

Canterbury Bankstown DCP 2023 (last amended 6th August 2024)

Reference	DCP Control	Assessment of compliance
Chapter 2 Site considerations		
	Principles Context	<p>The development considered under DA 04-2020 included the intent for a community facility within the subdivision. The proposed development is consistent with the strategic vision of the preceding application.</p> <p>The proposed embellishment works provide facilities to residents who from part of the Community Association land (primarily residents and guests).</p> <p>The proposed resident facilities and embellishment works include;</p> <ul style="list-style-type: none"> - BBQ facilities, shelters and seating - A swimming pool - Tennis court - Shared paths and bicycle stands - Landscaping - Amenities buildings - Ancillary structures such as fencing, retaining walls, and - accessways <p>The facilities are to be accessed by home owners and residents via a secure swipe card system (located at the entry gates).</p>

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Reference	DCP Control	Assessment of compliance
		<p>The proposed development is considered ancillary works to the residential community being developed under preceding approvals.</p> <p>The proposal is also in line with land use zoning objectives and the objectives of the previous approval that set the framework for the delivery of a residential community.</p>
	Scale	The proposed built form is appropriate in that it will deliver buildings and structures limited in height and scale with substantial setbacks to minimise visual dominance of the street.
	Built form	The architecturally designed outbuildings and structures are of high-quality finishes and consider the character of home construction on adjoining lots. The proposed built form is appropriate in that it will deliver buildings and structures limited in height with substantial setbacks to minimise visual dominance of the street.
	Density	The proposed facility provides for shared community space inclusive of landscaping and minimal impermeable areas. The proposed floor area is minimal.
	Resource, energy, and water efficiency	The proposed buildings are deemed Class 9b and 10b. There are limited provisions which relate to the development as proposed,

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		<p>however the following initiatives to promote sustainability in construction and during the ongoing operation include;</p> <ul style="list-style-type: none"> -Solar panels to reduce power consumption - Extensive landscaped areas to mitigate urban heat island effects - Low flow taps and shower hardware - Hardwearing construction and equipment materials to improve life expectancy - Rainwater tanks and reticulation to amenity facilities proposed
	Landscape	<p>All hard and softscape landscaping is delivered prior to the opening of the facilities. The landscaping ensures consistency in character and aesthetic to the remainder of the subdivision.</p> <p>On a precinct wide basis, higher order vegetation and biodiversity areas are being embellished under DA 4-2020 and subsequent consents.</p>
	Amenity	<p>The proposal includes the retention of trees deemed of good health and life expectancy. Additional landscaping is proposed to create amenity for those utilising the facility and positive streetscape contribution.</p>
	Safety and security	<p>The proposed fencing and landscaping are transparent to allow for passive surveillance.</p>

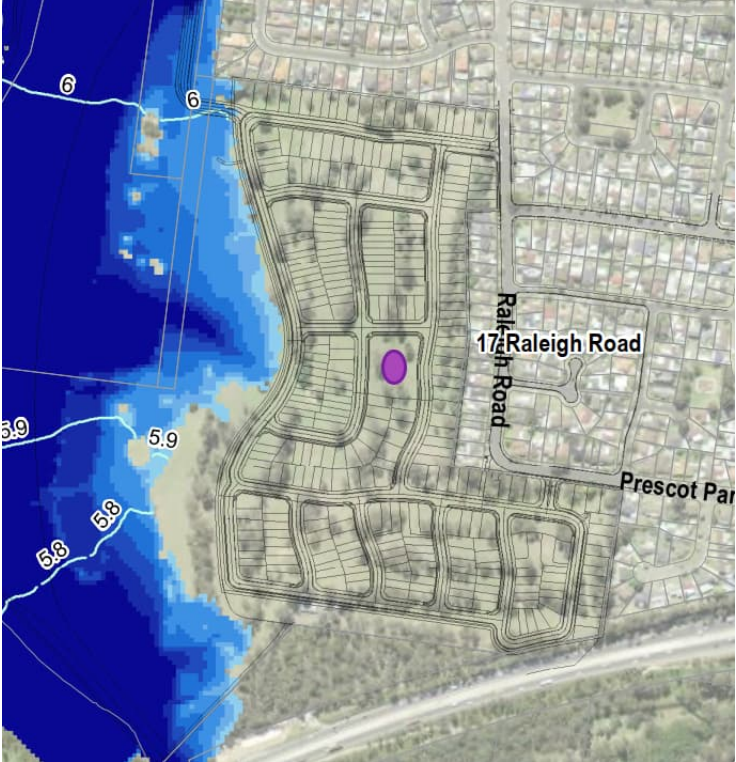
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		<p>Fencing is proposed around the facilities and swimming pool as per AS and BCA requirements.</p> <p>The view from the streets/public places will consist of an open vegetated area of high aesthetic quality.</p>
	Social dimensions	<p>The needs of the local community in terms of lifestyles, affordability, and access to social facilities have been considered.</p> <p>The proposed community association facility reduces the demand on public facilities in the wider regional area.</p> <p>The facility encourages residents and their guests to recreate, meet and socialise improving wellbeing and establishing a community relationship amongst neighbours.</p>
	Aesthetics	<p>The proposed structures are of high-quality design and materials.</p> <p>Landscaping is to complement existing trees being retained.</p> <p>Proposed fencing is transparent and of dark colour to reduce visual dominance. Built form is considerably set back from the street to ensure an open vista and positive streetscape contribution.</p>
DCP Chapter 2.2 Flood Risk Management		
Objectives 01-04	<p>O1 To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.</p> <p>O2 To control development and other activity within each of the individual floodplains in Canterbury-Bankstown having regard to</p>	<p>Flooding considerations are detailed in the Milperra Riverlands DA Flooding Assessment Subdivision July 2021 by GHD. The flooding consideration were required to aid the design and delivery of bulk earthworks and civil application (which has been approved).</p>


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	<p>the characteristics and level of information available for each of the floodplains.</p> <p>O3 To assess applications for development on land that could be flood affected in accordance with the principles included in the Floodplain Development Manual, issued by the NSW Government.</p> <p>O4 To apply a 'merit-based approach' to all development decisions which takes account of social, economic and environmental as well as flooding considerations in accordance with the principles contained in the Floodplain Development Manual.</p>	<p>Works in line with DA 4-2020 are progressing and mitigate the flood risk for land subject to this proposal.</p> <p>The land subject to this application is not impacted by the 1:100-year riverine flood (including climate change model assumptions) or by 1:100 ARI local flooding condition.</p> <p>Refer to images below – site indicated in green</p>

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		 <p>Proposed Condition Scenario Flood Depth and Extent Riverine Flooding 1 in 100 AEP Event plus Climate Change (Figure B-05 GHD July 21)</p>

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		 <p>Proposed Condition Scenario Flood Depth and Extent Local Flooding 1 in 100 AEP Event plus climate change (Figure B-17 GHD July 2021)</p> <p>Flood hazard within the subject land is considered at H1-H2 which is deemed low risk and acceptable risk for proposed land uses. No further specific design requirements are required to fencing or the proposed structures which are non-habitable.</p>

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		Flood evacuation is addressed in Mirvac Homes (NSW) Pty Ltd v Canterbury-Bankstown Council – Riverlands Flood Risk Assessment, Final (Molino Stewart, 2021) considered as part of the approved DA 4/2020.
Schedule 2 Land use categories	Recreation or non-urban uses Agriculture; animal boarding or training establishments; boatsheds; dams; extractive industries; helipads; jetties; marinas; mines; recreation areas and minor ancillary structures (e.g. toilet blocks or kiosks/cafes); recreation facilities (indoor and outdoor) other than those categorised under 'commercial or industrial'; plant nurseries; sanctuaries; swimming pools; turf farming	The proposal is categorised as 'recreation' for the purpose of this section, and Low Risk in terms of flood impact on development as set out within the DCP matrix. Refer to detailed assessment below.
Schedule 3	Georges River Floodplain	The proposal is categorised as 'recreation' for the purpose of this section, and of Low Risk in terms of flood impact on development as set out within the DCP matrix. The following criteria apply- Floor Levels- No lower than 20-year flood line. Complies Flood effects- The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere. Complies. the detailed flood modelling by GHD provides an assessment of the developments impact on flood behaviour. The proposal is consistent with the envisaged development outcomes outlined in that report (considered during DA 4/2020).

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		<p>Carparking- Parking will be provided on street. The road design and levels have been approved under preceding DA's.</p> <p>Evacuation- Evacuation requirements to be advised by Council if necessary.</p> <p>No additional requirements are necessary as the proposed evacuation routes have been deemed acceptable by Council in proceeding DA's. The proposal does not amend assumptions contained in previous reports noting that the facilities are for use by those within the community Association ie they are not public facilities where visitation numbers are unpredictable. The proposal therefore does not increase demand for evacuation.</p>
Chapter 2.3 Tree Management		
Objectives	<p>O1 To sustainably manage the tree resources to improve the visual, physical and environmental amenity of Canterbury-Bankstown.</p> <p>O2 To promote a healthy urban forest and urban tree canopy.</p> <p>O3 To promote the use of professional standards and best practices in tree management.</p> <p>O4 To list the controls for the pruning, removal and replacement planting of trees.</p> <p>O5 To protect trees that contribute to the heritage significance of places.</p>	<p>Temporal Tree Management has completed an on-site inspection and provided recommendations in relation to the health of the existing trees and maintaining life expectancy of trees via minor design amendments. The recommendations are reflected within the proposed design.</p> <p>Council may seek to impose tree protection measures (via DA conditions) for trees in the vicinity of works subject to this proposal.</p>

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Reference	DCP Control	Assessment of compliance
	O6 To protect trees from tree vandalism	
Chapter 3.1 Development Engineering Standards		
	<p>Council is responsible for managing public infrastructure assets. The aim is to keep the maintenance of these assets to a high standard, to maintain public safety and amenity and to minimise the long-term cost of these assets. The Canterbury-Bankstown Development Control Plan 2023 supports the Development Engineering Standards Guide. The Guide supports this DCP by providing additional development controls in relation to site civil engineering requirements, protection of Council infrastructure, vehicular and pedestrian access to development sites, stormwater management and conveyance, stormwater flooding and land subdivision.</p>	<p>The controls contained within this DCP relate to areas within the road verge only. All paths and structures within the proposed community park are to be maintained by the Community Association.</p> <p>Road verge infrastructure includes turf, footpaths, utility services and street tree planting is delivered in accordance with DA 4-2020 while this proposal seeks to develop land which is under the care and maintenance of the community association.</p> <p>If deemed necessary, Council can impose conditions of consent to ensure public road and verge assets are protected during the delivery of works proposed under this DA.</p> <p>The proposed impermeable surfaces are in line with assumptions made during the detailed design of stormwater infrastructure under DA 4/2020.</p>
Chapter 3.2 – Parking		
Section 1 Objectives	<p>Relevant objectives:</p> <p>O1 To ensure development achieves the parking requirements.</p>	<p>The proposal provides for adequate on street parking spaces directly adjoining the community open space which is deemed acceptable. Factors which contribute to the low demand for vehicular parking include.</p>

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Reference	DCP Control	Assessment of compliance
	<p>O2 To achieve a balance between parking requirements, visual aesthetics and pedestrian safety, which includes access for people with disabilities and convenience for drivers.</p> <p>O3 To reduce car dependency by encouraging alternative means of transport such as cycling, walking and public transport.</p> <p>O6 To minimise overflow parking and other traffic impacts in residential streets and neighbourhoods.</p>	<ul style="list-style-type: none"> The facilities are a component of the Community Association which includes residential landowners and those bound by the Community Management Statement. The facilities are not wider public facilities where visitation numbers are unpredictable. The master planned estate includes a network of footpaths and cycleways which provide ease of access to the facility for residents and their visitors. Bicycle parking and end of trip facilities are also provided. The proposal does not contain intensive uses which result in peak visitation demand eg function centres or food and drink outlets.
Section 2	Off-Street Parking Schedule	<p>The DCP schedule does not include parking rates for such facilities which are provided as ancillary to the overall residential development which forms part of the Community Association. Residents that form part of the community scheme are in proximity the land which is accessible via shared paths and therefore parking demand shall not exceed the on street parking available adjacent to the land.</p>
Chapter 3.3 – Waste Management Section 3 – Residential Development		
Section 4	<p>Commercial Development</p> <p>4.2 Development must provide an appropriate and efficient waste storage system that</p>	<p>There are no specific requirements that relate to the proposed facilities which are ancillary to the residential community.</p>

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	considers: the type of business; the volume of waste generated on-site; the number of bins required for the development and their size; additional recycling needs e.g. cardboard, pallets and milk crates; waste and recycling collection frequencies.	<p>The proposal has however been considered against provisions that relate to commercial development as a guide.</p> <p>Garbage receptacles are proposed adjacent to the BBQ area as well as a garbage storage area.</p> <p>Waste collection will be conducted via kerbside Council services (per frequency of services for dwellings).</p>
Chapter 3.4 Sustainable Development		
Objectives	<p>O1 To incorporate water conservation measures in the design and operation of development.</p> <p>O2 To incorporate energy efficient practices in the design and operation of development.</p>	<p>Proposed buildings are deemed Class 9b and 10b. There are limited provisions which relate to the development as proposed, however the following initiatives to promote sustainability in construction and during the ongoing operation include;</p> <ul style="list-style-type: none"> - Solar panels to reduce power consumption - Extensive landscaped areas to mitigate urban heat island effects - Low flow taps and shower hardware - Hardwearing construction and equipment materials to improve life expectancy - Rainwater tanks and reticulation to amenity facilities
Chapter 3.7 Landscape		

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Reference	DCP Control	Assessment of compliance
Section 1 Objectives	<p>O1 To promote attractive settings for development and the public domain.</p> <p>O2 To ensure landscape design contributes to the streetscape and amenity.</p> <p>O3 To incorporate the principles of ecologically sustainable development into the landscape design.</p>	<p>The proposal includes the retention of trees deemed of good health and life expectancy. Additional landscaping is proposed to create amenity for those utilising the facility and positive streetscape contribution.</p> <p>Landscaping is to be managed by the Community Association at the required frequencies.</p>
Section 2 Objectives	<p>O1 To integrate the landscape design with the overall design of the development.</p> <p>O2 To promote the retention and planting of large and medium size trees, and the healthy growth of trees in urban areas.</p> <p>O3 To provide deep soil zones to manage urban heat and water, and to allow for and support healthy plant and tree growth.</p> <p>O4 To contribute to the quality and amenity of communal open space, podiums and courtyards.</p>	<p>Complies. The proposal incorporates the following;</p> <ul style="list-style-type: none"> • Low maintenance landscaping • Tree retention • Deep soil zones • Landscaping features and high proportion of permeable areas.
2.1	New landscaping is to complement the existing street landscaping and improve the quality of the streetscape	The proposal includes the retention of trees deemed of good health and life expectancy. Additional landscaping is proposed to create amenity for those utilising the facility and positive streetscape contribution.
2.2	Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.	Complies. Bulk earthworks are being completed in accordance with DA 4-2020. The proposal includes minor earthworks to set final slab benching and landscape levels.

Reference	DCP Control	Assessment of compliance
2.3	The landscape design is to contribute to and take advantage of the site characteristics.	Complies. Landscaping design includes native tree species per Councils requirements. The proposal includes the retention of trees deemed of good health and life expectancy. Additional landscaping is proposed to create amenity for those utilising the facility and positive streetscape contribution. Precinct wide embellishment (not subject to this proposal) is also being undertaken to enhance canopy cover.
2.4	The landscape design is to improve the quality of the streetscape and communal open spaces by: (a) providing appropriate shade from trees or structures; (b) defining accessible and attractive routes through the communal open space and between buildings; (c) providing screens and buffers that contribute to privacy, casual surveillance, urban design and environmental protection, where relevant; Page 6 DCP 2023–Chapter 3.7 (Amended August 2024) (d) improving the microclimate of communal open spaces and hard paved areas; (e) locating plants appropriately in relation to their size including mature size; (f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; (g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter	<p>Complies. Landscaping of the community area and precinct wide streets are consistent and integrated. ie the landscaping is to be completed prior to the opening of the facilities. This ensures consistency in outcome and commits to aesthetic quality and amenity for occupants and the adjoining public domain. Streetscape integration of the development is enhanced via the selection of fencing that is transparent and of a colour and material that does not dominate the streetscape.</p> <p>Landscaping is to be managed by the Community Association at the required frequencies.</p> <p>The proposal incorporates the following;</p> <ul style="list-style-type: none"> • Low maintenance landscaping • Tree retention • Deep soil zones • Landscaping features and high proportion of permeable areas.

Reference	DCP Control	Assessment of compliance
2.6	Development must consider the retention of existing trees, including street trees, in the building design.	Complies. The proposal seeks to develop land that was subject to civil and bulk earthworks undertaken under DA 4-2020. Precinct wide biodiversity has been considered during the assessment of that proposal and include foreshore rehabilitation works, flora and fauna assessments against Councils policies, State and Federal legislative requirements. The proposal includes the retention of trees deemed of good health and life expectancy.
2.8	Development must provide street trees that will contribute to the canopy where possible.	Street trees are being installed and maintained in line with DA 4-2020.
Section 3	Biodiversity To protect biodiversity and ecological processes.	Complies. The proposal seeks to carry out works on land that is subject to civil and bulk earthworks being completed under DA 4-2020. The precinct wide biodiversity values have been considered during the assessment of that proposal and includes foreshore rehabilitation works, flora and fauna assessments against Councils policies, State and Federal legislative requirements. The proposal will retain a number of trees and incorporates the recommendations of the Arboricultural assessment by Temporal Tree Management.
Chapter 4. Heritage		
4.1 Introduction	Adjacent means a place that shares a boundary with the property (usually a heritage item) under consideration or is	The proposal will not impact the heritage significance of the nearby Milperra Soldier Settlement, which is illustrated as the road

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	directly opposite that property or is diagonally opposite that property (that is on the opposite side of the street). Adjacent may also apply to a place that is across a side street from property. Complies. The subject site is not listed as containing heritage significance.	network/layout of several local streets including Pozieres Avenue. No works are being carried out to the heritage listed road reserves in this location, nor is there an intention to change the name of existing public roads.
Chapter 10 – Non-Residential land uses in residential zones		
Section 5 Objectives	<p>O1 To ensure non-residential development is compatible with the prevailing suburban character and amenity of the residential areas.</p> <p>O2 To ensure non-residential development does not adversely impact on the amenity of neighbouring sites.</p>	<p>The proposed facilities are considered as ancillary to the residential accommodation being delivered under preceding proposals.</p> <p>The guidelines under this part of the DCP have been considered for completeness.</p>
5.1	<p>In determining applications that relate to land within Zone R2 Low Density Residential Council must take into consideration the following matters:</p> <ul style="list-style-type: none"> -whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone; -whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development; 	<p>Complies. The proposal complies with the requirements as follows;</p> <ul style="list-style-type: none"> • The proposed buildings are of minimal height and scale. They are setback considerably from residential dwelling and are to be constructed of high-quality materials • Fencing consists of durable material and finished in a dark colour to minimise visual impact. • The pool plant equipment is enclosed, minimising noise disturbance and a significant distance from nearest residential properties • The setbacks of recreation areas to nearest dwellings ensure amenity is maintained

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	<p>-whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the mid winter solstice;</p> <p>-whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;</p> <p>-whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and</p> <p>whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.</p>	<ul style="list-style-type: none"> • The proposal does not reduce solar access to unacceptable levels. • The use of the facilities is governed under by-laws and as such visitation demand and hours of operation are predictable as opposed to public parks. The proposed hours of operation are 8am to 8pm and adjustable pending review of amenity during the initial opening and operation. • The facilities are unlikely to attract spikes in peak demand ie they do not include function centres or food and drink premises.
Building design (utilities and building services)	<p>6.1 The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.</p> <p>6.2 Utilities and building services are to be integrated into the building design and concealed from public view.</p>	<p>Complies. The pool plant equipment is enclosed, minimising noise disturbance.</p> <p>The setbacks of the BBQ and pool recreation areas to the nearest dwellings ensure amenity is provided. Utilities are concealed from public view where possible or are considerably set back from the street and residential dwellings.</p>
Building design (substations)	<p>Building design (substations)</p> <p>6.3 The location and design of substations must be shown on the plans.</p>	<p>The subject site includes an electrical substation provided as part of the wider subdivision reticulation design. The facility is within the community land setback from the street verge. The station is to be screened from the adjoining residential dwelling.</p>

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	<p>6.4 Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view.</p> <p>6.5 Substations must not locate forward of the front building line.</p>	
Front fences	<p>6.8 The external appearance of a front fence along the primary and secondary street frontages must ensure:</p> <p>(a) the section of the front fence that comprises solid construction (not including solid piers) does not exceed a fence height of 1m above ground level (existing);</p> <p>and</p> <p>b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.</p> <p>6.9 Council does not allow the following types of front fences:</p> <p>(a) chain wire, metal sheeting, brushwood, and electric fences;</p> <p>and</p> <p>(b) noise attenuation walls.</p>	<p>Refer to justification below.</p> <p>Streetscape integration of the development is enhanced via the selection of fencing that is transparent and of a colour and material that does not dominate the streetscape.</p> <p>The proposed buildings are adequately setback from the street reducing visual dominance.</p> <p>The proposed fencing and landscaping are transparent to allow for passive surveillance. Fencing is proposed around the facilities and swimming pool as per AS and BCA requirements. The view from the street will consist of an open vegetated area of high aesthetic quality.</p>
Chapter 11 – Key Development Sites		
Chapter 11.5 – Former Riverlands Golf Course Site – Milperra		
Section 1 Objectives	O1 To ensure development integrates with the landform, vegetation, overland flow path and landscape of the site.	<p>Complies</p> <p>The proposed development is located within the former Riverlands Golf Course Site.</p>

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	<p>O2 To ensure development protects and conserves the ecological and habitat values of the site including the ecological communities and areas, riparian and biodiversity corridors, native vegetation and hollow bearing trees, and the ecological processes necessary for their continued existence.</p> <p>O3 To ensure development avoids or minimises the adverse impacts of urban stormwater on the site, adjoining properties, native vegetation, wetlands and waterways.</p> <p>O4 To ensure development protects and improves the scenic and cultural heritage values of the site, waterways and riparian corridors.</p> <p>O5 To ensure development fully responds to the flood risks, land contamination, acid sulfate soils, bush fire risks and other environmental constraints that affect the site.</p> <p>O7 To ensure development incorporates landscape as a key characteristic.</p> <p>O8 To require a legible access network within the site that is conducive to walking, and connects to the road, pedestrian and cycle networks of the established Milperra neighbourhood area.</p> <p>O9 To require appropriate infrastructure that enhances the quality of life and safety of the community.</p>	<p>Complies. The proposal seeks to carry out works on land that is subject to civil and bulk earthworks being completed under DA 4-2020. The precinct wide biodiversity values have been considered during the assessment of that proposal and includes foreshore rehabilitation works, flora and fauna assessments against Councils policies, State and Federal legislative requirements.</p> <p>The proposal seeks to development an allotment created under preceding approvals (including DA 04-2020). Civils works being carried out are in accordance with that approvals which have considered sustainability outcomes to the satisfaction to the consent authority.</p> <p>The proposal will retain a number of trees and incorporates the recommendations of the Arboricultural assessment by Temporal Tree Management.</p> <p>Stormwater will be connected to the precinct wide drainage network approved under DA 04-2020 which includes WSUD measures for water quality. This approval outlines temporary and finite stormwater treatment.</p> <p>The proposed development complies with the runoff assumptions within the approved precinct wide drainage infrastructure design.</p>

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		<p>A detailed stormwater plan can be provided prior to the release of the Construction certificate.</p> <p>Roads are being delivered in accordance with DA 4-2020 while this proposal seeks to develop land which is under the care and maintenance of the community association.</p> <p>If deemed necessary, Council can impose conditions of consent to ensure public road and verge assets are protected during the delivery of works proposed under this DA.</p> <p>Bushfire- In terms of risk, the site subject to this application is not mapped as containing Category 1, 2 or 3 Vegetation or the Vegetation Buffer as Canterbury Bankstown Council's Bushfire Prone Land Map.</p> <p>The overall assessment of risk is contained within the enclosed Building Code & Bushfire Hazard Solutions Pty Limited prepared for preceding DA's facilitating the land for which this proposal relates.</p> <p>The needs of the local community in terms of lifestyles, affordability, and access to social facilities have been considered. The proposed community association facility reduces the demand on public facilities in the area and encourages residents and their guests to recreate, meet, socialise improving wellbeing and establishes familiarity and community relationships.</p>

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1.2	<p>The intended outcomes of the concept subdivision plan, landscape plan and detailed tree survey are:</p> <ul style="list-style-type: none"> (a) to identify the overall strategic vision and guiding principles to the subdivision and development of the site; (b) to demonstrate the opportunities and constraints of the site; (c) to contribute to the sustainable growth of the city; and (d) to respond and contribute to the local context and the urban structure of the city. 	<p>Complies</p> <p>The development considered under DA 04-2020 included the intent for a community facility within the subdivision. The proposed development is consistent with the strategic vision of the preceding application.</p>
(a) Design principles	<p>The design and layout of the streets, lots and subsequent development must have regard to the design principles drawn from the site analysis and local context including:</p> <ul style="list-style-type: none"> (i) Context and character studies. (ii) Visual assessment of the site and the local context. (iii) Survey of the site and neighbouring buildings. (iv) Survey of the topography, stormwater and drainage systems, trees, vegetation and landscape 	<p>Complies</p> <p>This provision relates to the subdivision (approved under DA 04-2020) which approved the parent lots subject to this proposal.</p> <p>The proposed buildings are of minimal height and scale. They are setback considerably from residential dwelling and are to be constructed of high-quality materials Fencing consists of durable material and finished in a dark colour to minimise visual impact. Streetscape integration of the development is enhanced via the selection of fencing that is transparent and of a colour and material that does not dominate the streetscape.</p> <p>The proposed buildings are adequately setback from the street reducing visual dominance.</p>

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(b) The studies which informed the planning proposal	<p>The design and layout of the streets, lots and subsequent development are to conform to the studies and their recommendations which informed the planning proposal (PP_2011_BANKS_001) for the site including:</p> <p>(i) The 'Flora Assessment: Updated Study of the approximately 82 ha site of the Riverlands Golf Course site at Milperra', dated 23 January 2012, prepared by Anne Clements and Associates.</p> <p>(ii) The 'Fauna Habitat & Species Constraints to Potential Redevelopment of the Riverlands Golf Course, Milperra', dated 22 January 2012, prepared by Ambrose Ecological Services.</p> <p>(iii) The 'Fauna Investigation and Tree Retention Advice', dated June 2015, prepared by NGH Environmental.</p> <p>(iv) The 'Riverlands Flood Study and Evacuation Plan', dated April 2012, prepared by BMT WBM.</p> <p>(v) The 'Bushfire Assessment', dated 30 April 2012, prepared by Eco Logical Australia.</p> <p>(vi) The 'Aboriginal Heritage Study', dated May 2012, prepared by Archaeological & Heritage Management Solutions. This includes the need for subdivision development to undertake additional archaeological investigations in accordance with relevant statutory requirements and guidelines.</p> <p>(vii) The 'Phase 2 Environmental Site Assessment–Riverlands Environmental Site Assessment', dated July 2015, prepared by Environmental Strategies.</p>	<p>The proposal does not contravene the recommendations contained in the listed studies. The preceding DA's included the consideration of technical studies which relate to the wider subdivision and associated works.</p> <p>Land subject to this proposal contains mature trees which have been assessed by Temporal Tree management.</p> <p>The land subject to this proposal is not affected by Riverine flooding or bushfire.</p> <p>As proposed earthworks are minor in nature and result in a balanced cut and fill, there is no expectation of impact on aboriginal heritage or reconsideration of remediation or additional acid sulfate assessment.</p> <p>In many instances, subsequent reports have been carried out to those listed in this section which are considered relevant to the proposal and updated in line with legislative requirements. Remediation and site audit report from previous approvals are enclosed within this application for reference as they include the subject land.</p> <p>In terms of tree retention, the high retention value trees are being retained per the DA specific arborist report by Temporal Tree management.</p> <p>Bushfire- In terms of risk, the site subject to this application is not mapped as containing Category 1, 2 or 3 Vegetation or the</p>

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Reference	DCP Control	Assessment of compliance
	<p>(viii) The 'Acid Sulfate Soil Preliminary Site Investigation', dated December 2011, prepared by Sydney Environmental & Soil Laboratory.</p> <p>(ix) The 'River Bank Stabilisation Study', dated April 2014, prepared by National Project Consultants.</p> <p>(x) The Riverlands Golf Course voluntary planning agreement and corresponding vegetation management plan</p>	<p>Vegetation Buffer as Canterbury Bankstown Council's Bushfire Prone Land Map.</p> <p>The overall assessment of risk is contained within the enclosed Building Code & Bushfire Hazard Solutions Pty Limited prepared for preceding DA's facilitating the land for which this proposal relates.</p> <p>The proposal does not trigger any timing threshold requirements contained within the VPA.</p>
(c) Sustainability and energy efficiency outcomes	<p>The design and layout of the streets, lots and subsequent development must have regard to the sustainability and energy efficiency outcomes through design including:</p> <p>(i) The integration of the streets and development with the topography, stormwater, biodiversity and riparian corridors, native vegetation and hollow bearing trees, and landscape of the site.</p> <p>(ii) Lot orientation. In assessing proposals for residential subdivisions, Council places major emphasis on the ease with which future dwellings with good solar access can be erected on the proposed lots. In general, this condition is best fulfilled when the side boundaries of the majority of the lots are on or near a north-south axis; however, there may be other solutions. It is</p>	<p>The proposal seeks to development an allotment created under preceding approvals (including DA 04-2020). Civils works being carried out are in accordance with that approvals which have considered sustainability outcomes to the satisfaction to the consent authority.</p> <p>Proposed buildings are deemed Class 9b and 10b. There are limited provisions which relate to the development as proposed, however the following initiatives to promote sustainability in construction and during the ongoing operation include;</p> <ul style="list-style-type: none"> - Solar panels to reduce power consumption - Extensive landscaped areas to mitigate urban heat island effects - Low flow taps and shower hardware

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Reference	DCP Control	Assessment of compliance
	<p>important to strive for a future residential area in which the great majority of dwellings can achieve good solar access.</p> <p>(iii) The provision of deep soil zones and landscaping.</p> <p>(iv) Passive surveillance.</p>	<ul style="list-style-type: none"> - Hardwearing construction and equipment materials to improve life expectancy - Rainwater tanks and reticulation to amenity facilities
(e) Traffic and access	<p>The design and layout of the streets, lots and subsequent development must have regard to traffic and access including:</p> <p>(i) The links between the site and the surrounding pedestrian, cycle, public transport and road access and circulation networks. This includes details of the internal and external movement networks, the public transport access routes, the pedestrian and cycle paths, linkages to external networks and pedestrian through-site links. The internal street network should avoid cul-de-sac roads.</p> <p>(ii) The links to the road access to the site being Keys Parade, Pozieres Avenue and Prescott Parade. Road access is not to be provided through Martin Crescent.</p> <p>(iii) The pedestrian / cycle link between the site and the public open space on the foreshore.</p> <p>(iv) The evacuation routes for residents during flooding.</p>	<p>The lot, pathway network and street layout has been approved under DA 04-2020.</p> <p>Precinct wide flood study concludes that the land will have access to the pedestrian and public road network which provides flood evacuation routes. (refer to GHD and Molino flood assessments provided under preceding approvals for the site)</p>
(f) Infrastructure and stormwater	<p>The design and layout of the streets, lots and subsequent development must have regard to infrastructure and stormwater management including:</p>	<p>Complies</p> <p>The lot and road layout relates to the overall precinct wide subdivision approved under DA 04-2020.</p> <p>The proposal does not seek to amend the road layout as approved.</p>


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Reference	DCP Control	Assessment of compliance
managem nt	<p>(i) The works to be undertaken in accordance with the Riverlands Golf Course voluntary planning agreement and corresponding vegetation management plan.</p> <p>(ii) The minimum 17 metre road width for public roads. This comprises a 10 metre wide carriageway and a 3.5 metre wide footpath on each side of the carriageway.</p> <p>(iii) Access for Council's waste trucks and emergency vehicles.</p> <p>(iv) The integration of the streets and development with the overland flow paths shown in Figure 2.</p> <p>(v) The incorporation of water sensitive urban design principles in the street and development design to attenuate runoff and promote water quality. Consideration may be given to treating stormwater runoff from the site by establishing wetlands, or installing bioswales or bio-retention basins prior to surface discharge.</p> <p>(vi) The siting of the electricity power lines and telecommunication lines underground in accordance with the bushfire assessment, and urban design and streetscape guidelines.</p>	<p>The construction of Keys Parade under DA 108-2020 and local roads provide access to the district road network for residents.</p> <p>The proposed development complies with the runoff assumptions within the approved precinct wide drainage infrastructure design. Stormwater will be connected to the precinct wide drainage network approved under DA 04-2020 which includes WSUD measures for water quality. This approval outlines temporary and finite stormwater treatment.</p> <p>The proposed development complies with the runoff assumptions within the approved precinct wide drainage infrastructure design. Precinct wide drainage management considers the relevant DCP provisions.</p> <p>A detailed stormwater plan can be provided prior to the release of the Construction certificate.</p>
<i>Development – general requirements</i>		
1.4	In deciding whether to grant development consent, Council must be satisfied that development on the site conforms to the	<p>Complies</p> <p>The proposed delivery of community facilities is consistent with the vision and strategy considered in preceding approvals.</p>

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Reference	DCP Control	Assessment of compliance
	concept subdivision plan, landscape plan and detailed tree survey approved by Council.	
1.6	Development on the site must locate the electricity power lines and telecommunication lines underground.	Complies All services are to be located underground.
1.7	Development on the site must submit an Environmental Management Plan detailing the extent to which the development will impact on the site during construction in accordance with the flora and fauna studies which informed the planning proposal (PP_2011_BANKS_001) for the site and the Bankstown Demolition and Construction Guidelines.	These considerations were addressed during the assessment of DA 4-2020.
1.8	<p>In deciding whether to grant development consent, Council must be satisfied that development on the site conforms to the studies which informed the planning proposal (PP_2011_BANKS_001) for the site including:</p> <p>(a) The 'Flora Assessment: Updated Study of the approximately 82 ha site of the Riverlands Golf Course site at Milperra', dated 23 January 2012, prepared by Anne Clements and Associates.</p> <p>(b) The 'Fauna Habitat & Species Constraints to Potential Redevelopment of the Riverlands Golf Course, Milperra', dated 22 January 2012, prepared by Ambrose Ecological Services.</p> <p>(c) The 'Fauna Investigation and Tree Retention Advice', dated June 2015, prepared by NGH Environmental.</p>	<p>These considerations were addressed during the assessment of DA 4-2020. The proposal does not contravene the recommendations contained in the listed studies.</p> <p>The proposal is to retain trees per recommendations provided in the Aboricultural report.</p> <p>The overall assessment of risk is contained within the enclosed Building Code & Bushfire Hazard Solutions Pty Limited prepared for preceding DA's facilitating the land for which this proposal relates.</p> <p>The land is not affected by Riverine flooding or bushfire.</p>

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Reference	DCP Control	Assessment of compliance
	(d) The Riverlands Golf Course voluntary planning agreement and corresponding vegetation management plan.	<p>Bushfire- In terms of risk, the site subject to this application is not mapped as containing Category 1, 2 or 3 Vegetation or the Vegetation Buffer as Canterbury Bankstown Council's Bushfire Prone Land Map.</p>  <p>Bushfire risk map (CB Council)</p> <p>The proposal does not trigger any timing threshold requirements contained within the VPA.</p>

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Reference	DCP Control	Assessment of compliance
1.9	<p>Development on the site must protect the hollow bearing trees shown in Figure 3 in accordance with the 'Fauna Investigation and Tree Retention Advice', dated June 2015, prepared by NGH Environmental.</p> <p>In deciding whether to grant development consent, Council must be satisfied that the development is designed, and will be sited and managed, to avoid any potentially adverse environmental impact or, if a potentially adverse environmental impact cannot be avoided:</p> <p>a-the development minimises disturbance and adverse impacts on the native vegetation and habitat; and</p> <p>(b) measures have been considered to maintain native vegetation and habitat in parcels of a size, condition and configuration that will facilitate biodiversity protection and native flora and fauna movement through biodiversity corridors; and</p> <p>c) measures have been considered to achieve no net loss of significant native vegetation or habitat.</p>	<p>Complies</p> <p>These considerations were addressed during the assessment of DA 4-2020.</p>
<i>Stormwater and water sensitive urban design</i>		
1.10	<p>Development on the site must submit a Water Management Plan that provides the following details:</p>	Complies

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Reference	DCP Control	Assessment of compliance
	<p>(i) the stormwater management methods during construction and post construction; and</p> <p>(ii) how the water sensitive urban design methods will be used to meet the stormwater reduction targets set out in the Botany Bay and Catchment Water Quality Improvement Plan for greenfield development / large redevelopment.</p>	<p>Stormwater will be connected to the precinct wide drainage network approved under DA 04-2020 which includes WSUD measures for water quality.</p> <p>The proposed development complies with the runoff assumptions within the approved precinct wide drainage infrastructure design.</p>
1.11	<p>In deciding whether to grant development consent to development on the site, Council must be satisfied that:</p> <p>a) water sensitive urban design principles are incorporated into the design of the development; and</p> <p>(b) riparian, stormwater and flooding measures are integrated; and</p> <p>(c) the stormwater management system includes all reasonable management actions to avoid any adverse impacts on the land to which the development is to be carried out, adjoining properties, native bushland, waterways and groundwater systems; and</p> <p>(d) if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, native bushland, waterways and groundwater systems.</p> <p>For the purposes of this clause, the water sensitive urban design principles are:</p>	<p>Stormwater will be connected to the precinct wide drainage network approved under DA 04-2020 which includes WSUD measures for water quality. The proposed development complies with the runoff assumptions within the approved precinct wide drainage infrastructure design.</p> <p>Precinct wide drainage management considers the relevant DCP provisions.</p> <p>The proposal includes rainwater tanks and reticulation to onsite amenities.</p> <p>A detailed stormwater plan can be provided prior to the release of the Construction certificate.</p>

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Reference	DCP Control	Assessment of compliance
	<p>(i) protection and enhancement of natural waterways;</p> <p>(ii) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments;</p> <p>(iii) minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes;</p> <p>(iv) integration of stormwater management systems into the landscape in a manner that provides multiple benefits, including water quality protection, stormwater retention and detention, biodiversity / habitat provision, public open space, and recreational and visual amenity;</p> <p>(v) retention, where practical, of on-site stormwater for use as an alternative supply to mains water, groundwater or river water;</p> <p>(vi) reduce peak flows through storage and infiltration.</p>	

END