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Part	**Control**	**Compliance**	**Comment**
CHAPTER 2 - SITE CONSIDERATIONS			
2.2 FLOOD RISK MANAGEMENT			
SECTION 3–DEVELOPMENT CONTROLS			
Development Controls	*3.1 The proposed development should not result in any significant increase in risk to human life, or in a significant increase in economic or social costs as a result of flooding.*	**Yes**	The proposed warehousing has been designed to sit at RL 24.75 AHD, which is 3.75m above the Flood Planning Level at the site boundary. Considering the requirement for business/industrial buildings is FPL plus 0.5m freeboard, the proposed RL complies with this requirement and will provide sufficient refuge to ensure the proposed development does not result in any significant increase in risk to human life, economic or social costs as a result of flooding.
	3.2 The proposal should only be permitted where effective warning time and reliable access is available to an area free of risk from flooding, consistent with any relevant flood plan or flood evacuation strategy.	**Yes**	Given the relative FPL to the proposed floor levels of the warehousing, reliable access and an effective warning time is provided to utilise access points to areas free of flooding risk
	3.3 Development should not significantly increase the potential for damage or risk other properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.	**Yes**	The proposed flood mitigation works will not increase the potential for damage or risk to neighbouring properties.
	3.4 Motor vehicles are able to be relocated, undamaged, to an area with substantially less risk from flooding, within effective warning time.	**Yes**	The proposed design includes ample hard stand areas which are capable of

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			accommodating motor vehicles relocated in the event of flooding.
	3.5 Procedures would be in place, if necessary, (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate motor vehicles during a flood and are capable of identifying the appropriate evacuation route.	**Yes**	Procedures will be implemented once the facility is operational, with designated evacuation routes specified.
	3.6 To minimise the damage to property, including motor vehicles arising from flooding	**Yes**	The proposed development will not result in increased risk of damage to property, including motor vehicles, as a result of flooding.
	3.7 Development should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality	**Yes**	The proposed early works will not adversely impact neighbouring amenity and does not involve any new above ground structures.
2.3 - TREE MANAGEMENT			
Prescribed trees	*2.3 Chapter 2.3 of this DCP applies to:* *(a) all trees regardless of size, species or origin, located on: (i) public land; or (ii) public places; or (iii) public reserves; or (iv) public roads; and* *(b) trees on all other land that satisfy one or more of the following criteria: (i) all trees that are 5m or more in height; or (ii) all mangroves, regardless of size; or (iii) all trees, regardless of size, listed as Vulnerable or Endangered or a component of an Endangered*	**Yes**	The proposal seeks consent for tree removal works, to facilitate the proposed early works. See discussion provided in Arboricultural Impact Assessment at **Appendix 6**.

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	Ecological Community listed under the Biodiversity Conservation Act 2016; or (iv) all trees, regardless of size, listed under the Environmental Protection and Biodiversity Conservation Act 1999; or (v) all trees, regardless of size, located on land included on the Biodiversity Map under the Canterbury-Bankstown Local Environmental Plan 2023; or (vi) all trees, regardless of size, located on sites listed as a heritage item in Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023; or (vii) all trees, regardless of size, located in the foreshore area under the Canterbury-Bankstown Local Environmental Plan 2023		
CHAPTER 3 - GENERAL REQUIREMENTS			
SECTION 3–STORMWATER DRAINAGE SYSTEMS			
Development impacted by stormwater systems	*3.1 Applicants must apply to Council for a Stormwater System Report (SSR), prior to submitting an application, if the site is noted on Council's SSR register as affected by Council's stormwater drainage pipelines and/or affected by potential local stormwater flooding. The development must be designed to consider the recommendations of the SSR and satisfy the requirements of this DCP.* *It is the applicant's responsibility to locate and verify Council's stormwater drainage system as shown on the SSR or other information given by Council, including OLFPs where the stormwater system is located within the site. Development must be*	**Yes**	Stormwater System detailed in the submitted Civil Engineering Report and accompanying plans at **Appendix 8 and 9.**

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	designed and constructed to make provision for overland flow from stormwater runoff generated by external upstream catchments.		
Disposal of stormwater runoff	*3.2 Site stormwater drainage systems should be designed to flow under gravity, and be connected to Council's stormwater drainage system at the nearest suitable location or CDL benefiting the site. Site drainage design should follow the natural fall of the catchment to a pipeline connection point that has been designed for the runoff. Catchment redirections may be permitted subject to compliance with requirements outlined below.* *A separate approval to connect to Council's stormwater drainage system must be obtained from Council. Permission to carry out the works must be obtained by applying for the relevant Work Permit.* *The final number of drainage outlets will be determined by Council through the WP process and the Storm Water Connection Plan Approval.* *Pipelines constructed across the footway must generally be confined to within the site frontage. In certain circumstances Council may consider allowing the pipeline to extend a maximum of 20m along the footway in front of adjoining site. The applicant must demonstrate that the development potential of the adjoining site, including construction of VFCs, will not be adversely affected*	**Yes**	Stormwater runoff by gravity, connected to existing stormwater outlet at western extent of the site to Miller Road. No additional outlets to the public domain are proposed.

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Roof gutter design	*3.4 Roof, eave and/or box gutters and downpipes must be sized using the formulas and tables provided in accordance with the Australian Standard AS/NZS 3500 and Table 4b. In the case of OSD design, where overflow of the roof system cannot be directed to the OSD system, the roof stormwater drainage system must be designed for the 100-year ARI storm.*	**N/A**	Not applicable – no development proposed during Stage 1.
Overland flow paths for stormwater from upstream catchments	*3.14 Overland flow paths must be considered and designed where stormwater runoff, in excess of the design capacity of the pipelines for the upstream catchment, has the potential to flow through a site. Overland flow paths must be considered and designed for the stormwater runoff developed from within the site as well.* *The applicant may be required to provide Council with a flood study to determine the OLFP requirements, for assessment with the application plans.* *If a site has all of or part of a natural depression forming an OLFP within it, then Council may require an unobstructed OLFP, of adequate capacity, be maintained or constructed within the site. Often the natural depression coincides with a drainage easement, over a pipeline within the site. If the drainage easement is not coincidental to the natural depression where overland flow may occur, then Council may require a depression be created over the easement or an easement for overland flow be*	**Yes**	Proposal does not obstruct overland flow paths.

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	created over the natural depression area. In general, Council does not allow structures that will obstruct, block or adversely divert overland flow to be placed or constructed in the OLFP. *Applicants should plan a development so OLFPs are directed along driveways, through common grassed areas and where fencing requirements are minimised or limited. OLFPs through courtyard areas are discouraged and should not be proposed on new sites. Redirection of OLFP is permitted within the site provided there is no adverse effect on adjacent sites*		
Requirements for site boundary fencing	*3.15 All boundary fencing must be elevated at least 50mm from the finished ground level to the bottom of the fence panel or palings to allow for overland flow. Boundary fencing crossing Council's drainage easement or OLFP, if required by Council, must incorporate provision for the passage of overland flow from stormwater runoff. Council may require the fence to be raised higher off the finished ground level or openings be placed in the bottom of the fence where necessary to achieve acceptable overland flow path levels as recommended in an approved flood study for new development.*	**N/A**	Site boundary fencing under separate application.
Earthworks within OLFP	*3.16 Any earthworks or alteration to existing surface levels in a Council drainage easement, drainage reserve, or constructed OLFP, must be carried out in accordance with the approved design of the OLFP or as directed by Council.*	**Yes**	Proposed earthworks do not impact any Council drainage easements, drainage reserve or constructed OLFP.

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Requirements for flood freeboard and minimum floor levels	*3.17 Minimum flood freeboard is the height above the design flood level for a finished floor level of a structure adjacent to an OLFP or flood plain of a stream, creek or river. The design flood level is determined by a flood study for the particular flows and storm event.* *Minimum flood freeboard and flood planning levels (FPL) are specified in Chapter 2.2 of this DCP. In cases, where different freeboard requirements apply to the same site, the highest freeboard must be adopted. Finished floor levels for buildings on lands, subject to OLFP flows, must also be set in accordance with Chapter 2.2 of this DCP.* *Finished floor levels for buildings on lands not affected by any known form of flooding must be set in accordance with the guidelines in the Building Code of Australia.*	**Yes**	Proposed early works will facilitate building levels above flood levels, as detailed in Civil Engineering Report at **Appendix 8**.
SECTION 4 – ON-SITE DETENTION SYSTEMS			
Multi-dwelling development and non-residential development	*4.2 Multi-dwelling development and non-residential development will require OSD regardless of the impervious area before and after the development, and regardless of whether the site falls toward or to the street.* *For the purpose of this clause, impervious area includes buildings, outbuildings, roofs, concrete driveways, concrete paths, paved and hard surface areas. Driveways, courtyards and pathways*	**Yes**	As indicated in the Civil Engineering report prepared by Costin Roe, the proposed works will not result in any increase in local runoff, with the existing discharge location at the south-western part of the site to be retained.

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	constructed with gravel, grasscrete or pervious pavers are considered to be impervious for drainage calculation purposes. Swimming pools are considered as porous landscaping and calculated similar to grass.		In addition, flood storage is proposed as part of the civil engineering works No on-site detention is proposed.
SECTION 3–BIODIVERSITY			
Biodiversity	*3.1 Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design.*	**Yes**	In accordance with the BDAR provided at **Appendix 7,** native vegetation will be protected during construction and incorporated into the future landscape design, particularly along the Miller Road frontage and at the north-eastern corner of the site.
	3.2 Development must create a buffer zone to adjoining bushland and use indigenous planting in the buffer zone.	**Yes**	The site does not adjoin any bushland areas and is surrounded by industrial properties. Notwithstanding this, perimeter landscaping is provided to each boundary.
	3.3 Development must manage habitat values by reinforcing biodiversity links.	**Yes**	The BDAR submitted with the application indicated the presence of certain habitat values, particularly in relation to native trees to Miller Road and in the north-east corner of the site, as well as some ground cover. The limited habitat was noted as being potentially suitable for mobile native fauna including common bird species.

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			The assessment confirmed that there would be no prescribed impacts to these habitats as a result of the proposal.
SECTION 4–ENVIRONMENTAL MANAGEMENT			
Acoustic privacy	*4.1 Development must:* *(a) consider the Noise Policy for Industry and the acoustic amenity of adjoining residential zoned land; and* *(b) may require adequate soundproofing to any machinery or activity that is considered to create a noise nuisance.*	**Yes**	It is noted that the site does not adjoin any residential zoned land, with the nearest residential receivers separated by the rail corridor to the north and industrial development to the west. As found in the Construction Noise and Vibration Impact, subject to observing mitigation measures during early works, the proposed development will not result in unreasonable noise impacts to the nearest residential zoned land. Specific soundproofing measures will be adopted during construction, which will result in up to 20db reductions in sound. See **Appendix 11** for further detail.
Pollution control	*4.2 Development must adequately control any fumes, odour emissions, and potential water pollutants in accordance with the requirements of the relevant public authority.*	**Yes**	Potential air pollutants, such as dust emissions during demolition works, will be mitigated through observing the project specific mitigation measures outlined in the Air Quality Impact Assessment at **Appendix 14**. These

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			confirm that the residual risk of impacts is reduced to negligible-low risk and comply with requirements of the NSW EPA. During remediation works, stockpiles will be formed which pose a potential water runoff risk where left uncontrolled. In accordance with the Remediation Action Plan at **Appendix 17** and Civil Engineering plans at **Appendix 9**, sediment and erosion control measures will be implemented during works.