed, a pitch of between 27-30 degrees is provided.	Yes.
	Carports and garages are to be constructed of materials that complement the colour and finishes of the main dwelling	The proposed garages complement the colour and finishes of the main dwelling.	Yes.
	Front facade to feature ≥ 1 habitable room with a window facing the street	All dwellings include a habitable room at with a window facing the street.	Yes.
4.2.4 Side and Rear Setbacks	Zero lot lines locations are to be determined primarily by topography and also consider, dwelling design, adjoining dwellings, landscape features, street trees, vehicle crossovers and lot orientation	Zero lot lines have been determined based on topography, lot orientation and solar access.	Yes.
	Pergolas, swimming pools and other landscape features/structures are permitted to encroach into the rear setback	Noted.	Yes.
	For land zoned R3 Medium Density Residential, ≥ 3 m side setbacks to public recreation or drainage land	N/A.	N/A.
	For dwellings with a 0.9m setback, projections into the side and rear setback areas include 450mm eaves, fascias, sun hoods, gutters, down pipes, flues, light fittings, electricity or gas meters, rainwater tanks and hot water units	Noted.	Yes.
	For zero lot boundaries, no overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefitted lot are permitted within the easement	No overhanging eaves, gutters or services are proposed within zero lot easements.	Yes.

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

	For battle-axe lots without a street facing elevation, setbacks must be determined in the context of surrounding lots, built form and the location of private open space	All battle axe lots have street facing elevation and address the street.	Yes.
	The upper floor of dwellings on battle-axe lots must be set back so as not to impact adversely on the existing or future amenity of any adjoining land on which residential development is permitted, having regard to overshadowing, visual impact and privacy	There is minimal potential for overlooking of adjoining lots.	Yes.
	For battle-axe lots with direct frontage to land zoned for a public purpose or a street facing elevation, the applicable front setback applies to the lot boundary adjoining the public purpose zone, and side and rear setbacks apply to lot boundaries determined relative to the front setback boundary	Noted.	Yes.
	For corner lots with $\geq 15\text{m}$ lot widths with shallow depths (i.e. approximately square corner lots), the rear setback can be varied to be consistent with the applicable side setbacks provided that the private open space and solar access requirements for the subject and adjoining properties are met	Noted.	Yes.
4.2.5 Dwelling Height, Massing and Siting	Generally ≤ 2 storeys high. A third storey may be permitted where located on a prominent street corner, adjacent to certain commercial sites or open space, on sites with a slope $\geq 15\%$ or if within the roof line of the building (i.e. an attic)	All dwellings are a maximum of 2 storeys.	Yes.
	Ground floor level $\leq 1\text{m}$ above finished ground level	The ground floor level of all lots is less than 1m above finished ground level.	Yes.
	For dwellings on battle-axe lots without public open space or street frontage, ≤ 2 storeys high	N/A.	N/A.
4.2.6 Landscaped Area	Surface water drainage provided as necessary to prevent the accumulation of water	Dwelling stormwater plans were not provided with the application. A condition is recommended that satisfactory stormwater plans are prepared prior to the issue of a construction certificate.	Yes.
	Low water demand drought resistant vegetation used for the majority of landscaping, including native salt tolerant trees	A satisfactory landscape plan was submitted with the application.	Yes.
4.2.7 Private Open Space	Principal private open space (PPOS) to be determined having regard to dwelling design, topography, allotment orientation, adjoining	PPOS is adequately sited.	Yes.

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

	dwelling, landscape features and topography		
	PPOS conveniently accessible from a main living area of a dwelling or alfresco room	PPOS is accessible from a main living area or alfresco for each lot.	Yes.
	≤1:10 PPOS gradient	The PPOS for all lots does not exceed a gradient of 1:10.	Yes.
	Open space at the front of a dwelling can only be defined as PPOS where this is the only means of achieving solar access requirements. PPOS at the front of a dwelling must be designed to maintain appropriate privacy and be consistent with the applicable streetscape design controls in Section 4.2.2 of the Growth DCP	The principal private open space for each dwelling is located in the rear yard. To assist in achieving the required solar access on lots where rear orientation is constrained, a secondary area of private open space is also provided within the front setback. Any front PPOS is designed to maintain appropriate privacy through low, articulated fencing and landscaping	Yes.
4.2.8 Garages, Site Access and Parking	≥1 car parking space must be behind the building line where the space is accessed from the street on the front property boundary	All dwellings provide at least 1 car parking space behind the building line.	Yes.
	≥1m driveway clearance from infrastructure	All driveways meet the minimum clearances depicted in Council's engineering specifications.	Yes.
	Driveways are to have soft landscaped areas on either side, suitable for water infiltration	All driveways have soft landscaping on either side.	Yes.
	Garage design and materials are to be consistent with the dwelling design	Garage design and materials is consistent with the design of the main dwelling.	Yes.
	≤3m single garage door width	Where single garages are proposed, a maximum door width of 3m is provided.	Yes.
	≤6m double garage door width	Where double garages are proposed, a maximum door width of 6m is provided.	Yes.
	≥3m x 5.5m single garage internal dimensions	Where single garages are proposed, the minimum dimensions are met.	Yes.
	≥5.6m x 5.5m double garage internal dimensions	Where double garages are proposed, the minimum dimensions are met.	Yes.
	Garage doors are to be visually recessive through the use of materials, colours and overhangs such as second storey balconies	Garage doors are generally visually recessive.	Yes.
	≥2.4m garage door width for single garages accessed from a laneway or shared driveway	The door width of all single garages meet or exceed 2.4 metres.	Yes.
	≥4.8m garage door width for single garages accessed from a laneway or	The door width of all double garages meet or exceed 4.8	Yes.

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

	shared driveway	metres.	
	Garages, site access and parking must be designed in accordance with the Department of Planning and Environment Delivery Note: Laneways	The development is consistent with the document.	Yes.
4.2.9 Visual and Acoustic Privacy	Direct overlooking of main habitable areas and private open spaces of adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping	Direct overlooking is generally avoided through building layout, window and balcony location and design	Yes.
	Living area windows with a direct sightline within 9m to the PPOS of an existing adjacent dwelling are to: - be obscured by fencing, screens or appropriate landscaping, - be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent window, - have a sill height of 1.7m above floor level, or have fixed obscure glazing in any part of the window below 1.7m above floor level	Direct sightlines is generally avoided through building layout, window and balcony location and design.	Yes.
	Balconies are not permitted on the first floor of the side and/or rear portion of the dwelling except where the balcony faces a public road or land zoned for public recreation or drainage	No rear facing balconies are proposed. Some side facing balconies are proposed however these overlook secondary street.	Yes.
4.2.10 Fencing	Front fencing ≤1.2m high and open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm	1m palisade fencing is proposed.	Yes.
	Front fences and walls are not to impede safe sight lines for traffic	The proposed fencing type and location is unlikely to impact sight lines.	Yes.
	Side and rear fencing ≤1.8m high commencing 2m behind the building line (refer to Figure 4-2)	Side and rear fencing is a maximum of 1.8m in height.	Yes.

Camden Growth Centre Precincts Development Control Plan - Rear Accessed Lots with ≥4.5m Frontage Width for Rear Accessed Dwellings

Applies to lots: 4, 34, 37, 62, 65, 91, 94, 121, 124, 153, 157, 207-211, 225-230

Section	Control	Assessment	Compliance?
Table 4-2 Front Setback	≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space	Lots 225-230 exceeds the minimum of 4.5 metres. All others exceed the minimum of 3.5 metres.	Yes.

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

	For density areas $\geq 25\text{dw/ha}$, $\geq 3\text{m}$ building façade line setback	N/A	N/A.
Table 4-2 Articulation Zone	$\geq 3\text{m}$ articulation zone setback or $\geq 2\text{m}$ articulation zone setback fronting open space	Lots 225-230 exceed the minimum of 3 metres. All others exceed the minimum of 2 metres.	Yes.
	For density areas $\geq 25\text{dw/ha}$, $\geq 1.5\text{m}$ articulation zone setback	N/A	N/A.
Table 4-2 Side Setbacks	For zero lot, attached or abutting boundaries (benefited lot), 0m side setbacks for ground and upper floors	Zero lot attached and abutting dwellings are proposed. Reduced setbacks are proposed for these lots.	Yes.
	For detached boundaries, $\geq 0.9\text{m}$ side setbacks	All detached side boundaries meet or exceed 0.9 metres.	Yes.
	For lots burdened by a zero lot boundary, side setback must be within the easement ($\geq 0.9\text{m}$ for single storey zero lot walls or $\geq 1.2\text{m}$ for two storey zero lot walls)	All side setbacks for lots burdened by zero lot boundaries meet or exceed 1.2 metres.	Yes.
Table 4-2 Zero Lot Line Length	For attached/abutting dwellings, unlimited length on ground floor and $\leq 15\text{m}$ length on upper floor (excluding rear loaded garages)	The upper floor of attached/abutting dwellings does not exceed 15 metres.	Yes.
	For zero lot dwellings, $\leq 15\text{m}$ length (excluding rear loaded garages)	The ground and upper floor of zero lot dwellings does not exceed 15 metres.	Yes.
Table 4-2 Rear Setback	$\geq 0.5\text{m}$ rear setback (rear loaded garages to lane)	N/A – no laneways. However garages are set back 1m from shared driveway and more than 0.5m where side loaded to a local street.	N/A.
Table 4-2 Corner Lots Secondary Street Setbacks	$\geq 1\text{m}$ secondary street setback	All secondary street setbacks exceed 1 metre. It's noted that some pergola type structures encroach within this setback for some lots however this is permitted by section 4.2.4.	Yes.
Table 4-2 Building Height, Massing and Siting	For density areas $\leq 20\text{dw/ha}$, ≤ 2 storeys. A third storey may be permitted in accordance with Section 4.2.5 of the Growth DCP	All dwellings are two storeys.	Yes.
	For density areas $\geq 25\text{dw/ha}$, ≤ 3 storeys	N/A – The subdivision is less than 25 dw/ha.	N/A.
Table 4-2 Site Coverage	$\leq 40\%$ upper floor site coverage. Additional upper floor site coverage may be permitted for development involving secondary or studio dwellings in accordance with Section 4.2.5 of the Growth DCP	All lots are less than 40%.	Yes.
Table 4-2 Soft Landscaped Area	$\geq 15\%$ soft landscaped area. The first 1m of the lot measured from the street boundary (excluding paths) must be soft landscaped	The soft landscaped area of all lots meets or exceeds 15%. Excluding paths and other minor development such as retaining walls and fencing, the first 1 metre of all lots is soft	Yes.

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

		landscaped.	
Table 4-2 Principal Private Open Space (PPOS)	For density areas $\leq 20\text{dw/ha}$, $\geq 16\text{m}^2$ PPOS with $\geq 3\text{m}$ dimension	All lots have been provided with 16sqm of PPOS with a minimum dimension of 3 metres.	Yes.
	For density areas $\geq 25\text{dw/ha}$, $\geq 16\text{m}^2$ PPOS with $\geq 3\text{m}$ dimension. 10m^2 PPOS per dwelling if provided as a balcony or rooftop with $\geq 2.5\text{m}$ dimension	N/A - The subdivision is less than 25 dw/ha.	N/A.
Table 4-2 Solar Access	For density areas $\leq 20\text{dw/ha}$, sunlight must reach $\geq 50\%$ of the PPOS of the subject dwelling and neighbouring properties for ≥ 3 hours between 9am and 3pm on 21 June	All lots receive the required 3 hours of solar access to 50% of the PPOS.	Yes.
	For density areas $\geq 25\text{dw/ha}$, sunlight must reach $\geq 50\%$ of the PPOS of $\geq 70\%$ of the proposed dwellings and all affected neighbouring properties for ≥ 3 hours between 9am and 3pm on 21 June	N/A - The subdivision is less than 25 dw/ha.	N/A.
	For alterations and additions to existing dwellings in all density areas, no reduction in existing solar access to the PPOS of neighbouring properties is permitted	N/A – alterations and additions not proposed.	N/A.
Table 4-2 Garages and Car Parking	Rear loaded garages or car parking spaces only are permitted	All lots are rear loaded with vehicular access being from either a shared driveway or secondary street.	Yes.
	$\geq 2.4\text{m}$ single garage width	The door width of all single garages meet or exceed 2.4 metres.	Yes.
	$\geq 4.8\text{m}$ double garage width	The door width of all double garages meet or exceed 4.8 metres.	Yes.
	≥ 1 car parking space for 1-2 bedroom dwellings	N/A – all lots have 3 or more bedrooms.	N/A.
	≥ 2 car parking spaces for 3+ bedroom dwellings	All 3+ bedroom dwellings provide a minimum of 2 car parking spaces.	Yes.

Camden Growth Centre Precincts Development Control Plan - Lots with $\geq 7\text{m}$ and $< 9\text{m}$ Frontage Width for Front Accessed Dwellings

Applies to lots: 2, 3, 7, 8, 11, 12, 15, 16, 35, 36, 63, 64, 92, 93, 122, 123, 154, 155, 156.

Section	Control	Assessment	Compliance?
Table 4-3 Front Setback	$\geq 4.5\text{m}$ building façade line setback or $\geq 3.5\text{m}$ building façade line setback fronting open space	All lots exceed the minimum of 3.5 metres.	Yes.
Table 4-3 Articulation Zone	$\geq 3\text{m}$ articulation zone setback or $\geq 2\text{m}$ articulation zone setback fronting open space	All lots exceed the minimum of 2 metres.	Yes.
Table 4-3 Garage Setback	$\geq 5.5\text{m}$ garage line setback and set back $\geq 1\text{m}$ behind the building line	All lots exceed the minimum of 5.5 metres.	No.

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

		However, a large portion of the lots do not meet the 1m minimum setback behind the building line. See the report for further discussion and the reasons for support.	
Table 4-3 Side Setbacks	For zero lot, attached or abutting boundaries, 0m side setbacks for ground and upper floors	Zero lot attached and abutting dwellings are proposed. Reduced setbacks are proposed for these lots.	Yes.
	For detached boundaries, $\geq 0.9\text{m}$ side setbacks	All detached side boundaries meet or exceed 0.9 metres.	Yes.
	For lots burdened by a zero lot boundary, side setback must be within the easement ($\geq 0.9\text{m}$ for single storey zero lot walls or $\geq 1.2\text{m}$ for two storey zero lot walls)	All side setbacks for lots burdened by zero lot boundaries meet or exceed 1.2 metres.	Yes.
	For land zoned R3 Medium Density Residential, $\geq 3\text{m}$ side setbacks to public recreation or drainage land	N/A.	N/A.
Table 4-3 Zero Lot Line Length	$\leq 15\text{m}$ length	The ground and upper floor of zero lot dwellings does not exceed 15 metres (most boundaries are attached/abutting and therefore this control is not applicable).	Yes.
Table 4-3 Rear Setback	$\geq 4\text{m}$ rear setback for single storey dwellings and building elements	All lots exceed the minimum of 4 metres.	Yes.
	$\geq 6\text{m}$ rear setback for two storey dwellings	All lots exceed the minimum of 6 metres.	Yes.
Table 4-3 Corner Lots Secondary Street Setback	$\geq 1\text{m}$ secondary street setback	N/A – no lots within this table are corner lots.	N/A.
Table 4-3 Building Height, Massing and Siting	For density areas $\leq 20\text{dw/ha}$, ≤ 2 storeys. A third storey may be permitted in accordance with Section 4.2.5 of the Growth DCP	All dwellings are two storeys.	Yes.
	For density areas $\geq 25\text{dw/ha}$, ≤ 3 storeys	N/A – The subdivision is less than 25 dw/ha.	N/A.
Table 4-3 Site Coverage	$\leq 50\%$ upper floor site coverage	All lots are less than 50%.	Yes.
Table 4-3 Soft Landscaped Area	$\geq 15\%$ soft landscaped area. The first 1m of the lot measured from the street boundary (excluding paths) must be soft landscaped	The soft landscaped area of all lots meets or exceeds 15%. Excluding paths and other minor development such as retaining walls and fencing, the first 1 metre of all lots is soft landscaped.	Yes.
Table 4-3 Principal Private Open Space (PPOS)	For density areas $\leq 20\text{dw/ha}$, $\geq 16\text{m}^2$ PPOS with $\geq 3\text{m}$ dimension	All lots have been provided with 16sqm of PPOS with a minimum dimension of 3 metres.	Yes.
	For density areas $\geq 25\text{dw/ha}$, $\geq 16\text{m}^2$	N/A - The subdivision is less	N/A.

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

	PPOS with $\geq 3\text{m}$ dimension. 10m^2 PPOS per dwelling if provided as a balcony or rooftop with $\geq 2.5\text{m}$ dimension	than 25 dw/ha.	
Table 4-3 Solar Access	For density areas $\leq 20\text{dw/ha}$, sunlight must reach $\geq 50\%$ of the PPOS of the subject dwelling and neighbouring properties for ≥ 3 hours between 9am and 3pm on 21 June	7 of the 19 lots (Lots 2, 3, 35, 36, 64, 93 & 123) in this category do not achieve the required minimum solar access. See the report for further discussion and the reasons for support.	No.
	For density areas $\geq 25\text{dw/ha}$, sunlight must reach $\geq 50\%$ of the PPOS of $\geq 70\%$ of the proposed dwellings and all affected neighbouring properties for ≥ 3 hours between 9am and 3pm on 21 June	N/A - The subdivision is less than 25 dw/ha.	N/A.
	For alterations and additions to existing dwellings in all density areas, no reduction in existing solar access to the PPOS of neighbouring properties is permitted	N/A – alterations and additions not proposed.	N/A.
Table 4-3 Garages and Car Parking	Single garages or car parking spaces only are permitted	All of the 19 lots are inconsistent this this control as they provide double garages instead of a maximum of a single car garage. See the report for further discussion and the reasons for support.	No.
	$\geq 3\text{m} \times 5.5\text{m}$ carport and garage internal dimensions	N/A – these dimensions are for single car garages. As noted above, all proposed garages are double garages rather than single.	N/A.
	≥ 1 car parking space for 1-2 bedroom dwellings	N/A – all lots have 3 or more bedrooms.	N/A.
	≥ 2 car parking spaces for 3+ bedroom dwellings	All 3+ bedroom dwellings provide a minimum of 2 car parking spaces.	Yes.
	$\leq 40\%$ of the front façade area is permitted to be garage	All of the 19 lots are inconsistent this this control as they exceed the 40% maximum (a minimum lot width of 12m would be required for a double garage to meet this control). See the report for further discussion and the reasons for support.	No.
Table 4-3 Layout	Driveway locations must be paired to preserve on-street parking spaces in front of lots	Driveway locations have not been paired for many of the 19 lots. See the report for further discussion and the reasons for support.	No.

Camden Growth Centre Precincts Development Control Plan - Lots with $\geq 9\text{m}$ and $\leq 15\text{m}$ Frontage Width for Front Accessed Dwellings

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

Applies to lots: 1, 5, 6, 9, 10, 13, 14, 17, 33, 38, 61, 66, 90, 95, 120, 125, 152, 158, 206, 212-223, 232-246.			
Section	Control	Assessment	Compliance?
Table 4-4 Front Setback	≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space or drainage land	Lots 212-216 and 232-246 exceed the minimum of 4.5 metres. All others exceed the minimum of 3.5 metres.	Yes.
Table 4-4 Articulation Zone	≥3m articulation zone setback or ≥2m articulation zone setback fronting open space or drainage land	Lots 212-216 and 232-246 exceed the minimum of 3 metres. All others exceed the minimum of 2 metres.	Yes.
Table 4-4 Garage Setback	≥5.5m garage line setback and set back ≥1m behind the building line	These controls apply to 27 of the 46 lots (the remainder are side or rear loaded). All 27 lots exceed the minimum of 5.5 metres. However, 8 of the do not meet the 1m minimum setback behind the building line. See the report for further discussion and the reasons for support.	No.
Table 4-4 Side Setbacks	For detached boundaries, ≥0.9m side setbacks	All detached side boundaries meet or exceed 0.9 metres.	Yes.
	For zero lot boundaries, 0m side setback (side A) and ≥0.9m side setback (side B) at ground floor	All zero lot boundaries exceed the minimum setback of 0.9m on the ground floor for side B.	Yes.
	For zero lot boundaries, ≥1.5m side setback (side A) and ≥0.9m side setback (side B) at upper floor	8 lots (Lots 233, 234, 237-239, 241, 242 & 245 do not achieve the minimum setback of 1.5m at the upper floor for side B. See the report for further discussion and the reasons for support.	No.
	For land zoned R3 Medium Density Residential, ≥3m side setbacks to public recreation or drainage land	N/A.	N/A.
Table 4-4 Zero Lot Line Length	≤11m length	27 lots exceed the minimum zero lot line length of 11 metres (Lots 212-223 & 232-246). See the report for further discussion and the reasons for support.	No.
Table 4-4 Rear Setback	≥4m rear setback for single storey dwellings and building elements	All lots exceed the minimum of 4 metres. It's noted that Lot 6 includes an alfresco/pergola within this setback area however this is permitted as per section 4.2.4.	Yes.
	≥6m rear setback for two storey dwellings	All lots exceed the minimum of 6 metres.	Yes.
Table 4-4 Corner Lots Secondary	≥2m secondary street setback	All lots generally exceed the minimum of 2 metres. It's noted that there are several minor	Yes.

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

Street Setback		elements (such as architectural features on side loaded garages) that encroach within this setback however the encroachment is unlikely to be perceivable and will not have any notable adverse impacts.	
Table 4-4 Building Height, Massing and Siting	≤2 storeys. A third storey may be permitted in accordance with Section 4.2.5 of the Growth DCP	All dwellings are two storeys.	Yes.
Table 4-4 Site Coverage	≤60% site coverage for single storey dwellings	N/A – no single storey dwellings proposed.	N/A.
	For lots ≤375m ² , ≤40% upper floor site coverage	Lot 6 exceeds this control with an upper floor site coverage of 44.4%. See the report for further discussion and the reasons for support.	No.
	For lots >375m ² , ≤35% upper floor site coverage	All lots >375m ² have an upper floor site coverage of less than 35%.	Yes.
Table 4-4 Soft Landscaped Area	≥25% soft landscaped area	The soft landscaped area of all lots meets or exceeds 25%.	Yes.
Table 4-4 Principal Private Open Space (PPOS)	≥20m ² PPOS with ≥4m dimension	All lots have been provided with 20sqm of PPOS with a minimum dimension of 4 metres. It's noted that Lot 152 relies on the PPOS being located within the front setback to achieve this.	Yes.
Table 4-4 Solar Access	Sunlight must reach ≥50% of the PPOS of the subject dwelling and adjoining properties for ≥3 hours between 9am and 3pm on 21 June	Lot 206 does not achieve the required minimum solar access. See the report for further discussion and the reasons for support.	No.
Table 4-4 Garages and Car Parking (lots ≥9m and ≤12.5m) 6, 9, 10, 13, 14, 17, 152, 158, 206 232-234, 237-239, 241- 242, 245	For front access, single garages only are permitted	9 of the 18 lots (Lots 232-234, 237-239, 241-242, 245) are inconsistent this this control as they provide double garages instead of a maximum of a single car garage. See the report for further discussion and the reasons for support.	No.
	For rear lane or side street access, double garage are permitted	The remaining 9 lots also propose double garages however they are side loaded and therefore permitted to have double garages.	Yes.
	≤3m single garage carport and garage door width	Lot 206 does not exceed the maximum of 3m.	Yes.
	≤6m double garage carport and garage door width	All lots do not exceed the maximum of 6m.	Yes.

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

	≥1 car parking space for 1-2 bedroom dwellings	N/A – all lots have 3 or more bedrooms.	N/A.
	≥2 car parking spaces for 3+ bedroom dwellings	All 3+ bedroom dwellings provide a minimum of 2 car parking spaces.	Yes.
Table 4-4 Garages and Car Parking (lots ≥12.5m and ≤15m) 1, 5, 33, 38, 61, 66, 90, 95, 120, 125, 212-223 235 236 240 243 244 246	Front or rear accessed single, tandem or double garages are permitted	Front accessed or side loaded double garages proposed for all lots.	Yes.
	Triple garages are not permitted	None proposed	Yes.
	≥1 car parking space for 1-2 bedroom dwellings	N/A – all lots have 3 or more bedrooms.	N/A.
	≥2 car parking spaces for 3+ bedroom dwellings	All 3+ bedroom dwellings provide a minimum of 2 car parking spaces.	Yes.

Camden Growth Centre Precincts Development Control Plan - Lots with >15m Frontage Width for Front Accessed Dwellings			
Applies to lots: 224, 231			
Section	Control	Assessment	Compliance?
Table 4-5 Front Setback	≥4.5m building façade line setback or ≥3.5m building façade line setback fronting open space or drainage land	Lot 224 exceeds the minimum of 3.5 metres. Lot 231 exceeds the minimum of 4.5 metres.	Yes.
Table 4-5 Articulation Zone	≥3m articulation zone setback or ≥2m articulation zone setback fronting open space or drainage land	Lot 224 exceeds the minimum of 2 metres. Lot 231 exceeds the minimum of 3 metres.	Yes.
Table 4-5 Garage Setback	≥5.5m garage line setback and set back ≥1m behind the building line	Lot 224 exceeds the minimum of 5.5 metres and 1 metre. Lot 231 is side loaded and therefore the control is not applicable.	Yes.
Table 4-5 Side Setbacks	≥0.9m side setback (side A) and ≥0.9m side setback (side B) at ground floor	Lot 224 exceeds the minimum of 0.9 metres on both sides. Lot 231 exceeds the minimum of 0.9m on one side. The other side is attached to a set of attached dwellings and is therefore exempt.	Yes.
	≥1.5m side setback (side A) and ≥0.9m side setback (side B) at upper floor	Lot 224 exceeds the minimums of 0.9 metres and 1.5 metres. Lot 231 exceeds the minimum of 0.9m on one side. The other side is attached to a set of attached dwellings and is therefore exempt.	Yes.
	For land zoned R3 Medium Density Residential, ≥3m side setbacks to public recreation or drainage land	N/A.	N/A.
Table 4-5	≥4m rear setback for single storey dwellings and building elements	Both lots exceed the minimum of	Yes.

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

Rear Setback		4 metres.	
	≥6m rear setback for two storey dwellings	Both lots exceed the minimum of 6 metres.	Yes.
Table 4-5 Corner Lots Secondary Street Setback	≥2m secondary street setback	Lot 231 exceeds the minimum of 2 metres.	Yes.
Table 4-5 Building Height, Massing and Siting	≤2 storeys. A third storey may be permitted in accordance with Section 4.2.5 of the Growth DCP	Both dwellings are two storeys.	Yes.
Table 4-5 Site Coverage	≤50% site coverage for single storey dwellings	N/A	N/A.
	≤50% ground floor site coverage for two storey dwellings	Both lots do not exceed the maximum of 50%	Yes.
	≤30% upper floor site coverage for two storey dwellings	Both lots do not exceed the maximum of 30%	Yes.
Table 4-5 Soft Landscaped Area	≥30% soft landscaped area	Both lots exceed the minimum of 30%.	Yes.
Table 4-5 Principal Private Open Space (PPOS)	≥24m ² PPOS with ≥4m dimension	Both lots are provided with 24m ² of PPOS with a minimum dimension of 4 metres.	Yes.
Table 4-5 Solar Access	Sunlight must reach ≥50% of the PPOS of the subject dwelling and adjoining properties for ≥3 hours between 9am and 3pm on 21 June	Both lots receive the required 3 hours of solar access to 50% of the PPOS.	Yes.
Table 4-5 Garages and Car Parking	Front or rear loaded double and tandem garages are permitted	Both lots have double garages.	Yes.
	≤3m single garage carport and garage door width	N/A.	N/A.
	≤6m double garage carport and garage door width	Both dwellings do not exceed the maximum of 6m.	Yes.
	Triple garages are not permitted	None proposed.	Yes.
	≥1 car parking space for 1-2 bedroom dwellings	N/A.	N/A.
	≥2 car parking spaces for 3+ bedroom dwellings	Both lots have double garages that accommodate 2 car parking spaces.	Yes.

Camden Growth Centre Precincts Development Control Plan - Secondary and Studio Dwellings			
Applies to lot 206.			
Section	Control	Assessment	Compliance?
4.3.3 Secondary Dwellings, Studio Dwellings and Dual	Secondary dwellings must comply with Section 4 of the Growth DCP, except where superseded by the controls in this section	N/A – no secondary dwellings proposed.	N/A.
	The maximum upper floor site coverage permitted for development	N/A – the upper floor site coverage does not exceed 35%.	N/A.

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

Occupancies	may be exceeded by the combined upper floor site coverage of the secondary or studio dwelling and principal dwelling provided that: - the privacy of the principal dwelling and dwellings on adjoining land is not compromised, and - solar access to the principal private open space of neighbouring lots is not significantly reduced		
	≥75m ² gross floor area for studio dwellings	The GFA of the studio is 43m ² .	Yes.
	Finishes, materials and colours must complement the principal dwelling in its construction features	The proposed finishes, materials and colours complement the principal dwelling.	Yes.
	For secondary dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings	N/A – no secondary dwellings proposed.	N/A.
	For studio dwellings, windows and private open spaces must not overlook the private open space of any adjacent dwellings including the principal dwelling.	The balcony and windows do not overlook adjacent dwellings.	Yes.
	Windows that potentially overlook adjacent lots must either have obscured glazing, be screened or have a ≥1.5m sill height above floor level	There is minimal overlooking potential.	Yes.
	Associated garages may have a zero lot setback to one side boundary and may be attached to another garage/secondary dwelling on an adjoining lot, particularly where the secondary or studio dwelling is associated with an attached or semi-detached dwelling	The garage is attached to another garage on an adjoining lot.	Yes.
	Where the secondary or studio dwelling is built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land	No windows are proposed on zero lot lines.	Yes.
	Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance	The studio overlooks the shared driveway and local street.	Yes.
	Rear garages with secondary or studio dwellings may have first level balconies facing the lane provided the balcony remains within the lot	Not applicable – the studio and garage adjoin a shared driveway, not a laneway.	N/A.

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

	boundary. Where 2m deep overhanging balconies for private open space requirements of studio dwellings are located along a lane, the DA must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc.		
	Where a secondary or studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and the secondary or studio dwelling	The principal dwelling and studio dwelling have an 11m separation between the upper floors.	Yes.
	Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear lane or secondary street on a corner lot	The studio dwelling is located at the rear of the lot and is accessed from a secondary street.	Yes.
	Studio dwellings must comply with separation controls nominated in Australian Standards and the National Construction Code	Council officers are satisfied that the studio is capable of complying with the NCC.	Yes.
	Studio dwellings are not permitted where the principal dwelling is an attached dwelling, unless: - the studio dwelling is located above a rear loaded garage, - the studio dwelling has direct access to a public road or laneway, and - garbage and mail facilities are accessible by residents and service vehicles	The principal dwelling is an attached dwelling. The studio is located above a rear loaded garage, has direct access to a public road and the garbage and mail facilities are accessible from the road.	Yes.
	For secondary dwellings, no additional car parking spaces are required	N/A – no secondary dwellings proposed.	N/A.
	For studio dwellings, 1 additional on-site car parking space is required behind the building façade line of the principal dwelling and not in a stacked configuration	1 parking space is provided within a separate garage attached to the studio dwelling.	Yes.
	For secondary dwellings, no separate private open space is required	N/A – no secondary dwellings proposed.	N/A.
	For studio dwellings, ≥8m ² balcony with ≥2m dimension accessed directly off a living space	>8m ² is provided to the balcony which is accessed directly from the living room.	Yes.
	For secondary dwellings, subdivision from the principal dwelling is not permitted	N/A – no secondary dwellings proposed.	N/A.
	For studio dwellings, only strata	The application proposes strata subdivision in accordance with	Yes.

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

	subdivision from the principal dwelling is permitted	this control.	
	For secondary dwellings, separate direct access to a street, laneway or shared driveway is not required	N/A – no secondary dwellings proposed.	N/A.
	For studio dwellings, separate access from the principal dwelling and fronting a public street, lane or shared private access way or combined access with the principal dwelling through communal land	Separate access from a public street is provided to the studio dwelling.	Yes.
	For secondary dwellings, no separate services or facilities are required	N/A – no secondary dwellings proposed.	N/A.
	For studio dwellings, separate services and an on-site garbage storage area not visible from the public street or laneway. The studio dwelling must be located on a street address that is accessible by garbage collection and mail delivery services. The studio dwelling may be serviced from the front residential street via the principal dwelling lot	Separate services are capable of being provided. The application has also demonstrated that waste collection and storage locations are available for the studio.	Yes.