Development Control Plan Compliance Assessment

ISSUE	REQUIRED	PROPOSED	COMPLIES
PENRITH CITY CENTRE DCP 2007			
City Centre Character Areas			
High Density Residential	This precinct comprises the former industrial site, which is unique given its location in the city centre, size and that it is under a single ownership. The site forms the southern gateway to the city centre, and is identified as a key site under the Plan. The redevelopment opportunities of this precinct should result in a wide range of housing types at a density similar to a highly urbanized city. Such redevelopment needs to clearly address the interface with the much lower residential environment abutting its eastern boundary and to a limited extent, its southern boundary. Its proximity to services and facilities including transport nodes makes it ideally placed to encourage opportunities for live-work environments and affordable housing. It is envisaged that this precinct will be primarily residential in landuse, there will be opportunities for a range of commercial and retail uses to be located here, adjacent to the City South (mixed use) precinct.	The proposed apartments comprise a higher level of density similar to an urbanised city, with a built form that is comparable to the existing residential development to the south and compatible with the existing residential development to the east. The total gross floor area of the development is 76,389sqm, of which 60,000sqm is for residential uses, consistent with the envisaged character for the site. While the proposed bulky goods use is not envisaged under the DCP, it is considered to be suitable in terms of its use and location. Additionally, commercial uses are permitted as a specific use under the LEP. It is considered more appropriate to locate the residential uses to the north within closer proximity of the existing retail/commercial activities and higher frequency public transport to the north, encouraging residents to use walking and cycling as a means of transport.	Partially complies – Considered acceptable on merit
Building Form			
Building to Street Alignment and Street	• 2-3m average setback along Woodriff St and northern part of Station St; 5m minimum front setback along	• The proposed Home Improvement Centre building will be setback 18m from Station St, between 8.2 and 11.4m from Jamison Rd and between 16.6m and 21.6m from	Complies

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Setbacks	southern part of Station St and Jamison Rd • Balconies may project up to 600 mm into front setbacks, provided cumulative width is maximum 50% of the horizontal width of the building façade • Minor projections for sun shading devices, entry awnings and cornices are permissible	Woodriff St. • The proposed residential setback to Station Street is a minimum of 5m and a minimum 2m setback is provided to Woodriff Street (with the average being 3m). • Balconies are not anticipated to encroach more than 600mm into the front setbacks. • Shading devices and awnings will be determined at detailed design.	
Street Frontage Heights	Controls not applicable to subject site	NA	NA
Building Depth and Bulk	• Maximum floorplate sizes and depth are 750m^2 and 18m above 12m • No building above 24m in height is to have a building length in excess of 50m • All points of an office should be maximum 10m from a source of daylight in buildings less than 24m in height, and maximum 12.5m from window in buildings over 24m • Use atria, light wells and courtyards to improve internal building amenity and achieve cross ventilation and/or stack effect ventilation	• The proposed floorplate size (including balconies) is a maximum of 1,300sqm. In Stage 3, the proposed building adjacent to the plaza has a floorplate of 1,700sqm. This matter is addressed in detail within the Environmental Assessment. • Two of the proposed building are above 24m and have a building length in excess of 50m with a maximum length of 67.5m. This matter is addressed in detail within the Environmental Assessment. • Appropriate internal building amenity and cross ventilation can be provided.	Partially-compliance – Considered acceptable on merit
Boundary Setbacks and Building Separation	• Minimum building setbacks from the side and rear property boundaries are as follows: • Up to 12m: non-habitable rooms – 3m; habitable rooms – 6m	• All buildings have street frontages and therefore no side or rear setbacks are provided. The built form has been considered in relation to the principles of the DCP and the Residential Flat Design Code, exceeding the minimum requirements in terms of building separation.	Complies / Future DAs can comply

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	• Up to 24m: non-habitable rooms – 6m; habitable rooms – 12m		
Mixed Use Buildings	• Provide flexible building layouts which allow greater adaptability of the floor area of, or tenancies on, the first floor of a building above the ground floor • Ground floor of all mixed-use buildings is to have a minimum floor to ceiling height of 3.6m in order to provide for flexibility of future use. Above ground level, minimum floor to ceiling heights are 3.3 metres for commercial office, 3.6 metres for active public uses, such as retail and restaurants, and 2.7 metres for residential • Commercial and residential activities are to have separate service provision, such as loading docks, from residential access, servicing needs and primary outlook • Locate clearly demarcated residential entries directly from the public street • Clearly separate and distinguish commercial and residential entries and vertical circulation • Provide security access controls to all entrances into private areas, including car parks and internal courtyards • Provide safe pedestrian routes • Avoid blank walls at ground level	• Flexible building layouts are provided in Stage 3 where development will include ground floor retail adjacent to the proposed plaza. All other buildings are elevated for security and privacy so the scope for non-residential uses is limited. • The minimum ceiling height of 3.6m will be met for the mixed use buildings in Stage 3. A ceiling height of 2.7m can be accommodated in all proposed residential development. • Future DAs will outline the provision of service facilities. • Future DAs will detail residential entries from street. • Future DAs will show separated commercial and residential entries and vertical circulation. • Future DAs will outline security access controls to entrances and private areas. • Safe pedestrian routes are provided through the site as demonstrated by the good sightlines within the proposed local road layout. Future DAs will show safe pedestrian routes through the buildings. • Future DAs will demonstrate the treatment of ground level walls.	Complies

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Site Cover and Deep Soil Zones	• Maximum site cover is 50% and minimum deep soil area is 15% • Deep soil area is provided in one continuous block. If multiple deep soil areas are provided they must have a minimum dimension of 6m • Deep soil must accommodate existing mature trees as well as allowing for the planting of trees/ shrubs that will grow to be mature trees • No structures, works or excavations that may restrict vegetation growth are permitted in this zone (including but not limited to car parking, hard paving, patios, decks and drying areas)	• The Concept Plan provides a site coverage of approximately 31%. This will be assessed further at detailed design stages with consideration of the DCP requirement. The deep soil area represents approximately 21% of the site. Stage 1 provides maximum site coverage of 39.2%. This is considered to be acceptable based on its non-residential nature and the large communal open space to be provided in future stages. • Continuous block of deep soil will be provided in the communal courtyards associated with the residential buildings which have the potential to meet the 6m minimum dimension. • There are trees existing on the site. Where possible, existing trees will be accommodated as well as allowing for the planting of trees/ shrubs. • No structures, works or excavations will restrict vegetation growth in deep soil zones. This will be detailed further at DA stages.	Partially complies – considered acceptable on merit.
Landscape Design	• Recycled water should be used to irrigate landscaped areas • Commercial and retail developments are to incorporate planting into accessible outdoor spaces • Remnant vegetation must be maintained throughout the site wherever practicable • A long-term landscape concept plan must be provided for all landscaped areas including the deep soil landscape	• Rainwater tanks allow for reuse of water at the Masters Home Improvement Centre. The use of recycled water for the residential development will be determined at detailed design stage. • Landscaping will be incorporated into the plaza area which is adjacent to the proposed neighbourhood retailing areas. The concept landscaping includes water features, grids of trees and seating overlooking cafes and retail. ▪ Landscaping for the Masters Home Improvement Centre	Complies

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	zone outlining how landscaped areas are to be maintained for the life of the development	includes entry statement planting and corner gateway planting as well as including planting within the car park area. • Remnant vegetation will be maintained throughout the site wherever practicable. • A landscape concept plan has been prepared for the overall development with more details within the Project Application for Stage 1. Deep soil landscaping will be accommodated in the communal courtyards for the residential development.	
Planting on Structures	• Recycled water should be used to irrigate in areas with planting on structures • Design for optimum conditions for plant growth by providing soil depth, soil volume and soil area appropriate to the size of the plants to be established, appropriate soil conditions and irrigation methods and appropriate drainage • Design planters to support the appropriate soil depth and plant selection by ensuring planter proportions accommodate the largest volume of soil possible and soil depths to ensure tree growth and providing square or rectangular planting areas rather than narrow linear areas • Increase minimum soil depths in accordance with the mix of plants in a planter, level of landscape management, particularly the frequency of irrigation, anchorage requirements of large and medium trees and soil type and	• No planting on structures are proposed at this stage. • The proposed landscaping across the site will provide for planters at appropriate depths. • A landscape concept plan has been prepared to outline the landscaping to be provided across the site. A detailed landscape plan has been provided to accompany the Project Application which includes a range of drought tolerant, low maintenance and foliage year-round plants.	Future DAs can comply

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	quality • A long-term landscape concept plan is to be submitted outlining how the planting on structures are to be maintained for the life of the development.		
Pedestrian Amenity			
Permeability	Controls not applicable to subject site	NA	NA
Active Street Frontages and Address	Controls not applicable to subject site	NA	NA
Front Fences	• Front fences include fences to the primary and secondary street frontages, and side boundary fences forward of the building alignment • Front fences must be a max height of 1.2m above adjacent footpath or public domain level • Front fences >1m must be min 50% visually permeable • Mail boxes are not permitted on or within the front fence • Use of varied materials is preferred	• Front fences and mailboxes will be detailed within the future DAs for the residential buildings. • The proposed bulky goods use does not include a fence boundary.	Complies
Safety and Security	• Developments are to address the CPTED provisions in Part 2 Section 2.2 of Penrith DCP 2006 • Ensure building design, particularly higher density residential, allows for passive surveillance of public and communal spaces, accessways, entries and driveways • For large scale retail and commercial development with a	A CPTED assessment has been prepared and lodged with the application (refer **Appendix 0**). The Concept Plan considers CPTED principles and design elements generally comply with these principles. The future DAs for the residential development will demonstrate compliance with the relevant provisions.	Complies

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	GFA of over 5,000m^2, provide a 'safety by design' assessment in accordance with the CPTED principles from a qualified consultant		
Awnings	Controls not applicable to subject site	NA	NA
Vehicle Footpath Crossings	<u>Location of Vehicle Access</u> • One vehicle access point (including access for service vehicles and parking for non-residential uses within mixed use developments) will generally be permitted • Where practicable, vehicle access is to be from lanes and minor streets • Where practicable, adjoining buildings are to share or amalgamate vehicle access. Internal on-site signal equipment is to be used to allow shared access. Where appropriate, new buildings should provide vehicle access to be capable of shared access at a later date <u>Design of Vehicle Access</u> • Wherever practicable, vehicle access is to be a single lane crossing with max width of 2.7m over the footpath, and perpendicular to the kerb alignment. In exceptional circumstances, a double lane crossing with max width of 5.4m may be permitted for safety reasons • Vehicle access ramps parallel to the street frontage will not be permitted • To ensure vehicle entry points are integrated into building design, doors to vehicle access points are to be roller	<u>Location of Vehicle Access</u> • The Concept Plan provides for only one vehicle access point for each of the residential and mixed-use buildings. The Project Application includes separate entry and exits for service vehicle access to the proposed bulky goods development which is considered entirely appropriate. • Vehicle access is generally provided from minor streets. • Adjoining buildings are proposed to share vehicle access as shown on the plans submitted with the Concept Plan. <u>Design of Vehicle Access</u> • Future DAs will detail the vehicle access design. • Vehicle access ramps parallel to the street frontage will not be proposed. • Future DAs will detail the vehicle access design.	Complies / Future DAs can comply

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	shutters or tilting doors fitted behind the building façade. Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street		
Pedestrian Overpasses and Underpasses	Controls not applicable to subject site	NA	NA
Building Exteriors	• Adjoining buildings are to be considered when designing new buildings and extensions to existing buildings in terms of appropriate alignment and street frontage heights, setbacks above street frontage heights, appropriate materials and finishes selection, facade proportions including horizontal or vertical emphasis and provision of enclosed corners at street intersections • Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings and on roofs are encouraged • Articulate façades so that they address the street and add visual interest • External walls should be constructed of high quality and durable materials and finishes with 'self-cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass • To assist articulation and visual interest, avoid expanses of any single material • Maximise glazing for retail uses, but break glazing into	• The Concept Plan does not immediately adjoin any existing building. The Concept Plan provides new street layouts with landscape zones which physically separate it from the existing Centro site to the north. • Balconies and terraces will be provided to the residential buildings. Details to be provided within the future DAs. • The proposed Home Improvement Centre will be articulated along its main southern façade, with a main customer entry. The building will be constructed from a variety of materials including concrete panels, glazing, alucabond panels and coloured panels. • Facades will be articulated to address the street and add visual interest. Details to be provided within the future DAs. • Details of external wall materials to be provided within the future DAs. • Design of roof plant rooms and lift overruns to be provided within the future DAs. • No large expanses of glass or highly reflected materials	Complies

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	sections to avoid large expanses of glass • Highly reflective finishes and curtain wall glazing are not permitted above ground floor level • Materials sample board and schedule is to be submitted with applications for development over $1 million • Design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building, and in residential buildings may be screened by roof pergolas	are anticipated to be proposed.	

Advertising and Signage	• Signs are to be designed and located to:
	  • relate to the use of the building
	  • be visually interesting and high level of design quality
	  • be integrated and achieve a high degree of compatibility with architectural design having regard to composition, fenestration, materials, finishes, and colours, and ensure that architectural features are not obscured
	  • have regard to the view of the sign and any supporting structure, cabling and conduit from all angles, including visibility from street level and nearby higher buildings and against the skyline
	  • have only a minimal projection from the building
	• Signs promoting products or services not related to the approved use of the premises or site are not permitted
		• The Project Application details the proposed signage for the bulky goods use in accordance with the DCP as outlined below:
		  • Signs relate to the use of the building.
		  • Signs are visually interesting and of a high level of design quality which integrate with the building façade.
		  • Signs are integrated and compatible with the architectural design having regard to the scale of the proposed building, the gateway location of the site, the legibility of the site and the home improvement offerings.
		  • Signs will not have any unacceptable visual impacts.
		  • Signs will have only a minimal projection from the building.
			Complies

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	• Signs painted on or applied on the roof are prohibited • Corporate colours, logos and other graphics are to achieve very high compatibility with architecture, materials, finishes and colours and the streetscape. • For new signs, the consent authority must consider number of existing signs on the site and in its vicinity and whether signage is consistent with these provisions and whether cumulative impact gives rise to visual clutter • Illuminated signs are not to detract from architecture of the supporting building during daylight • Illumination (including cabling) is to be concealed or integral with sign or provided by means of carefully designed and located remote or spot lighting • Ability to adjust light intensity of illuminated signs is to be installed where necessary • Curfew may be imposed on operation of illuminated signs where continuous illumination may impact adversely on the amenity of residential buildings, serviced apartments or other visitor accommodation, or have other adverse environmental effects • Uplighting of signs is prohibited. Any external lighting is to be downward pointing and focused directly on sign to prevent or minimise escape of light beyond the sign. • Signs are regarded as prejudicial to the safety of the travelling public if they:	• No signs promoting products or services not related to the approved use of the premises or site are proposed. • No signs are proposed on the roof. • Proposed corporate colours, logos and graphics are compatible with architecture, materials, finishes and colours and the streetscape. • Given the size of the façade, the proposed signs will not give rise to visual clutter. • The signs on the southern façade will be illuminated and have been designed to be complementary to the architecture of the building. • No up lighting of signs is proposed. • Signage will not obscure or interfere with road traffic signs and signals or with the view of a road hazard, oncoming vehicles, or any other vehicle or person, or an obstruction which should be visible to drivers or other road users. • Signage will include simple directional detail, which will not impair drivers' vision or distract drivers' attention.	

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	• obscure or interfere with road traffic signs and signals or with the view of a road hazard, oncoming vehicles, or any other vehicle or person, or an obstruction which should be visible to drivers or other road users • give instructions to traffic by use of word 'stop' or other directions, which could be confused with traffic signs • are of a design or arrangement that any variable messages or intensity of lighting impair drivers' vision or distract drivers' attention • are at locations where demands on drivers' concentration due to road conditions are high such as major intersections or merging and diverging lanes		
Access, Parking and Servicing			
Pedestrian Access and Mobility	• Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity • Facilities for persons with disability including car parking must comply with AS 1428 Pt 1 and 2 and Commonwealth Disability Discrimination Act 1992 • Barrier free access to be provided to min 20% dwellings in each development and associated common areas • Min one main pedestrian entrance with convenient barrier free access to ground floor, and direct link to identified	• Main building entry point to proposed bulky goods component is clearly visible from primary street frontages. Future DAs will demonstrate compliance of the residential component. • Bulky goods development includes facilities for persons with disability including car parking in accordance with AS 1428 Pt 1 and 2 and Commonwealth Disability Discrimination Act 1992. Future DAs will demonstrate compliance of the residential component. • Future DAs to demonstrate compliance of residential component with barrier free access to dwellings and associated common areas.	Complies / Future DAs can comply

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	accessible path of travel in adjoining public domain • Development must provide accessible internal access, linking to public streets and building entry points • Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with standard of adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours • Report from accredited access consultant to be submitted with application, indicating compliance with AS1428. If approved, a condition may be imposed requiring submission of compliance certificate (or other such document) from accredited access consultant attesting to compliance with AS1428, and that person with disability can access the development	• Bulky goods component includes a main pedestrian entrance with convenient barrier free access to ground floor and direct link to identified accessible path of travel in adjoining public domain. Future DAs to demonstrate compliance of residential component. • Bulky goods component provides accessible internal access, linking to public streets and building entry points. Future DAs to demonstrate compliance of residential component. • Pedestrian accessways, entry paths and lobbies within the bulky goods component use durable materials with appropriate slip resistant materials, tactile surfaces and contrasting colours. Future DAs to demonstrate compliance of residential component. • Report from an accredited access consultant is submitted with application.	

Vehicular Driveways and Manoeuvring Areas	• Driveways should be:
	  • provided from lanes and secondary streets rather than the primary street, wherever practical
	  • located taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees
	  • setback min 6m from perpendicular of any intersection of any two roads
	  • located to minimise noise and amenity impacts on
		• Driveways address the provisions of the DCP as outlined below:
		  • Driveways are generally provided from secondary streets rather than the primary street, with the exception of the primary vehicle entry to the proposed bulky goods use. This is considered to be appropriate as it provides for a high level of visibility and legibility.
		  • The driveway locations do not conflict with services within the road reserve.
		  • Driveways will be provided a min setback of 11.79m
			Complies / Future DAs can comply

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	adjacent residential development • Vehicle access is to be integrated into building design to be visually recessive • All vehicles must be able to enter and leave the site in forward direction without more than a three point turn • Design of driveway crossings must be in accordance with Council's specifications, with any works within footpath and road reserve subject to Section 138 Roads Act approval • Driveway widths must comply with relevant AS. • Car space dimensions must comply with relevant AS • Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with AS 2890.1 • Vehicular ramps less than 20m long within developments and parking stations must have max grade of 1 in 5 (20%) • Ramp widths must be in accordance with AS 2890.1 • Accessways to underground parking should be sited to minimise noise impacts on adjacent habitable rooms, particularly bedrooms • For development in the High Density Residential zone, use semi-pervious materials for all uncovered parts of driveways and parking areas to assist with stormwater infiltration.	from perpendicular of any intersection of any two roads. • Driveways are located to minimise noise and amenity impacts on adjacent residential development. The majority of the residential buildings are accessed from the south. • Vehicle access to the residential buildings will be integrated into building design to be visually recessive. Future DAs will demonstrate compliance. • Bulky goods component has been developed to enable all vehicles to be able to enter and leave the site in forward direction without more than a three point turn. Future residential development will be designed to achieve this requirement and detailed within the relevant DAs. • Driveway crossings for the bulky goods component have been designed in accordance with Council's specifications. Works within footpath and road reserve will be addressed by way of a Section 138 Roads Act approval. Future DAs will demonstrate compliance of residential component. • Driveway widths, car space dimensions and driveway grades comply with relevant AS, as demonstrated by the transport and traffic report prepared by CBHK and submitted with the application. The future DAs will address the compliance of the residential component. • The future DAs for the residential component will address the location of the accessways to underground parking	

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	• The driveway threshold shall be designed to prevent ingress of stormwater and/or flooding from both local catchment and Nepean River for the 100 year Average Recurrence Interval (ARI) flood. The driveway threshold shall be min 150mm above the top of the kerb level or the 100 year ARI flood level, whichever is greater	and their potential impact on habitable rooms, particularly bedrooms. • Separate driveway access points are proposed for the residents and tavern areas. • The bulky goods component includes impervious materials which are considered appropriate. The future DAs will outline the materials proposed for the residential component. • The future DAs will detail the compliance of the future residential component for the 100 year Average Recurrence Interval (ARI) flood.	
On-Site Parking	• Maximum on-site parking for residential development are as follows: • 1 car space per two studio units • 1 car space per 1 or 2 bed unit • 1.5 car spaces per 3 bed or 3+ bed unit • 1 visitor car space per 20 units or part thereof • 1 space for car washing for every 50 units, up to max 4 spaces per building • Specified number of spaces for service vehicles (dimensions for delivery and removalists, not just servicing) • On-site parking rates for other land uses as per Penrith	• On-site parking will be provided in accordance with DCP provisions as follows: • 1 car space per two studio units • 1 car space per 1 or 2 bed unit • 1.5 car spaces per 3 bed or 3+ bed unit • 1 visitor car space per 20 units or part thereof • 1 space for car washing for every 50 units, up to max 4 spaces per building • Service arrangements for residential garbage and removalists will be accommodated in on street loading zones. Service vehicles associated with the bulky goods use will have separate access and loading areas along the northern boundary of the Home	Partially complies – Considered acceptable on merit

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	DCP 2006: • Commercial: 1 per 40sqm GFA • Shop: 1 per 26sqm net retail • Bulky goods: 1 per 50sqm GFA • Licensed hotels: 1 per 3.5m² of bar floor area plus 1 per 5.5m² lounge and dining room, plus 1 per 3 rooms for accommodation – minimum requirement 175 vehicles • Min 2% of spaces shall be designated for persons with a disability. Parking is to be located, dimensioned and sign posted in accordance with AS 1428 and AS 2890 • Max 60% of spaces required by development, other than for service vehicles, car washing bays and parking spaces allocated to people with a disability, are to be provided on-site. Balance subject to adopted Contribution Plan or VPA • Parking provided on site is to meet AS 2890 and where, appropriate AS 1428 • For commercial and retail developments providing employment for 20+ people, bicycle parking is to be in secure and accessible locations with weather protection. The following associated facilities are to be provided: • Change and shower for cyclists are to be conveniently located close to bicycle storage areas	Improvement Centre site. • On-site parking for the retail and tavern uses will be demonstrated in the future DAs. The bulky goods component includes car parking at a rate of 1 space per 36sqm which is considered appropriate having regard to the nature of the proposed use. • The bulky goods development includes in excess of 2% of spaces designated for persons with a disability. Parking is located, dimensioned and sign posted in accordance with AS 1428 and AS 2890. The future DAs will outline the compliance of the residential component. • A max of 60% of spaces required by development, other than for service vehicles, car washing bays and parking spaces allocated to people with a disability, will be provided on-site. The remaining spaces will be provided as part of future contributions or VPA. • Parking within the bulky goods component complies with AS 2890 and AS 1428. The future DAs will outline the compliance of the residential component. • Bicycle parking will be provided in future development stages as appropriate. • Bicycle storage facilities and shower/change facilities will be detailed at DA stage for any proposed strata buildings. • No enclosed above ground parking is proposed in Stage 1. Details of any ground parking will be addressed in	

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	• Where building is to be strata-titled, bicycle storage facilities and shower/change facilities are to be made available to all occupants of building • Parking above ground level is to have min floor to ceiling of 2.8m so may be adapted to another use in future • Parking/internal manoeuvring areas in excess of DCP requirements shall be calculated as GFA • Where possible, natural ventilation to underground parking areas is to integrate ventilation grilles and structures into façade and landscape design of the development, locate away from primary street façade and orient away from windows of habitable rooms and private open space areas • Proposals for basement parking areas are to be accompanied with a geotechnical report prepared by an appropriately qualified professional • Parking for residential developments, including residential component in mixed use development, is to be wholly in basement unless it can be demonstrated that site's unique conditions prevent it • If on-grade car parking is proposed, location and adequacy of parking area must not adversely impact amenity of adjoining neighbourhood. Parking is to: • be located on side or rear of site, not visible from street and street frontage;	future DA stages as required. • Parking/internal manoeuvring areas in excess of DCP requirements will be assessed at detailed design stage for each DA. • The future residential DAs will demonstrate compliance with the natural ventilation requirements. • A Geotechnical Report for Stage 1 has been prepared by an appropriately qualified professional and submitted with the application. • The future DAs will outline the compliance of the residential component with the basement car parking requirements. • The future DAs will outline the compliance of the residential component with the on-grade car parking requirements	

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	• be landscaped or screened so cars are not visible from adjoining buildings or street/street frontage • allow safe and direct access to building's entry points		
Site Facilities and Services			
Mailboxes	• Letterboxes should be integrated into wall immediately adjacent building entrance(s). Where there are a number of entrances, letterboxes at each entrance should service tenancies that will utilise that building entrance • Letterboxes shall be secure and large enough to accommodate articles such as newspapers	The proposed mailbox for the bulky goods component will be at the main entry. The future DAs will outline the compliance of the residential component with the mailboxes requirements.	Complies / Future DAs can comply

Communication facilities/ networks	• Telecommunication infrastructure should be built into the development and predominantly below ground, incorporating services fundamental in the effective operation of businesses, home businesses and dwellings:
	  • Multiple telecom services including high speed internet (including broadband), voice and data systems
	  • Cabling from all telephone lines, cable TV, internet is built into the building from the outset
	  • Consider centralised (C.A.T.V.) system is provided.
	• Where a master antenna is provided, antennae must be sited in a location that does intrude into, or is less visible from, surrounding public spaces/ open areas
		The proposed bulky goods use includes a communications room within the administration area. Future DAs will outline the compliance of the residential component with the communication facilities/networks requirements.	Complies / Future DAs can comply

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Service Infrastructure	Infrastructure attributed to the servicing of the development, including associated cabling, should be located below ground.	All service infrastructure will be located below ground.	Complies
Air conditioning units, service vents and other associated structures	• Structures should be located away from street frontages and lanes, located where min impact and adequately setback from perimeter wall or roof edge • Where located on roof, it should be integrated into roofscape design and in position where facilities do not become feature in skyline at top of building(s) • Council's policy on Rainwater tanks for New Dwellings provides locational and connection requirements for dwellings in residential areas	• The architectural drawings for the proposed bulky goods use detail the proposed equipment to be located on the roof. It can be seen that the proposed equipment has been well setback from the roof edge to minimise potential visual impacts. Future DAs will outline the compliance of the residential component. • Rainwater and sprinkler tanks for the proposed bulky goods use are shown on the site plan and elevations. The sprinkler tanks are located along the Station St frontage, setback from the boundary with landscape screening. The rainwater tanks are located to the rear of the building. The future DAs will outline the compliance of the residential component.	Complies / Future DAs can comply

Waste Storage and Collection	• All development is to adequately accommodate waste handling and storage on site, including separation of perishable waste from recyclable waste. Design and location of waste storage and collection areas shall:
	  • be integrated in design of development
	  • be well lit and ventilated, with appropriate measures to prevent vermin
	  • be easily accessible to tenants and for bin movement
	  • include connections to non-potable water to enable washing of the bins and area with wash water
		• The bulky goods use will accommodate waste handling and storage on site, including separation of perishable waste from recyclable waste. Design and location of waste storage and collection areas address the DCP requirements as follows:
		  • Waste facilities are integrated in design of development and are provided along the northern boundary of the site with the servicing area.
		  • The waste collection area is located outside of the main building in an easily accessible area.
		  • include connections to non-potable water to enable
			Complies / Future DAs can comply

ISSUE	REQUIRED	PROPOSED	COMPLIES
	discharging to an approved sewer outlet • be screened or discreetly located away from public spaces. • Such areas should be separated from car parking area(s) or located away from circulation path of other vehicles. • For mixed use developments, provide separate waste storage and collection areas for domestic and commercial • For commercial uses, waste storage and collections areas should be flexible design to allow future changes to tenancies/ uses and consider a system for interim storage and transportation of waste and recyclables from each storey to waste storage/collection area. • For uses generating large volumes of perishable waste, arrange specialised containment and regular collection services, provide refrigerated garbage rooms where collection is infrequent and grease traps must be provided external to building where there is a likelihood of liquid waste entering the drainage system • For clinical/ hazardous wastes, separate storage and collection arrangements are to be made • For developments comprising residential uses, provide a separate storage and collection area for bulky waste (such as cardboard boxes) and old or discarded furniture/appliances • Vehicular access to the waste collection areas is	washing of the bins and area with wash water discharging to an approved sewer outlet • The waste areas will be screened by the proposed landscaping. The future DAs will outline the compliance of the residential component. • The waste collection area for the bulky goods development is separated from car parking areas and away from the circulation paths of other vehicles. The future DAs will outline the compliance of the residential component • The future DAs will demonstrate the treatment of the mixed use developments with regard to separate waste storage and collection areas for domestic and commercial uses • The waste storage and collection area for the bulky goods development has been purpose designed which is considered appropriate having regard to its single occupant • No significant volumes of perishable waste are expected to be generated at the site. If required, appropriate provisions can be made for the tavern and outlined in the future DA • Appropriate provision will be made for the disposal of hazardous items from the proposed bulky goods	

ISSUE	REQUIRED	PROPOSED	COMPLIES
	preferred off rear lanes, side streets and right of ways • Responsibility for ongoing management of waste facilities must be determined prior to work commencing • Details of the management of waste by future tenants are to form part of the Waste Management Plan for the development	component. • The future DAs will outline the compliance of the residential component with the requirement for separate waste collection areas. • Vehicular access to the bulky goods component is provided from the secondary street at the rear. • A Waste Management Plan for the Masters Home Improvement Centre has been prepared and lodged with the application. • Waste collection and management for the residential development will be addressed at the relevant stage of the Concept Plan. A Waste Management Plan will also be prepared.	
Loading/Unloading Areas	• Loading/ unloading areas are to be integrated into design, separated from car parking and waste storage and collection areas, located away from circulation path of other vehicles and designed for commercial vehicle circulation and access complying with AS2890.2 • For mixed use developments, separate loading/unloading areas should be provided for commercial/retail and residential uses • Vehicular access to loading/unloading area(s) is preferred off rear lanes, side streets and right of ways. Where appropriate, consider a single vehicular access point for loading/unloading area(s) and waste collection area(s)	Loading areas are provided along the northern boundary of the Masters Home Improvement Centre accessible via two points along the adjacent proposed road. This is separate from the customer access and ensures limited cross over with service vehicles. Access is provided in accordance with the relevant Australian Standards. Loading and unloading for the residential development will be finalised at detailed design stage. This is anticipated to be provided on street however, this will be on internal roads and not on Station street or Woodriff Street.	Complies / Future DAs can comply

ISSUE	REQUIRED	PROPOSED	COMPLIES
Fire service and emergency vehicles	• Provision to be made for all emergency vehicles to enter and leave site in forward direction, particularly NSW Fire Brigade vehicles where they cannot park within road reserve due to distance of hydrants or restricted access to hydrants or as otherwise required by Code of Practice – Building Construction – NSWFB Vehicle Requirements • Where NSW Fire Brigade vehicle(s) are required to enter site, circulation path and access/egress provision is to comply with Code of Practice – Building Construction – NSWFB Vehicle Requirements.	The bulky goods component has been designed to address the relevant emergency vehicle access provisions. The future DAs will outline the compliance of the residential component	Complies / Future DAs can comply
Facilities for Certain Classes of Buildings	• Baby care rooms are to be provided for new development classed as 6 or 9 under BCA. • Parent friendly accessible toilets should be provided for new development classed as 6 or 9 under BCA • Certain types of Class 10a buildings require parent friendly accessible toilets • All parent friendly accessible toilets are to be appropriately sign posted	The bulky goods component has been designed to address the relevant provisions. Future DAs will outline the compliance of the future tavern and retail/commercial components	Complies / Future DAs can comply
Sustainable Development			
Energy Efficiency and Conservation	• Developments >$1m to min 4 stars under ABGRS. Energy Efficiency Report to be provided with application • Selection criteria for construction materials, including internal fitout, should include energy efficiency properties • Design buildings on passive solar design principles which:	The Concept Plan and Project Application will incorporate ESD strategies which will be employed through the design, construction and operation phases as discussed in the ESD Report (refer **Appendix J** and **Appendix K**). The appropriate ESD initiatives will be incorporated into the detailed design of the residential and retail development in	Complies / Future DAs can comply

ISSUE	REQUIRED	PROPOSED	COMPLIES
	• reduce overheating in summer and promote solar gain in winter; • orient and design buildings, where appropriate, to maximise northerly aspect and solar access in the cooler months • ensure adequate cross fl ow of air in naturally ventilated/ mixed-mode buildings, reducing mechanical ventilation and/or air-conditioning systems <u>Additional Controls for Residential Development (including additions and alterations)</u> • Services and appliances located so use does not affect sustainability (eg gas-boosted hot water system at rear can waste water as occupants wait for hot water to arrive) • Common and service areas to incorporate energy efficiency and conservation in design and location: • lighting systems and fittings zoned according to occupancy/movement-detection system or timers or controlled by occupants by a switch in accordance with the use/activity of that area • ability for these areas to have natural ventilation • install sensors to monitor carbon monoxide emission linked to variable speed fans allowing for demand-controlled mechanical ventilation • All dwellings to demonstrate compliance with BASIX	accordance with the DCP requirements where possible. The Home Improvement Centre includes ESD measures relating to the following: • Indoor Environment Quality • Energy and Greenhouse Gas Emissions • Water • Materials • Emissions The requirements of the DCP will be incorporated into the detailed design where practical.	

ISSUE	REQUIRED	PROPOSED	COMPLIES

	Non-Residential Development
	• Consider future use and occupants in design and location of building services/ equipment for the building, including:
	  • thermal comfort of occupants is optimised through zoning of sections of floor area enabling individual heating and cooling control of each zone/area
	  • lighting systems and fittings aimed at reducing energy consumption and appropriate to use/activity in area
	  • how equipment or service will be used and ensure future use does not affect other elements of building's sustainability
	  • sub-metering of building services provided to each tenancy to enable monitoring of energy performance by tenants
	• Appliances should achieve min 4 stars
	• Common and service areas to incorporate energy efficiency and conservation in design and location:
	  • lighting systems and fittings zoned according to occupancy/movement, detection system or timers or controlled by occupants by a switch in accordance with use/activity of area
	  • ability for these areas to have natural ventilation
	  • install sensors to monitor carbon monoxide emission linked to variable speed fans allowing for demand-		

ISSUE	REQUIRED	PROPOSED	COMPLIES
	controlled mechanical ventilation		

Water Conservation	• World best practice water sensitive design to be incorporated ensuring water is retained and reused, maximising opportunities for recycling of sewage and grey water on site.
	• Developments >$1m to incorporate the use of recycled stormwater for non-potable purposes
	• Water conservation elements to be incorporated into the landscape design and construction and maintenance, including paving, driveway and open parking areas
	• Where rainwater tank(s) are provided, consider:
	  • Locating so it does not interfere with or impact on other aspects of the development
	  • Rainwater tank(s) must:
	  • be designed to collect roof water and may be supplemented by water from a mains water supply service pipe
	  • be of sufficient capacity for roofwater volume
	  • be structurally sound and constructed in accordance with AS/NZS 3500 1.2-1998: National Plumbing and Drainage – Water Supply – Acceptable Solutions
	  • be fitted with first flush device
		The use of recycled stormwater for non-potable purposes will be determined at future DA stages.
		Further details of water conservation elements will be determined at later DA stages in accordance with the detail design development of landscaping.
		Rainwater tanks are provided in the Project Application which for toilet flushing, drinking purposes and landscaping will be designed in accordance with DCP requirements.
		All future dwellings will demonstrate compliance with BASIX
			Complies / Future DAs can comply

ISSUE	REQUIRED	PROPOSED	COMPLIES
	• be fully enclosed to ensure that all openings are suitably screened to prevent foreign matter from entering the tank, and any ground level access to the rainwater tank is suitably sealed to prevent stormwater entering the tank • have tightly sealed access cover to stop animals and children entering the tank • If required, separate tank(s) and pipework to be provided to collect/store/ treat sewage and grey water • Where tank(s) is underground, tank selected should be structurally adequate and adequate for its proposed location. It must not interfere with any footings or structure, including retaining walls • Where a swimming pool or spa is proposed, operating details for the pool and water features associated with the filling, draining and maintenance of the pool are to accompany the application. • Water efficient fittings and appliances are to be installed, including service areas that require regular maintenance. Where appropriate, consider the type of water used in the cleaning of service areas other than potable water. <u>Additional Controls for Residential Development (including alterations and additions)</u> • All dwellings to demonstrate compliance with BASIX • Council's policy on Rainwater Tanks for New Dwellings		

ISSUE	REQUIRED	PROPOSED	COMPLIES
	provides locational and connection requirements for dwellings in residential areas • Where car washing facilities are provided onsite, water should be collected, stored and treated on site, reducing demand on potable water supply <u>Additional Controls for Non-Residential Development</u> • Where commercial activities or land uses rely on water, other than for toilet flushing and drinking purposes, water sources other than potable water should be considered		
Reflectivity	• New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers • Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20% • Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians and motorists may be required	• The proposed bulky goods component will not result in glare that causes discomfort or threatens safety of pedestrians or drivers. The future DAs will outline the compliance of the future residential, tavern and retail/commercial components. • Visible light reflectivity from building materials used in the bulky goods component will not exceed 20%. The future DAs will outline the compliance of the future residential, tavern and retail/commercial components. • The future DAs will outline the compliance of the residential, tavern and retail/commercial components.	Complies / Future DAs can comply
Maximising Liveability and Longevity	• Demonstrate how passive and active environmental design features of building design and proposed construction achieves ESD criteria and the 'whole of building' approach. Elements include, but not limited to: • Adaptability of buildings and floor levels to	An ESD report has been prepared which considers passive design measures such as insulation and active design features which will be included in the design. ESD mitigation measures will be incorporated into the detailed design of the Concept Plan. The Masters Home	Complies / Future DAs can comply

ISSUE	REQUIRED	PROPOSED	COMPLIES
	accommodate range of uses over time • Occupant comfort and amenity • Fulfilling Ecospecifier's Assessment criteria • Incorporation of safety and crime prevention measures in design of buildings and public domain as well as siting of activities in the building. • A report, prepared by a suitably qualified environmental design expert, may be required with the application/CC • Development proposals may require referral to NSW Police for crime prevention and safety considerations, in accordance with community safety protocol	Improvement Centre development will include ESD Initiatives relating to indoor environment quality. A CPTED report has been prepared which addresses crime prevention and safety considerations with recommendations which can be incorporated at later DA stages.	
Reduce Resource Consumption	• Materials with low embodied energy properties and/or salvaged/recycled materials to be selected • Avoid high environmental/high impact materials, such as volatile organic compounds (VOC's) and hydrofluoro-carbons (HCFC's) as materials can become volatile at room temperature contributing to poor indoor air quality and affecting the health of occupants	The Masters Home Improvement Centre will incorporate sustainable timber, sustainable timber and responsible PVC and minimisation where possible as described in the ESD report. Materials with low embodied energy properties and/or salvaged/recycled materials will be considered further during detailed design stages.	Complies / Future DAs can comply
Minimise Waste	• Waste management plan to be submitted addressing: • best practice recycling and reuse of demolition and construction materials • use of sustainable building materials that can be reused or recycled at the end of their life	• A Waste Management Plan has been prepared for the Masters Home Improvement Centre. This details the recycling details of construction and operational waste. • Dedicated waste areas have been identified in the Project Application. • This will be confirmed at DA stage for the residential	Complies / Future DAs can comply

ISSUE	REQUIRED	PROPOSED	COMPLIES
	• handling methods and location of waste storage areas, such that handling and storage has no negative impact on the streetscape, building presentation or amenity of occupants and pedestrians • procedures for the ongoing sustainable management of green and putrescibles waste, garbage, glass, containers and paper, including estimated volumes, required bin capacity and storage requirements • Design and location of waste storage and collection areas shall be integrated in design • Developments >$1m to demonstrate commitment to waste avoidance and reducing volume of waste generated by occupants going to landfill, by monitoring amount of recyclable waste generated and collected, monitoring amount of waste to landfill and setting targets for recycling and reduction of waste to landfill	areas.	
Continuing Management of Sustainable Measures	• Developments on key sites to incorporate installation of Building Management System (BMS) monitoring sustainability measures and targets to benchmark sustainability measures incorporated against best practice and/or Australian Greenhouse Ratings (AGR) certification systems, where applicable • Opportunities for sub-metering of energy and water should be provided to each tenancy to enable monitoring of energy and water performance by tenants	• An ESD Report has been prepared for the Masters Home Improvement Centre. The report states that more that 20-30% of carbon emissions will be reduced and 40-50% of water will be saved whilst provide a better quality environment for the occupants. The ESD initiatives are supported by a well-developed Building Management System provides the project with a platform from which further ESD initiatives can be implemented on detailed design.	Complies / Future DAs can comply

ISSUE	REQUIRED	PROPOSED	COMPLIES
Residential Development Controls			

Housing Choice and Mix	• Where residential units are proposed at ground level, a report must be provided with the development application demonstrating how future non-residential uses can be accommodated within the ground level design. The report must address:
	  • Access requirements including access for persons with a disability
	  • Any upgrading works necessary for compliance with the BCA
	  • Appropriate floor to ceiling heights.
	• For developments >6 dwellings, a mix of living styles, sizes and layouts is to be achieved by providing:
	  • Mix of studio and 1/2/3/3+ bedroom apartments
	  • Studio and 1 bed apartments to be max 25% and min 10% of total mix of apartments within each development
	  • 2 bed apartments to be max 65% of total mix of apartments within each development
	• 10% of all dwellings to be designed to be capable of adaptation for disabled or elderly residents in accordance with AS 4299-1995
	• Where possible, adaptable dwellings shall be on ground floor. Dwellings above ground may only be provided
		• Ground floor use will be detailed at DA stage for the residential components. This will include an access and BCA assessment.
		• The units anticipated to be included in the residential component are a mix of 1 and 2 bedroom units which may include areas with media / study areas (subject to future DA's). Three bed units are not currently proposed however this will be subject to market demand and reviewed on a stage by stage basis.
		• Provision of adaptable units will be incorporated into future detailed design and assessment of this DCP requirement will be undertaken further.
			Future DAs can comply

ISSUE	REQUIRED	PROPOSED	COMPLIES
	where lift access is available. Lift access must provide access from the basement • Application must be accompanied by certification from accredited Access Consultant confirming adaptable dwellings can be modified to comply with AS 4299-1995 • Car parking and garages allocated to adaptable dwellings must comply with AS		
Controls for Special Areas			

Heritage Items	• For sites in the vicinity of heritage items or in heritage conservation areas, an assessment of the impact of the proposal on the setting of nearby heritage items or heritage conservation areas is to be undertaken.
	• Each proposal is to be considered on a case by case basis having regard to the following principles:
	  • Scale
	  • Siting
	  • Architectural form
	  • Architectural detailing
	  • Materials and finishes
	  • Use
	  • Original fabric
		• A Heritage Impact Statement has been prepared by Urbis and provided in Appendix M. The report provides a consideration of the cumulative impacts of the proposed works on any nearby heritage items (and their curtilages) and conservation areas.
		• There are two locally listed heritage items in vicinity of the site which are “Kentucky” 146 Station Street, item No.13 (LEP 2008) and the Victorian House 148 Station Street Item No.14 (LEP 2008). The Heritage Impact Statement provides an assessment of historical significance of these items in context of the proposed development. The report concludes the following:
		The significance of the two items has been retained within the commercial development to the north and the distance and buildings between the items and the proposal are such that no detrimental impact is able to be discerned from the proposal.
			Complies

ISSUE	REQUIRED	PROPOSED	COMPLIES
	• The aging process • Curtilage • Infill development		
Precinct Controls			
Streets and Pedestrian Connections	• Provide at least two new public streets across site with direct connections between Station and Woodriff Streets • Provide a new pedestrian connection, parallel to Station Street, as illustrated • Additional public streets, lanes and thoroughfare to provide residential address, access, servicing and circulation for vehicles, bicycles and pedestrians	• Concept Plan application includes the delivery of two new public streets across site with direct connections between Station and Woodriff Streets. Details to be provided within the future DAs for the future residential components • A new pedestrian connection can be provided parallel to Station Street as shown in the DCP. • A number of additional streets are to be constructed to provide a residential address, access and servicing to each of the future residential buildings as well as improved circulation of vehicles, bicycles and pedestrians	Complies / Future DAs can comply
Open Space	• Provide public open space at a rate of 1.64 hectares per 1,000 people (excl open space that serves a drainage function, biodiversity corridors, natural areas or land for other community uses). The rate per dwelling is 2.7 persons • Passive open space area does not include drainage reserves, riparian corridors and the like. • All public open spaces clearly defined and easily accessible for residents and visitors	• The DCP requires a public open space area of 2.53 hectares to be provided based on the proposed 570 apartments and dwelling rate of 2.7 persons per dwelling. Public open space is provided in the form of a public plaza adjacent to the future tavern with a total area of 2,300sqm. This matter is addressed in detail in the Environmental Assessment. • Passive open space area will not include drainage reserves. • The proposed public plaza is highly legible and accessible having regard to its location opposite the intersection	Partially complies – Considered acceptable on merit.

ISSUE	REQUIRED	PROPOSED	COMPLIES
		adjoining Penrith Park and the showground	
Land Uses	Locate mix of retail, commercial, tourist accommodation and residential land uses in Area A (as indicated) with quantum as per Schedule 1 of LEP	The proposed tavern and neighbourhoods shops/cafes are generally located in the northern part of the site, consistent with the DCP. The proposed bulky goods use is located to the south, however, this is considered to be appropriate as outlined in detail within the Environmental Assessment including the location of residential development close to services and transport	Partially complies
Public Domain Interface	• Front building setbacks as indicated • Distinctive corners treatments at the locations indicated • Landscaped corridor of mature trees on northern side of Woodriff Street	• Front building setbacks are proposed as follows: • The proposed bulky goods building will be setback 8.2 and 114m from Jamison Rd. • The Concept Plan provides road generally in accordance with the DCP. The east west roads do not strictly align however the intent of the internal road network is met. • Statement landscaping is provided at the corner of Jamison Road and Station Street which includes groundcover and grasses and proposed trees which will emphasise the gateway location in the city centre.	Complies