

APPENDIX A: RELATIONSHIP BETWEEN DCS AND PCC PLANNING CONTROLS

Document	Relevant Development Control/s	Consistent with Council Development Control/s	Justification for Departure (If No or In Part)	Reference to relevant controls included in DCS, Western Precinct Plan (WPP) and/or SREP 30
Penrith Development Control Plan – Part 2	Contaminated Land	Yes		— Section 3.9 of the WPP addresses development and use of contaminated land.
	Crime Prevention Through Environmental Design	Yes		— Controls included in Section 5.6.6 of DCS.
	Engineering Works	No	— Although road/street types do not comply with Council’s engineering guidelines, they match those adopted for the Glenmore Park 2 release area.	— Section 5.2 of DCS includes controls relating to street types. — Section 4.10 of WPP includes controls relating to drainage and filling works.
	Erosion and Sediment Control	Yes		— Controls relating to erosion and sediment control included in Section 4.10 of WPP.
	Heritage Management	Yes		— Cultural heritage is addressed in detail in Section 4.12 of the WPP. — Clauses 54, 55 and 56 of SREP 30 regulate development, or development within the vicinity, of a heritage item.
	Landscape	Yes		— Controls included in Section 5.3 of DCS.
	Notification and Advertising	Yes	— Proposed development within the Western Precinct will be notified and advertised in accordance with PCC requirements.	
	Waste Planning	Yes	— Management of waste will be undertaken in accordance with best practice and efficient resource use strategies outlined in Section 4.11 of WPP.	— Section 4.11 of WPP — Section 5.6.9 of DCS

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	Flood Liable Land	Yes		<ul style="list-style-type: none"> — Section 4.10 of the WPP outlines requirements relating to development of flood liable land. — Clauses 49 and 50 of SREP 30 regulate development within flood liable land.
	Public Domain Lighting	Yes		— Public domain lighting controls included in Section 5.3.2 of the DCS.
	Car Parking	Yes, in part	— Parking rates tailored to meet the needs of development typologies not included in DCP 2006.	— Section 5 of DCS
	Tree Preservation	Yes		— Tree preservation is regulated under Clause 52 of SREP 30.
Penrith Development Control Plan – Part 3	Child Care Centres	Yes	— Although the DCS does not include specific controls relating to child care centres, future DAs for this type of development will be assessed in accordance with relevant provisions of DCP 2006.	
	Health Care Consulting Rooms	Yes	— Although the DCS does not include specific controls relating to health consulting rooms, future DAs for this type of development will be assessed in accordance with relevant provisions of DCP 2006.	
	Siting and Aesthetics of Telecommunications Facilities	Yes	— Although the DCS does not include specific controls relating to telecommunications facilities, future DAs for this type of development will be assessed in accordance with relevant provisions of DCP 2006.	

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Penrith Development Control Plan – Part 4 Residential	Single Dwellings	No	<ul style="list-style-type: none"> — Controls for residential development in the Western Precinct have been tailored to a range of housing typologies. — The controls in the DCS reflect innovative approaches to encourage live work opportunities and to ensure delivery of varied housing forms, which in turn will achieve the aims and objectives of SREP 30. 	<ul style="list-style-type: none"> — Section 5B of DCS.
	Dual Occupancy	No		
	Villa-style Development	No		
	Town House Development	No		
	Apartment Development	No		
	Guidelines for Subdivision	No	<ul style="list-style-type: none"> — Varying blocks sizes will be created to accommodate a diversity of housing typologies within the precinct. — Subdivision patterns through the precinct will be regulated by the Framework Plan for the Western Precinct (See Section 4.1 of WPP). — Road layouts and designs throughout the precinct are regulated by the Framework Plan and Section 5 of the DCS. 	<ul style="list-style-type: none"> — Framework Plan in Part 4 of WPP. — Section 4.4 of WPP outlines guiding principles for subdivision layout. — Section 5B of DCS. — Controls relating to road dimensions are included at Section 5 of the DCS.
Construction Works	No	<ul style="list-style-type: none"> — Management of construction impacts will be undertaken in accordance with best practice and the water and soil management strategies outlined in Section 4.10 of WPP. 	<ul style="list-style-type: none"> — Section 4.10 of WPP 	

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Sustainability Blueprint for Urban Release Areas – June 2005	Principle 1 – Value the Site Attributes	Yes	— Required Studies/Reports are to comprehensively address relevant issue(s) to a professional standard acceptable to Council.	— Studies and reports appended to WPP provide a detailed site analysis of the precinct.
			— Flora and Fauna Strategy required.	— The Biodiversity Assessment (see Appendix F) provides the required study and strategy for conservation of flora and fauna within and adjacent to the Western Precinct.
			— Heritage strategies proposed are to be consistent with accepted ICOMOS ‘best practice’, the <i>National Parks and Wildlife Services Act</i> and is endorsed by Council.	— Cultural heritage is addressed in detail in Section 4.12 of the WPP. — Clauses 54, 55 and 56 of SREP 30 regulate development, or development within the vicinity, of a heritage item.
	Principle 2 – Create Localised Landscapes and Quality Public Domains	Yes	— Formulate and deliver a Public Domain Strategy (PDS), which establishes the ‘look and character’ of the public domain.	— The Framework Plan at Part 4 of the WPP outlines the overall design and objectives for the delivery of high quality public domains areas throughout the precinct. — Section 5.3 of the DCS outlines the controls that will underpin the delivery of the Framework Plan.
			— The PDS is to include a Landscape Masterplan.	— An Open Space and Landscape Masterplan for the precinct has been developed by Environmental Partnership (see Appendix P). — Features of this masterplan have been incorporated into the Framework Plan and the supporting controls in the DCS.

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	Principle 3 – Create Communities	Yes	<ul style="list-style-type: none"> — Formulate and deliver an Infrastructure Delivery Plan (IDP). 	<ul style="list-style-type: none"> — In preparing the WPP a detailed capacity analysis of existing services and infrastructure of the precinct was undertaken by SKM (see Water, Soils & Infrastructure Report at Appendix E). — The delivery and augmentation of this infrastructure will be undertaken in accordance with the recommendations of SKM’s report. — Detailed community planning, including assessment of existing services, for the precinct has been undertaken in preparing the WPP (see Community Plan by Elton Consulting at Appendix N). — Section 4.14 of WPP lists the range of community services and facilities to be provided to support future occupants of the precinct. — The timing for the delivery of local and state infrastructure to support the precinct is regulated under the Planning Agreement with PCC and the Development Agreement with State Government, respectively.
			<ul style="list-style-type: none"> — Formulate and deliver a Transport Management Plan (TMAP). 	<ul style="list-style-type: none"> — In formulating SREP 30, a series of detailed transport investigations have been previously conducted to examine the most appropriate methods of providing quality transport services to whole of the St Marys site. These methods have been endorsed through the implementation of Development Agreements. — The delivery of appropriate transport infrastructure and services is to be undertaken in accordance with these agreements.

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			<ul style="list-style-type: none"> — Ensure dwelling choice, mix and location that reflect current and future demographic profiles. — Encourage adaptable housing designs. 	<ul style="list-style-type: none"> — The DCS outlines a variety of controls tailored to a diverse range of housing types expected within the precinct (see Part 5B of DCS). — Provisions to ensure delivery of adaptable dwellings are included in Section 5.6.10 of DCS.
			<ul style="list-style-type: none"> — At least 3% of residential allotments are provided for the purpose of affordable housing; otherwise an appropriate contribution is required to be made. 	<ul style="list-style-type: none"> — In developing the precinct 3% of all dwellings will be provided as affordable housing, in accordance with the requirements of the St Marys Development Agreement.
	Principle 4 – Create Employment	Yes	<ul style="list-style-type: none"> — An Employment Development Strategy is required. 	<ul style="list-style-type: none"> — The St Marys Employment Development Strategy identifies the actions and initiatives to be implemented to meet the employment and business development performance objectives for the St Marys site set out in SREP 30. — This strategy was prepared with input from Penrith City Council, State Government agencies and business organisations, and endorsed by the Employment Development Strategy Committee.
			<ul style="list-style-type: none"> — Demonstrate appropriate provision of telecommunications infrastructure throughout the development. 	<ul style="list-style-type: none"> — An analysis of the capabilities to service the precinct with adequate telecommunications infrastructure is outlined within the Water, Soils & Infrastructure Report prepared by SKM (see Appendix E). — Subject to negotiations with service providers, the precinct is expected to be serviced by Fibre to the Premises (FttP) broadband (see Section 4.13 of WPP).

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	Principle 5 – Save Water	Yes	<ul style="list-style-type: none"> Formulate and deliver a Water Sensitive Urban Design (WSUD) Strategy. 	<ul style="list-style-type: none"> The Framework Plan includes the integration of WSUD measures throughout the development of the precinct (see Part 4 of WPP). Subject to negotiations with Sydney Water, the precinct is expected to be serviced with a recycled water supply (see Section 4.13 of WPP).
	Principle 6 – Save Energy and Greenhouse Gases	Yes	<ul style="list-style-type: none"> BASIX approvals required for individual dwellings. 	<ul style="list-style-type: none"> BASIX certificates will be prepared for each dwelling sought as part of a development application.
			<ul style="list-style-type: none"> Ensure dwellings are appropriately orientated and landscaped to minimise energy consumption. 	<ul style="list-style-type: none"> Section 5B of the DCS includes relevant controls to ensure these outcomes.
	Principle 7 – Maximise Liveability and Longevity	Yes	<ul style="list-style-type: none"> To ensure appropriate design variety for dwellings, to provide a high level of amenity for future occupants. 	<ul style="list-style-type: none"> Section 5B of the DCS includes relevant controls to ensure these outcomes.
			<ul style="list-style-type: none"> Dwellings are to be designed in accordance with AS 4299-1995 ‘Adaptable Housing’. 	<ul style="list-style-type: none"> Section 5.6.10 of the DCS includes relevant controls to ensure delivery of a suitable level of adaptable housing within the precinct.
	Principle 8 – Reduce Resource Consumption	Yes	<ul style="list-style-type: none"> Demonstrate use of environmentally preferred materials that are durable and low maintenance in the construction of development. 	<ul style="list-style-type: none"> Building materials and construction methods which have low energy inputs into their production, i.e. a low ‘embodied’ energy, will be utilised where possible (see Section 5 of DCS). To assist in achieving the aims of this principle, development within the precinct will be undertaken in accordance with the Efficient Resource Use Strategy (see Section 4.11 of WPP). To more broadly realize the principles of ESD, the urban layout for the Western Precinct has been designed to maximise accessibility, promote walk-ability, promote trip containment and reduce vehicle travel.

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	Principle 9 – Minimise Waste	Yes	— To include waste management strategies to promote and facilitate efficient, effective and sustainable waste management practices.	<ul style="list-style-type: none"> — Section 5.6.9 of DCS. — To assist in achieving the aims of this principle, development within the precinct will be undertaken in accordance with the Efficient Resource Use Strategy (see Section 4.11 of WPP).
	Principle 10 – Building in Community Safety and Crime Prevention Measures	Yes	— Formulate and deliver a Community Safety and Crime Prevention Strategy.	— Section 5.6.6 of DCS specifically seeks to implement the principles of CPTED.