

B DCP Compliance Assessment

A DCP Compliance Table

Control	Comment	Compliance
Part C – General Controls		
C3 – Vehicle and bicycle parking rates and bicycle storage facilities		
C3.1 Vehicle parking		
General		
C1. Parking should not detract from the streetscape qualities, while meeting the needs of visitors and employees in the commercial areas.	<p>A Traffic and Parking Assessment Report has been prepared to assess the traffic impacts and parking demand of the completed project, please refer to Appendix P.</p> <p>The project when completed and operational will ensure it is consistent with these objectives and controls.</p> <p>Please also refer to the detailed assessment included in the Statement of Environmental Effects.</p>	<p>Complies</p> <p>The majority of car parking spaces will be located within the basement level (72 spaces) of Building A and the ground floor (132 spaces) under building B. Up to 122 overflow car parking spaces are provided outside. These parking spaces will be located on site and will not detract from the streetscape.</p>
Car spaces		
C2. Parking spaces should be a minimum of 5.4m x 2.4m, with an additional 300mm either side where enclosed (i.e. 5.4m x 3.0m)	As above	<p>Complies</p> <p>Proposed dimensions are 5.4m x 2.6m</p>
C3. Car parking for people with disabilities should have a minimum dimension of 3.6m x 6m	As above	<p>Complies</p> <p>Proposed dimensions are 3.6m x 5.4m. However, Council's engineers have stated that the applicable control under Australian Standard 2890.6 for an accessible space is 5.4m.</p>
Commercial		

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C10. Parking should not detract from the streetscape qualities, while meeting the needs of visitors and employees in the commercial areas	As above	Complies Parking will be solely located on site therefore will not detract from surrounding streetscape values.
C11. On site car parking should be provided below ground or located within the building and well screened.	As above	Complies Building A – car parking is proposed to be underground Building B – car parking is not underground but within the building and at grade. It will be screen by landscaping. Overflow – parking proposed outside of the buildings and at grade. However, this is considered acceptable as the space is only for occasional use as parking and will have a turf surface.
C12. Vehicular access ways are designed to be integrated with the building and of minimum height and width.	As above	Complies Access ways are designed to be integrated with the building
C13. Loading facilities should be provided in accordance with the current RTA “Guide to Traffic Generating Developments” and AS 2890.2.	As above	Complies The traffic, transport and Parking Assessment states that the loading dock, manoeuvring area and driveway is/will be designed to fully comply with AS2890.2 requirements in terms of manoeuvring, grades, and driveway width.
C14. The provision of parking for different types of development should be in accordance with Table C-C: Business/Office Premises = 1 space per 40m2 GFA Shops - 1 space per 40m2 GFLA Restaurants, Cafes, Take-away food & drink premises = Whichever is the greater of:	The site will include: <ul style="list-style-type: none"> • 90m2 of canteen space • 170m2 of commercial lease zone • 460m2 for West Harbour Rugby • 1,770m2 for Wests Tigers and • 470m2 for Wests Tigers External. The estimated car parking requirement is:	Complies Given the mixture of uses contained within the proposed facility, the exact number of required spaces is difficult to determine. However, it is considered that the provided number of car spaces is adequate, in consideration of the overflow parking provision.

Control	Comment	Compliance
<ul style="list-style-type: none"> 1 space per 6m² of serviced area, or 1 space per 4 seats. Recreational facilities <ul style="list-style-type: none"> Squash courts Tennis courts Bowling alleys Bowling greens Gymnasiums 3 spaces per court 3 spaces per court 3 spaces per alley 30 spaces for first green + 15 spaces for each additional green 7.5 spaces per 100m ² GFA (desirable) 4.5 spaces per 100m ² GFA (minimum) Childcare Centres - 1 space for every 4 children in attendance	<ul style="list-style-type: none"> 172 spaces for a weekday; 191 spaces for a weeknight; 291 spaces for daytime on weekends: and 77 spaces on a Saturday night. <p>The proposed car parking numbers are as follows:</p> <ul style="list-style-type: none"> Building A – 72 spaces Building B – 132 spaces Up to 122 overflow car parking spaces <p>The redevelopment proposal which will have 204 permanent car parking spaces including 8 accessible car spaces, plus an additional 122 overflow parking spaces will therefore have sufficient off-street parking to accommodate the estimated demand.</p>	
C15. Development should be in accordance with the provisions of State Environmental Planning Policy (Infrastructure) 2007.	As above	Complies
Accessible Parking		
C24. Parking provision should be in accordance with Table C-E. Class 5, 7, 8 and 9c - 1 space for every 100 car parking spaces or part thereof Class 9b: (b) Other assembly buildings - 1 space for every 50 car parking spaces or part thereof	As above	Complies The building has been classified by BCA consultants as 5, 7a and 9b. 8 accessible spaces will be provided.

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up to 1000 car parking spaces; and for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces - 1 space		
C3.2 Bicycle parking		
C1. Bicycle parking and storage facilities should be provided to allow parking or storage of a minimum number of bicycles, in accordance with Table C-F. Café: Bicycle parking facility - 1 per 25m2 public area Office/Commercial: Bicycle storage facility - 1 per 200m2 Bicycle parking facility - 1 per 750m2	A Traffic and Parking Assessment Report has been prepared to assess the traffic impacts and parking demand of the completed project, please refer to Appendix P. The project when completed and operational can ensure it is consistent with these objectives and controls. The proposal incorporates a bike store for 34 bicycles in the West Tigers/West Harbour Rugby Club basement car park. CBDPC does not provide specific bike parking rates for recreational facilities such as sporting facilities/venues.	Not determined The number of spaces are not stated on the plans provided. This is recommended to be addressed through consent conditions.
C2. Bicycle parking should be made available to customers and staff	A 10% mode split target to bicycles is consistent with the mode split target for bicycles in urban areas, as recommended in Austroads Research Report AP-R528- 16, Bicycle Parking Facilities: Updating the Austroads Guide to Traffic Management. The proposal incorporates a bike store (bicycle parking) for 34 bicycles in the West Tigers/West Harbour Rugby Club basement car park. This represents 10% of the proposed total car parking capacity of 326 car spaces.	Not determined Bicycle parking availability and locations is to be addressed through consent conditions.
Other non-residential development		
C3. Bicycle storage facilities may be provided as fully enclosed individual lockers (referred to in AS 2890.3 as Class 1 facilities) or as locked compounds (referred to in AS 2890.3 as Class 2 facilities), depending on the type of development and practicality of access to the	A bike store for 34 bicycles will be provided in the West Tigers/West Harbour Rugby Club basement car park.	Not determined Bicycle storage type, availability and locations is to be addressed through consent conditions.

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facility. Compounds should be fitted with a sufficient number of devices to which stored bicycles can be secured (referred to in AS 2890.3 as Class 3 facilities). Bicycle storage facilities should be covered to provide weather protection. A private garage is deemed to be the equivalent of an individual locker space.		
C4. Showers and lockers should be provided close to secure bicycle storage facilities within new commercial and industrial developments	Male and Female Changing rooms and facilities will be located on ground level, in close proximity to the basement bicycle storage.	Complies Change rooms are available in both building A and B
C5. Bicycle storage facilities should generally be designed in accordance with paragraph 2.2 of AS 2890.3	As above	Not determined Details on AS 2980.3 compliance and bike storage have not been supplied. Compliance is recommended to be made a condition of consent.
C6. Bicycle parking facilities on private land should be located so that the minimum clearance between a parked bicycle and the edge of a motor vehicle traffic lane is 600mm and 1000mm where the average traffic speed exceeds 60km/h	As above	Not determined Bicycle storage type, availability and locations is to be addressed through consent conditions.
C7. Bicycle parking facilities should be located so that the minimum clearance (for a pedestrian pass) between a parked bicycle and any other obstruction is 1200mm	As above	Not determined Bicycle storage type, availability and locations is to be addressed through consent conditions.
C8. Bicycle parking facilities should generally be designed in accordance with figure B3 in AS 2890.3. The provision of weather protection for bicycle parking is encouraged.	As above	Not determined Bicycle storage type, availability and locations is to be addressed through consent conditions.
C9. Access paths to bicycle storage or parking facilities should be provided so that the envelope shown in figure 3.1 in AS 2890.3 will fit when projected along the access path.	As above	Not determined Bicycle storage type, availability and locations is to be addressed through consent conditions.

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C10. Where an access path to a bicycle storage or parking facility includes stairs, such stairs should include a bicycle wheeling ramp in accordance with figure 7.12 in the Austroads Guide to Traffic Engineering Practice (Part 14 Bicycles). The gradient of the ramp should not exceed 25%	As above	Not determined Bicycle storage type, availability and locations is to be addressed through consent conditions.
C11. Unacceptable bicycle parking and storage facilities are facilities where: a) Only a wheel can be secured but not the bicycle frame; b) The device does not provide stability for the bicycle and may result in damage to the bicycle; and c) The device has a slot in the ground which may get dirty and difficult to use over time.	As above	Not determined Bicycle storage type, availability and locations is to be addressed through consent conditions.
C12. Directional signs advising the public of the location of bicycle parking and storage areas should be harmoniously designed and erected to assist both the facilitation and promotion of the use of these facilities.	As above	Not determined Bicycle storage type, availability and locations is to be addressed through consent conditions.
C4 Waste Management		
C4.1 General controls		
C1. On site storage for waste and recycling facilities must be provided in designated areas for all new developments. The minimum storage space required is to be based on 120 litres of garbage and recycling generated per unit per week. The area should be located so as not to cause offence to adjoining property owners or occupiers with regard to smell, visual appearance, noise disturbance and traffic.	Refer to Waste Management Report	Complies

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C2. Source separation facilities and containers shall be provided in kitchens for waste to be divided into separate waste streams to encourage the composting and recycling of materials.	Refer to Waste Management Report	Complies
C3. Common composting facilities should be provided at accessible locations away from dwellings to every residential development for garden waste and organic kitchen waste.	Refer to Waste Management Report	Complies
C4. Consideration should be given to bin storage space for garden organics that are not able to be composted on site ie. thick branches as garden organics cannot be disposed of in Council serviced garbage bins.	Refer to Waste Management Report	Complies
C5. Source separation facilities shall be provided on building sites so that different waste streams may be easily separated during construction and demolition to encourage the re-use and recycling of materials. The source separation facilities are to be clearly indicated on the drawings. Tipping docket for disposal and recovery of all wastes are required to be held on site during this phase and are subject to auditing and/or inspection by Council.	Refer to Waste Management Report	Complies
C6. In the design of buildings waste should be minimised by: Matching building dimensions to standard sizes of building materials; Using recycled materials; Selecting materials that can be re-used or recycled in the future; and Utilising component parts that may be easily replaced.	Refer to Waste Management Report	Complies

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C7. Plans and drawings of the proposed development that highlight the location of and space allocated to the waste management facilities and the nominated waste collection point must be included in the Waste Management Plan. The path of access for both users and collection vehicles must also be highlighted.	Refer to Waste Management Report	Complies
C5 Preservation of trees and vegetation		
C5.1 Pruning and removal of trees		
<p>C1. A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which this development control plan applies if:</p> <p>a) The tree has a height of, or greater than, four (4) metres;</p> <p>b) The tree has a trunk girth of, or greater than, 500mm at any point; or</p> <p>c) The tree is a cycad or mangrove, irrespective of its dimensions</p> <p>without a permit granted by the Council.</p>	N/A	<p>Noted</p> <p>The proposal seeks approval to remove 56 trees, as set out in the arborist report.</p>
<p>C2. If the tree or other vegetation is or forms part of a Heritage Item or is within a Heritage Conservation Area, then development consent is required.</p> <p>Refer to clause 5.9 of the Canada Bay LEP.</p>	N/A	<p>Noted</p> <p>Those trees on site with heritage significance are proposed to be retained.</p>
<p>C3. Exemptions: A person will be exempt from the prohibition stated in C1 above with respect to particular tree works if Council establishes that:</p>	N/A	<p>N/A</p> <p>While the Arborist Report notes that six trees are recommended for removal due to poor health, consent is being sought to remove all 56 trees as part of the DA.</p>

Control	Comment	Compliance
<p>a) The tree was dead or that the works were limited to the removal of dead branches;</p> <p>b) The tree was one of the following exempt species (provided the tree is not listed as a Heritage Item in an environmental planning instrument – in which case the prohibition applies):</p> <p>c) The tree is a declared noxious weed in the local government area of the City of Canada Bay under the Noxious Weed Act 1993; and</p> <p>d) The tree works were limited to the maintenance of a minimum clearance of five hundred (500) millimetres from domestic service leads as specified by Energy Australia, provided that the works were carried out by a qualified or experienced Arborist or Tree surgeon, in accordance with the Australian Standards for the Pruning of Amenity Trees AS 4373-1996.</p>		
C5.2 Assessment of trees		
<p>C1. Council may issue a permit or development consent for the removal of tree(s) if the following criteria are met:</p> <p>a) The tree is a poor specimen and is in decline and or inappropriate for the location;</p> <p>b) The tree has caused significant structural damage and supporting documentation is provided i.e. structural engineer's report; and</p> <p>c) It can be demonstrated that there is an on-going problem with the tree and no other course of action will rectify the problem.</p>	N/A	<p>N/A</p> <p>The trees are not proposed to be removed for any of these reasons.</p>
<p>C2. Council may issue a permit or development consent for the pruning of tree(s) if the following criteria are met:</p>	N/A	<p>N/A</p> <p>The trees are not proposed to be removed or pruned for any of these reasons.</p>

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<p>a) The tree(s) have structural defects and or disease and remedial pruning (to AS 4373-1996), will improve the health of the tree; and</p> <p>b) The tree(s) require crown thinning (no reduction in height permitted) to reduce weight within the tree if the tree is overhanging property or for other areas deemed appropriate i.e. access issues etc. A percentage no greater than 15% is generally issued.</p> <p>In some circumstances it may be necessary for you to supply, at your cost, an independent arborist's, structural, plumber's and or pest report. A comprehensive report must meet the criteria as outlined in Council's Guidelines for the Preparation of Reports available from Council. The Tree Management Officer will determine if such reports are necessary and such circumstances may include those where there is the possibility that the tree has been deliberately tampered with or extra supporting information is needed.</p>		
<p>C3.</p> <p>a) Where a tree(s) pose a potential hazard to property, the applicant should identify this on the application form. Council may expedite the assessment. No responsibility shall be taken by Council should a tree fail and cause damage or injury prior to inspection and the issue of the Tree Preservation Permit;</p> <p>b) Emergency Permits may be issued to applicants if deemed necessary by Council's Tree Management Officer(s); and</p> <p>c) In respect of potential hazard situations, tree problems do not usually occur in the short term,</p>	N/A	<p>N/A</p> <p>The trees are not proposed to be removed or pruned for any of these reasons.</p>

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(except in the event of physical/mechanical damage i.e. storm activity etc)		
C5.3 Canada Bay tree species		
C1. Trees selected for inclusion in landscaping should comprise native vegetation indigenous to Canada Bay and should be chosen from Table C-H.	N/A	Complies A schedule of tree species has been provided.
C9 Crime Prevention Through Environmental Design (CPTED)		
C1. Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space	N/A	Complies A CPTED report has been provided in support of the development. The report considers the proposal against five CPTED principles and found that: <ul style="list-style-type: none"> i. The redevelopment either has, or will, consider CPTED principles and their application prior to 90+% design development-detail. ii. The redevelopment complies with regulation guidelines within the NSW Environmental Planning and Assessment Act, 1979 and with the crime prevention policy of the City of Canada Bay (Council).
C2. In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.		
C3. Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.		
C4. Building entries are to be clearly visible, unobstructed and easily identify able from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain		
C5. Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night		

Control	Comment	Compliance
C6. Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.		
C7. Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.		
C8. Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.		
Part D - Heritage		
D1 Heritage reports to accompany development applications	A Heritage Report has been provided	Complies A statement of heritage impact has been provided in support of the DA. Council's Heritage Advisor is in support of the proposal, subject to conditions.
Part H – Signage and Advertising		
C1. The minimum controls for all signs are included in Table H-A.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C2. The following signs and advertising structures are not considered to be appropriate: a) Signs erected or attached to the sides of buildings where such side is adjacent to residences or residential flat buildings, or where the side of the building faces a residential street unless special circumstances as determined by Council are considered to exist; b) Signs or advertisements other than those relating to the occupier(s) of the building;	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.

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c) Flashing, moving, or video signs; d) More than one (1) projecting wall sign, flush wall sign or painted wall sign per building, or any such sign which is not exclusively for business or building identification purposes; e) Signs located on an awning or signs attached above the awning; f) Any sign or signboard exhibited on Council's footpath; g) Signs attached above the roof; h) Permanent inflatable signs; i) Flag pole signs; and j) Signs of more than 20m ² in area or 8.0 metres in height.		
H3 Sign proliferation and dominance		
C1. Signs, other than those relating to the occupier of the building are not permitted.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C2. Maximum size/area and number are included in Table H-A.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C3. The number of advertisements displayed on any site should be minimised in order to avoid visual clutter and duplication of message.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C4. Signs should be designed to provide clear property and business identification without dominating the site or the streetscape.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C5. Signage should be visually sub-ordinate to the building as a whole and its façades.	N/A	Not determined

Control	Comment	Compliance
		Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C6. In multi-tenanted buildings, a single coordinated free-standing advertisement or directory board should be used.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
H4 Sign dimensions		
C1. Maximum size/area and number are included in Table H-A	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C2. The supporting structure of free-standing advertisements should be of dimensions which provide good visual balance to the structure in addition to the necessary structural supports.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C3. Supporting structures should not dominate the sign, building or streetscape.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C4. Free standing signs and advertisements on multi-tenanted buildings should be limited to one per building.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
H5 Integration		
C1. Signs attached to buildings should be of appropriate colour, scale and proportion, and of an integrated design that is coordinated with the architectural form and design of the building upon which the advertisement or advertising display is located.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.
C2. Free-standing advertisements should not rely upon the removal of trees or lopping of branches in order to be visible.	N/A	Not determined Signage details have not been provided. Conditions of consent are recommended in relation to signage.

Control	Comment	Compliance
H7 Concord Oval and Drummoyne Oval Signage		
<p>C1. Signage is to be located so as to be visible only to persons attending the organised sports activities on the reserve and should not face outward (see figure H7.1).</p> <p>The protection of views into and within public areas is to be maintained and enhanced. Signage is only permitted on fencing around the sporting field. Applications for signage on grandstands and scoreboards at Concord and Drummoyne ovals will be considered based on merit assessment.</p> <p>Signage on perimeter fences shall face inwards towards the sporting facility and shall be restricted to the height of the fence surrounding the sporting field.</p> <p>Where the rear side of the sign is visible from any road, street or waterway, the rear side shall be treated in a manner so as to blend with the existing fence structure. The visibility of the signage from the surrounding roads, streets, waterways or residential areas is to be minimised.</p>	N/A	<p>Not determined</p> <p>Signage details have not been provided. Conditions of consent are recommended in relation to signage.</p>
<p>C2. Illuminated, animated, flashing or moving signs are not permissible.</p> <p>No signage is to be painted directly onto a fence or other structure. All signage must include the sporting clubs name on at least 25% of the overall area of the sign.</p> <p>Signage content is restricted to information about the sponsors of the teams or organisations using the sporting facility or about the products of those sponsors.</p>	N/A	<p>Not determined</p> <p>Signage details have not been provided. Conditions of consent are recommended in relation to signage.</p>

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<p>Where permissible, signage on scoreboards, grandstands etc, shall not exceed the width of the structure by more than 1 metre. No signs are to extend above the existing height of the structure.</p> <p>Signage is not to contain any advertisements for cigarettes.</p>		
<p>C3. The applicant is to be responsible for maintaining signage in a good state of repair.</p> <p>All sporting bodies and advertisers are to be made aware that signs may be removed or covered up during special "one off" events.</p>	N/A	<p>Not determined</p> <p>Signage details have not been provided. Conditions of consent are recommended in relation to signage.</p>
H8 Architectural amenity and residential character		
C1. The scale of advertising signs should be compatible with the buildings they are on, nearby buildings, street widths and other existing signs.	N/A	<p>Not determined</p> <p>Signage details have not been provided. Conditions of consent are recommended in relation to signage.</p>
C2. On buildings with decorative facades, signs should not be placed on the decorative forms or mouldings. Instead they should appear on the undecorated wall surfaces, unless architecturally designed sign panels are provided	N/A	<p>Not determined</p> <p>Signage details have not been provided. Conditions of consent are recommended in relation to signage.</p>
C3. Where commercial areas adjoin residential areas, signs should not be permitted on walls facing adjoining dwellings.	N/A	<p>Not determined</p> <p>Signage details have not been provided. Conditions of consent are recommended in relation to signage.</p>