

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

Control	Assessment	Compliance
Part A, 2.1 Indicative Layout Plan (ILP) All development is to be undertaken generally in accordance with the ILP at Figure 2.	The land has been subdivided in accordance with the ILP and the proposed child care centre is a permissible land use in the zone.	Yes.
Part A, 2.2 Vision and Development Objectives Consistency with key development objectives for the Turner Road Precinct.	The proposed development is consistent with the vision and objectives of the Turner Road Precinct as it: a. Facilitates urban development which meets environmental sustainability objectives. b. Achieves a high standard of urban and architectural design. c. Maximises opportunities for local employment; and d. Provides social infrastructure that is flexible and adaptable.	Yes.
Part A, 2.5 Hierarchy of Centres and Employment Areas Development is to be consistent with the Turner Road Industrial Area.	The development is consistent with the desired mix of uses for the area.	Yes.
Part A, 6.2 Flooding and Watercycle Management Compliance with Council's Engineering Specifications. Compliance with the environmental stormwater objectives listed in Table 9.	Civil engineering plans, stormwater management report and MUSIC/DRAINS models were submitted with the DA which demonstrate compliance with Council's Engineering Design Specifications. An on-site detention (OSD) tank is proposed as part of the development and the development achieves water sensitive urban design in accordance with Council's Engineering Design Specifications (Table 9).	Yes.

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

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

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Part A, 8.4 Site Facilities and Servicing. Garbage, mail structures, service meters and the like are to be integrated into the overall design of the building and landscaping	Service facilities are adequately integrated into the building design.	Yes.
Part A, 8.6 Safety and Surveillance Buildings must be designed to provide casual surveillance, avoid blank walls and comply with Crime Prevention Through Environmental Design (CPTED) principles	The proposed building is located on a corner and has three road frontages. Vehicles will access the site via White Cliffs Avenue, however the building also presents to Central Hills Drive and Turner Road. Overall, the proposal provides casual surveillance of the street and internal common areas.	Yes.
Part B3, 3.1 Land Uses Development is to be undertaken generally in accordance with the DCP's Preferred Land Use Plan at Figure 67.	The proposed development is generally consistent with the DCP's Preferred Land Use Plan in that it proposes land use that is permitted in the IN1 General Industrial zone under the SEPP.	Yes.

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Part B3, 3.3 Movement Network The road network should be generally consistent with the Movement Network Plan located at Figure 68. Council may consider alternatives to this Plan where appropriate urban design outcomes can be demonstrated and the overall traffic function objectives of the network are maintained or improved.	The proposed developments compliance with this control was considered at the time of the parent subdivision. The proposal will include improvements to compliance with this control as it will provide a further pedestrian footpath from the existing pathway at the corner of White Cliffs Avenue and Central Hills Drive to the corner of Turner Road and Central Hills Drive with a pram ramp to ensure a safe road crossing can occur and link up with the pathway leading to Dunn Road. This brings the application into compliance with Figure 68 of the DCP. As the site is identified in the Turner Road Precinct DCP as a 'key site'. The TRDCP states, <i>"Key sites (Figure 70) are to include 'gateway buildings' which signify the entrances to the employment area. The built form and architecture of development is to enhance its location and positively respond to and emphasise the street corner"</i>. To ensure the development maintains compliance with this control and provides the remaining verge/frontage works fronting Turner Road, a condition is included in the recommendation that requires the completion of the existing cycleway, kerb, gutter and associated drainage into the works completed by the developer of 4 White Cliffs Avenue. This will ensure that appropriate pedestrian facilities are provided for the entire frontage of the site.	Yes
Part B3, 3.4 Public Domain and Interface Areas The principles of CPTED must be incorporated into the design of all development	CPTED principles are evident in the layout and design of the building. The fenestration of the proposed child care facility provides passive surveillance for all three street frontages.	Yes.

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Part B3, 3.5 Site Planning The following building setbacks are required: 5m to Turner Road 5m to Central Hills Drive Front setbacks are to be landscaped and not dominated by parking areas or loading facilities Each site is to provide on-site stormwater detention	A 5m setback is provided to Turner Road. A 5m setback is provided to Central Hills Drive. The front setback from White Cliffs Avenue provides a 3m landscaped setback and a further 12m setback to the façade taken up by the at grade car park which is adequately screened by landscaping to ensure hardstand does not dominate this frontage. The proposal includes on site detention tanks which meet Council's pre and post discharge requirements.	Yes.
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Part B3, 3.6 Building Design Scale and massing of buildings should reinforce the desired urban design character with larger buildings used to signify prominent corners, activity nodes and the like The office component of any development is to be incorporated into the overall design of the building and located generally along the primary street frontage. Key sites (Figure 70) are to include 'gateway buildings' which signify the entrances to the employment area. The built form and architecture of development is to enhance its location and positively respond to and emphasise the street corner. Facades visible from the public domain are to include a high proportion of glazing and be provided with architectural articulation Blank building facades facing the primary street frontage are not permitted Glazing shall not exceed 20% reflectivity The use of metal cladding is discouraged unless it forms part of an architectural design solution in association with masonry, glazing and other high quality materials.	The scale of the proposed building is generally in keeping with surrounding development in the area. As noted above, the child care centre has fenestration on all street elevations. The subject site is identified as a key site and therefore the design of the building has been carefully considered. In addition, an appropriate condition is proposed that ensures the site is pedestrian friendly with connecting footpaths. The proposed development provides an active presentation to the street and is appropriately modulated / articulated with satisfactory glazing. No blank facades are proposed. The front and rear elevations are articulated and include extensive glazing. A standard condition could address this matter should the DA be approved. The proposal does not include metal cladding.	Yes.
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Materials that are likely to contribute to poor internal air quality, such as those generating formaldehyde or those that may create a breathing hazard in the case of fire (e.g. polyurethane), should be avoided. The use of high-quality materials and finishes.	The proposed materials will not contribute to poor internal air quality. The design incorporates high quality materials & finishes and complementary landscaping.	
Part B3, 3.7 Employment Operations Access, parking and loading to be in accordance with Camden DCP 2019 Development applications must provide proposed hours of operation, number and timing of deliveries expected per day, nature and frequency of heavy vehicles expected to access the premises and proposed locations of external light sources and the extent of light spillage outside of the subject property.	The proposal requires a total of 34 car parking spaces to be provided. A total of 41 spaces have been provided. Satisfactory loading and unloading areas are provided. It is noted that deliveries are to be undertaken within the basement by a medium rigid vehicle. A plan of management has been provided that details all this information and ongoing compliance is required with the plan of management. A standard condition is recommended ensuring provision of a detailed lighting plan prior to the issue of a construction certificate.	Yes.

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Part B3, 3.8 Fencing Where fencing is required for safety or security reasons to be forward of the building line, it should be of a standard and style that does not detract from the landscaping and main building facades. Details of fencing are to be provided at the development application/complying development certificate stage Fencing must be sited so it does not impede sight lines for drivers Fencing must be either open-style or consistent with the building style. Open-style fencing shall be designed to ensure its materials and colours blend into the landscape and allow visual access. Pre-painted solid, metal fencing is to be avoided where visible from the public domain. Fencing along street boundaries must not exceed a height greater than 2.1m, measured from ground level (finished) Decorative and solid masonry fences are permitted along the primary street frontage to a maximum height of 1 metre. Open style fencing is permitted atop the masonry fence. Gates are to be consistent with the adjacent style of fencing and must be designed to open inwards.	A 1.2m acoustic fencing is provided around the perimeter of the site which has a number of openings and gaps breaking up the view from the street. Sight distance has been considered and is acceptable. The fencing proposed is consistent with the colours and finishes of the exterior of the building. Not proposed. Fences at street boundaries do not exceed 1.2m. Decorative masonry fencing is proposed on the street frontage with a maximum height of 1.2m which is permitted by the SEPP Exempt & Complying Development 2008. No gates proposed.	Yes
Part B3, 3.9 On Site Landscaping Front setbacks areas are to be landscaped. Where parking is forward of the building line, a minimum 2m wide landscape strip shall be provided along the frontage. A concept landscaping plan is to be provided with the DA and native landscaping is to be used where possible	A 3m landscape setback is proposed along the frontage prior to the at grade car parking areas. A satisfactory landscape plan has been submitted and reviewed by Council's Landscape Officer. Landscaping is provided to the perimeter of the site along all street frontages and the side boundary.	Yes.

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Part B3 3.10 Outdoor Storage. (1) No external storage of goods, including garbage bins, shall be permitted where such areas will be visible from the public domain. (2) The ground surfaces of outdoor storage areas, including waste collection areas, are to be sealed and are to be located behind the building line and screened with landscaping and solid fences. (3) The following information is to be provided with a Development Application, where required: (4) (a) Size of outdoor storage area; (b) Maximum storage height; (c) Types of goods, materials and equipment being stored outdoors; - and Details on landscaping and screening structures.	No external storage of goods is proposed. A proposed waste storage room is proposed for the storage of bins out of view of the public domain. Storage of waste is proposed to be located within the proposed premises and away from the public domain. No outdoor storage areas are proposed.	Yes.
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