

Table 1 – Penrith DCP 2014 Compliance Table

Part C – City-wide Controls		
C.1.2.5 Safety and Security (Principles of Crime Prevention Through Environmental Design)		
<i>D. Principles</i> 1) <i>Natural Surveillance</i>	<i>Providing opportunities for effective surveillance, both natural and technical, can reduce the attractiveness of crime targets. Good surveillance means that people can see what others are doing thereby deterring 'would-be offenders' from committing crime in areas with high levels of surveillance.</i>	The McDonald's operation is currently well managed and complies with McDonald's high management standards, as well as relevant legislative requirements in terms of safety and security. McDonald's will ensure the safety and security of the site through the Plan of Management (which has been updated to include 24/7) which deals with such matters as the amenity of the neighborhood, lighting, surveillance equipment, vandalism, noise and antisocial behavior. The Plan of Management is consistent with Crime Prevention through Environmental Design (CPTED) principles.
2) <i>Access Control</i>	<i>Physical and symbolic barriers can be used to attract, channel or restrict the movement of people, and in turn, minimise opportunities for crime.</i>	As above.
3) <i>Territorial Reinforcement</i>	<i>This principle relies on the users of spaces or areas feeling that they have some ownership of public space and therefore are more likely to gather and enjoy that space. The ownership of space increases the likelihood that people who witness crime in or adjacent to that space will respond by quickly reporting it or by attempting to prevent it.</i>	As above.
4) <i>Space Management</i>	<i>Public space that is attractive and well maintained is inviting to users and becomes a well-used space. Linked to the principle of territorial reinforcement, space management ensures that the space is appropriately utilised and well cared for.</i>	As above.
C12 Noise and Vibration		
12.4 Industrial and Commercial Development	General <i>a) Council will not grant consent to any noise generating industrial development, commercial development or licensed premises unless it can be demonstrated that:</i> <i>i) The development complies with the relevant State Government authority or agency standards and guidelines for noise, as well as any relevant Australian Standards;</i>	The McDonald's operation is located within an B2 Local Centre zone, however is within the vicinity of both residential and other commercial premises. A Noise Assessment (NA) is included within Appendix A of this report which both discusses and satisfies the implications of this proposal with regard to the DCP controls. In general, the proposal meets the objectives of the chapter and ensures that noise generating land uses do not unreasonably impact on the amenity of surrounding areas. This is validated within the NA undertaken by Acoustic Consultants MAC, who found that the proposal satisfies the relevant Project Noise Trigger Levels and that

<p><i>ii) The development is not intrusive (as defined in the EPA's Industrial Noise Policy);</i></p> <p><i>iii) Road traffic noise generated by the development complies with the provisions of Section 12.1 Road Traffic Noise of this Section;</i></p> <p><i>iv) The development complies with rail noise and vibration criteria (refer Section 12.2 Rail Traffic Noise and Vibration of this Section); and</i></p> <p><i>v) The development does not adversely impact on the amenity of the area or cause sleep disturbance</i></p>	<p>sleep disturbance is not anticipated, as emissions from impact noise are predicted to remain below the EPA for maximum noise level screening criterion. Refer to Appendix A for full details.</p>
<p>Noise Impact Statements – specific controls</p> <p><i>a) All development applications where the above controls are relevant are required to provide a Noise Impact Statement prepared by a qualified acoustic consultant in accordance with the requirements set out in the DA Submission Requirements Appendix of this DCP.</i></p> <p><i>b) The Noise Impact Statement should demonstrate acoustic protection measures necessary to achieve an indoor environment meeting residential standards, in accordance with relevant noise criteria, as well as relevant Australian Standards.</i></p>	<p>As above. An attached NA is included within Appendix A.</p>