

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance?
1.2 Notification and Advertising Requirements Notification and advertising requirements are now listed in Part 3.0 of the Community Participation Plan 2021 (CPP).	The DA was publicly exhibited for a period of 14 days in accordance with Camden Community Participation Plan 2021. The exhibition period was from 21 November to 4 December 2024 and one submission was received objecting to the development.	Yes.
2.18 Traffic Management and Off-Street parking <u>Seniors Housing</u> Refer to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. <i>Note: State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 was repealed in 2021 and its provisions incorporated into State Environmental Planning Policy (Housing) 2021 (Housing SEPP).</i> <u>Health Services</u> 4 car parking spaces per 100m2 GFA. <u>Retail/restaurant/cafe</u> 1 car parking space per 30m2 of GFA <u>Gymnasium</u> 7.5 spaces per 100m2 GFA	<u>Seniors Housing</u> Section 108 of the Housing SEPP provides a non-discretionary development standard for independent living units of 0.5 parking spaces for each bedroom. The 182 ILUs have been assessed against this control. Section 107 of the Housing SEPP requires: <ul style="list-style-type: none"> • at least 1 parking space for every 15 beds in the facility, • at least 1 parking space for every 2 employees who are on duty at the same time, • at least 1 parking space for the purpose of ambulance parking. The 14 assisted living apartments have been assessed against this control. Parking spaces required: 220 spaces. <u>Pilates & Gym/Fitness</u> The appropriate rate in the Camden DCP is the rate for gymnasiums: 7.5 spaces per 100m ² GFA. 257m ² of GFA is proposed. Parking spaces required: 19.3 spaces. <u>Allied Health/Wellness</u> The appropriate rate in the Camden DCP is the rate for health services facility: 4 car parking spaces per 100m ² GFA. 189 m ² of GFA is proposed. Parking spaces required: 7.6 spaces. <u>Retail/Café/Restaurant/Salon</u> The appropriate rate in the Camden DCP is the rate for retail and restaurants/cafes which is 1 car parking space per 30m ² of GFA. 454m ² of GFA is proposed.	No.

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	<p>Parking spaces required: 15.1 spaces.</p> <p>In total, the Camden DCP requires 262 car parking spaces. The development provides a total of 208 off-street parking spaces.</p> <p>Despite the non-compliance, Council staff are satisfied that the applicant has provided adequate justification for the proposed parking solution.</p> <p>See the main assessment report for a summary of the parking provisions and an assessment of the abovementioned non-compliance.</p>	