

## Camden Development Control Plan 2019 (Camden DCP) Assessment Table

Control	Assessment	Compliance																								
<b>1.2 Notification and Advertising Requirements -</b> DAs are to be publicly exhibited in accordance with the Camden DCP	The DA has been publicly exhibited in accordance with the Camden DCP	Yes																								
<b>2.1 Earthworks -</b> Cut and fill should be minimized  Only virgin excavated natural material should be used as fill	All earthworks have been assessed under DA/2018/1223/1. The proposal involves no earthworks.	NA																								
<b>2.2 Salinity Management -</b> Appropriate erosion, sediment and dust control measures must be implemented	Standard conditions are recommended to address this matter	Yes, conditioned																								
<b>2.18.2 Off-Street Car parking rates/requirements –</b>  <u>Retail:</u> The following formula determines the minimum rate to be provided:  Peak Parking Demand (per 1,000sqm) = 24 A(S) + 40 A(F) + 42 A(SM) + 45 A(SS) + 9 A(OM) where: <ul style="list-style-type: none"><li>A(S): Slow Trade GLFA, includes major Department stores such as David Jones and Myer, furniture, electrical and utility goods stores.</li><li>A(F): Faster Trade GLFA, includes discount department stores such as K-Mart, Big W, and Target.</li><li>A(SM): Supermarket GLFA, includes stores such as Franklins and large fruit markets.</li><li>A(SS): Speciality Shops and Secondary retail GLFA, includes speciality shops and take-away stores such as McDonalds. These stores are grouped since they tend not be primary attractors to the centre.</li><li>A(OM): Offices, medical GLFA.</li></ul>	<p>The proposal relies on car parking approved under DA/2018/1223/1. The approved DA assessment did not account for the subject additional dwellings. A summary of car parking compliance for the entire site is provided below:</p> <p><u>Retail Parking Area</u></p> <p>A(F) Fast Trade Existing = 605sqm Proposed = 6,967sqm Total = 7,572sqm</p> <p>A(SM) Supermarkets Existing = 4,500sqm Proposed = 1,860sqm Total = 6,360sqm</p> <p>A(SS) Specialty Shops Existing = 3,999sqm Proposed = 6,502sqm Total = 10,502sqm</p> <p>A(OM) Existing = 4,354sqm Proposed = 3,890sqm Total = 8,245sqm</p> <p>Total of all uses = 32,697sqm</p> <p>Per the formula</p> <table><tr><th>Type</th><th>Area m<sup>2</sup></th><th>Rate / 1000m<sup>2</sup></th><th>Required</th></tr><tr><td>A(F)</td><td>7,572</td><td>40</td><td>303</td></tr><tr><td>A(SM)</td><td>6,360</td><td>42</td><td>268</td></tr><tr><td>A(SS)</td><td>10,502</td><td>45</td><td>473</td></tr><tr><td>A(OM)</td><td>8,245</td><td>9</td><td>75</td></tr><tr><td colspan="3">Total</td><td>1,119</td></tr></table> <p>Provided = 1,228 spaces</p> <p>Bicycle Required = 44 spaces Bicycle Provided = 44 spaces Motorcycle Required = 44 spaces</p>	Type	Area m <sup>2</sup>	Rate / 1000m <sup>2</sup>	Required	A(F)	7,572	40	303	A(SM)	6,360	42	268	A(SS)	10,502	45	473	A(OM)	8,245	9	75	Total			1,119	<div>Yes</div> <div>Yes</div>
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1 bicycle and 1 motorcycle space per 25 car parking spaces in excess of the first 25 car parking spaces.	Motorcycle Provided = 44 spaces	Yes
<u>Residential:</u>  1 car parking space per unit, plus 0.2 car parking spaces per 2 bedroom unit, plus 0.5 car parking spaces per 3 or more bedroom unit.	<u>Residential Parking Area</u>  Approved Residential Building 10 x one bedroom = 10 spaces 30 x two bedroom = 36 spaces 10 x three bedroom = 15 spaces  Proposed Residential Building 20 x one bedroom = 20 spaces 46 x two bedroom = 55 spaces 26 x three bedroom = 39 spaces  Required = 175 spaces Provided = 243 spaces	Yes
1 visitor car parking space per 5 units.	Visitor spaces required = 29 Visitor spaces provided = 45	Yes
1 bicycle space per 3 units.	Bicycle spaces required = 47 Bicycle spaces provided = 47 with additional motorcycle spaces	Yes