

PLANNING COMPLIANCE TABLE

Penrith Development Control Plan 2014 – Chapter E11

MATTER	STANDARD	PROPOSAL	COMPLIANCE
11.8.3.3 Building Envelopes	(1) The maximum number of storeys for residential development on the site is six storeys	The proposed building is six storeys in total.	Yes
	(2) For all residential development (excluding residential flat buildings), the floor area of the third storey is to be no more than 60% of the second storey.	The floor area of the third storey is the same as the second storey. The proposed building is consistent with the objectives of this section, particularly the creation of an attractive and cohesive streetscape, and the minimisation of privacy and overshadowing impacts.	No
	(3) The location and siting of the third storey is to ensure adequate solar access and privacy for the lot and adjacent residential lots.	Appropriate solar access and privacy is provided through the provision of compliant building separation distances and 73% of apartments receiving adequate solar access.	Yes
	(5) A minimum floor to ceiling height of 2,700mm is to be provided for all ground floor living spaces.	5.1 metre floor to ceilings are proposed on ground floor.	Yes
11.8.3. 5 Private Open Space and Landscaping	1) Minimum private open space of 20% of site area and a minimum dimension of 2m.	The proposed development will be able to comply with the private open space control.	Yes
	5) The majority of dwellings within any given Development Block should receive at least 2hrs of sunlight between 9am and 3pm at winter solstice (June 21).	73% of apartment will received solar access. South facing apartments have been limited to 13% of the total number of apartments as indicated in south facing calculations.	Yes
11.8.3.7 Garages, Site Access and Parking	2) 2) The maximum parking rates for multi-unit housing, attached and semi-detached dwellings and dwelling	The maximum quantum of car parking allowable for both DA01 and DA02 is 153 car park spaces.	

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	houses are: a) 1-2 bedroom: 1 space per dwelling, and b) 3+ bedroom: 2 spaces per dwelling. 3) All visitor parking is to be provided on-street.	The combined basement carpark for DA01 and DA02 provides a total of 142 car parks and therefore complies with the DCP.	
11.8.3. 8 Visual and Acoustic Amenity	1) Direct overlooking of main habitable areas and private open spaces or adjacent dwellings should be minimised through building layout, window and balcony location and design, and the use of screening devices, including landscaping.	The proposed design has been carefully designed to protect residential amenity of adjacent sites. The proposal also complies with the visual privacy controls of the ADG.	Yes
11.8.3.11 Specific Provisions – Residential Flat Buildings	Residential flat development is to be generally consistent with the guidelines and 'rules of thumb' set out within the NSW Residential Flat Design Code and the development controls in the table below. If there is any inconsistency, the development controls below prevail.	The proposal is generally consistent with the ADG.	Yes
Min. lot size	650sqm	The proposed lot size is greater than 650sqm.	Yes
Max. building height	Maximum 6 storeys, except for Block C3 which is 3 storeys	Six storey building height is proposed.	Yes
Max car parking rates	Studio 0.5 space / dwelling 1-2 bedroom 1 space / dwelling 3+ bedroom 2 spaces / dwelling Visitor parking on street	The maximum quantum of car parking allowable for both DA01 and DA02 is 153 car park spaces. The combined basement carpark for DA01 and DA02 provides a total of 142 car parks and therefore complies with the DCP.	Yes

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11.8.4.1 Built form Controls	(1) The location of preferred land uses within the Village Centre is to be generally consistent with the Figure E11.47.	The site is identified for commercial and retail use. The provision of ground floor commercial and retail satisfies the intention of the site.	Partial
	(2) Building heights within the Village Centre are to be a minimum of 2 storeys, excluding the supermarket, and a maximum of 6 storeys.	Six storey building height is proposed.	Yes
	(3) The 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 3.3m for commercial office, 3.6m for active public uses, such as retail and restaurants, and 2.7m for residential.	5.1m floor to ceiling heights are proposed at ground floor.	Yes
	(4) Building setbacks / build-to lines within the Village Centre are to be consistent with Figure 19. Buildings are generally to be built to the street / square alignment. No upper level setbacks are required.	Building setbacks are consistent with Councils control.	Yes
	(5) Building frontage types within the Village Centre are to be generally consistent with Figures 20-21 and the table below.	Building frontages are consistent with Councils control.	Partial
	(7) 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.	Main entry points are provided to both buildings via the central courtyard and entrances off the street – entrances are clearly visible.	Yes

