




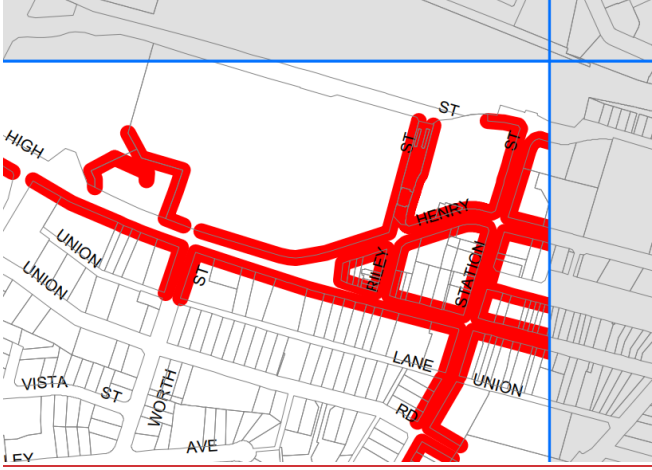
PENRITH DCP 2014 | COMPLIANCE TABLE | ALTERATIONS AND ADDITIONS

Table 1 PDCCP 2014 Compliance Table

Control	Provision	Proposed	Complies
Part C – City Wide Controls			
C2 Vegetation Management	In accordance with Clause 5.9 of Penrith LEP 2010, a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation which is prescribed by this Plan without development consent, or a permit granted by Council.	No tree removal is proposed as part of this development application.	Yes
C5 Waste Management Plan	Applicants are to submit a Waste Management Plan for demolition or construction of buildings. The Waste Management Plan must be supported by scaled waste management drawings.	A Waste Management has been prepared and submitted at Appendix F.	Yes
5.2.4. Non-Residential Development Controls	Waste storage and collection areas should be: a) Flexible in their design so as to allow for future changes in the operation, tenancies and uses; b) Located away from primary street frontages, where applicable; c) Suitably screened from public areas so as to reduce the impacts of noise, odour and visual amenity;	As outlined in the Waste Management Plan, the waste storage and collection areas are suitably located away from primary street frontages and screened. Centre management will monitor and assess the requirement for odour control in addition to any base building mechanical ventilation.	Yes

Control	Provision	Proposed	Complies
	d) Designed and located to consider possible traffic hazards (pedestrian/vehicular) likely to be caused by the storage and collection of waste.		
Part E – Key Precincts			
E11 – Penrith City Centre			
11.2.2 Building to Street Alignment and Street Setbacks	Street building alignment and street setbacks: 2.0m-3.0m average front setback	The proposal will not alter the existing setbacks. A small portion of the proposed landscaping on Jane Street will protrude the site boundary but this comprises low level planting ground coverage and no structures. The proposal seeks to provide a minor increase to the building setback at the corner of Riley Street increasing the usable public domain area.	Yes
11.2.3 Street Frontage Heights	Buildings must comply with the relevant street frontage heights as shown in Figure E11.4 and illustrated in Figures E11.5 to E11.10. Min 16m to max 20m street frontage height.	The proposal results in a maximum building height in the location of the proposed works that matches the existing scenario of RL 38.7. The proposal remains well under the maximum street frontage height control.	Yes
	Development of land in the vicinity of Allen Place, Memory Park and Judges Park the development must demonstrate that it does not adversely overshadow the adjoining public places.	The proposal is not located in the vicinity of Allen Place, Memory Park or Judges Park.	N/A
11.2.5 Boundary Setbacks and Building Separation	Up to a height of 20m: Nil	No change to boundary setbacks or separation from adjoining buildings.	Yes

Control	Provision	Proposed	Complies
11.2.7 Site Cover and Deep Soil Zones	Maximum Site Cover: 100% Minimum Deep Soil Area: 0%	The proposal complies with the DCP deep soil requirements.	Yes
11.2.8 Landscape Design	Recycled water should be used to irrigate landscaped areas.	Water Sensitive Urban Design (WSUD) principals have been incorporated into the landscape design in a way that celebrates a sustainable water cycle. Where possible, storm water runoff will be directed to garden beds. All soft landscape zones on structure will be detailed to have a subsurface drain and irrigation will be provided to all soft landscape areas.	Yes
	Commercial and retail developments are to incorporate planting into accessible outdoor spaces.	Due to the minor nature of the proposed alterations and additions it is considered this requirement is not applicable. Irrespective, the proposal provides a small amount of landscaping at the corner of Riley and Jane Street.	N/A
	A long-term landscape concept plan must be provided for all landscaped areas including the deep soil landscape zone, in accordance with the Landscape Design Section of this DCP.	Due to the minor nature of the proposed alterations and additions it is considered this requirement is not applicable. Irrespective, the proposal provides a small amount of landscaping at the corner of Riley and Jane Street. A Landscape Plan has been prepared by Urbis and submitted at Appendix C .	Yes
11.2.9 Planting on Structures	Design planters to support the appropriate soil depth and plant selection. Design for optimum conditions for plant growth.	Planters have been designed to support appropriate soil depth based on the proposed plant selection.	Yes
11.3 Pedestrian Amenity	Through site links are to be provided as shown in Figure E11.18.	The proposal does not impact on existing and proposed pedestrian through site links.	Yes

Control	Provision	Proposed	Complies
			
11.3.2 Active Street Frontages and Address	<p>Active street fronts are to be located at the ground level of all buildings located in those areas as shown in the Active Street Frontages map of Penrith LEP 2010.</p> 	<p>The entrance to the proposal will be via Riley Street ensuring this portion of the existing centre is activated.</p> <p>The proposal seeks to improve the level of activation and visual connectivity at the corner of Riley and Jane Street.</p> <p>No changes are proposed to the existing shopping centre access points.</p>	Yes

Control	Provision	Proposed	Complies
11.3.6 Building Exteriors	Articulate façades so that they address the street and add visual interest.	The proposed works vastly improve the existing façade by articulating the north-western façade with contemporary, high quality materials.	Yes
	External walls should be constructed of high quality and durable materials and finishes.	The external walls will be constructed of high quality and durable materials and finishes.	Yes
	Maximise glazing for retail uses. To assist articulation and visual interest, avoid expanses of any single material.	The proposal seeks to increase the amount of façade glazing provided in this location.	Yes
11.4 Access, Parking and Servicing	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.	The proposal does not alter the main building entry points. The proposed alterations to the Riley Street corner seek to enhance this part of the building through the addition of appropriate awnings, building signage and a high quality architectural design.	Yes
	The development must provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and have direct link to an identified accessible path of travel in the adjoining public domain The development must provide accessible internal access, linking to public streets and building entry points.	An Access Report has been prepared and is submitted at Appendix I . The report concludes that proposal meet the applicable access codes and legislation, and is consistent with the DDA. The proposal maintains an accessible pathway at the intersection of Riley and Jane Street and also improves the available public domain.	Yes
11.4.3 Site Facilities and Services	Loading/ unloading areas are to be: a) integrated into the design of developments; b) separated from car parking and waste storage and collection areas;	There is no change to existing servicing arrangements.	Yes

Control	Provision	Proposed	Complies
	c) located away from the circulation path of other vehicles; and d) designed for commercial vehicle circulation and access complying with AS2890.2.		
11.5 Sustainable Development	New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.	The proposed works are set back from the roadway and will not cause excessive glare.	Yes
	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 materials will not cause excessive glare and a reflectivity report is not considered necessary.	Yes
C8 – Public Domain			
8.1. Pedestrian Amenity	Opportunities to increase a site's permeability should be provided.	The proposal is also accessible from Riley Street.	Yes
	Ensure active street frontages address the street that will promote pedestrian activity, safety and passive surveillance in the public domain.	The proposed alterations to the façade enable greater activation and street frontage address improving passive surveillance to the public domain.	Yes
	Opportunities to increase a site's permeability should be provided.	The proposal is also accessible from Riley Street. No changes are proposed to the main shopping centre entries.	Yes
	Awnings should be an integral component of new developments (including alterations and additions). Awning dimensions should generally be:	The proposal improves the covered pathway at the corner of Riley Street. This is an improvement to the existing scenario. It is not possible to provide an awning around the whole corner due to the existing light pole and traffic lights.	Yes

Control	Provision	Proposed	Complies
	<p>Setback from the face of the kerb to allow for clearance of street furniture including street trees;</p> <p>A minimum depth of 2.8m where street trees are not required, otherwise a minimum depth of 2.4m;</p> <p>A minimum soffit height of 3.2m and maximum 4m.</p>		
8.3. Lighting	<p>Council's adopted Public Lighting Policy and the implementation of an energy efficient lighting system should be incorporated into any design.</p> <p>As a minimum, the requirements of AS 1158 Lighting for roads and public spaces should be used for street lighting. AS 1158 may also be used for the lighting of pathways, laneways and access routes provided the lighting design allows:</p> <p>A wide beam of illumination to reach the beam of the next light, or the perimeter of the site or area being traversed; and</p> <p>The faces of users travelling along the path/laneway/arcade up to a distance of 15m are clearly illuminated.</p>	<p>All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.</p> <p>It is noted that the proposed corner façade will be illuminated through a soft glow LED treatment behind the glass.</p>	Yes
C10 Transport, Access and Parking			
10.5. Parking, Access and Driveways	<p>For existing developments, a new use must not commence, or the floor area increased until the required car park spaces have been provided on the site, corresponding to the land use outlined in Table C10.2.</p> <p><i>Retail Premises</i> - Penrith City Centre and St Marys Town Centre – 1 space per 30m² GFA</p>	<p>Refer to Traffic and Parking Assessment submitted at Appendix D. For the purposes of this assessment, the post-development parking demand meets the forecast demands associated with approximately the 99.5th percentile trading scenario.</p>	Yes

Control	Provision	Proposed	Complies
		It is noted that a surplus of 99 car spaces remains when the proposed development is taken into consideration.	
	Penrith City Centre – A maximum 60% of the total number of commercial parking spaces required by a development, other than for service vehicles, car washing bays and parking spaces allocated to people with a disability, are to be provided on-site	The existing Westfield Shopping Centre car park provides the required accessible car parking provisions.	Yes