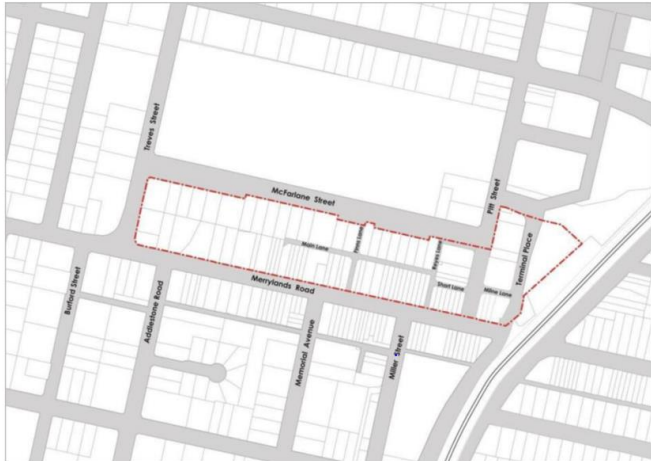

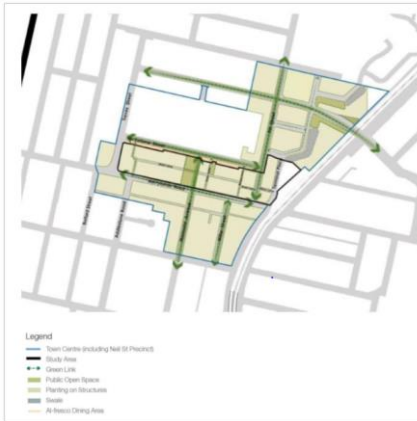
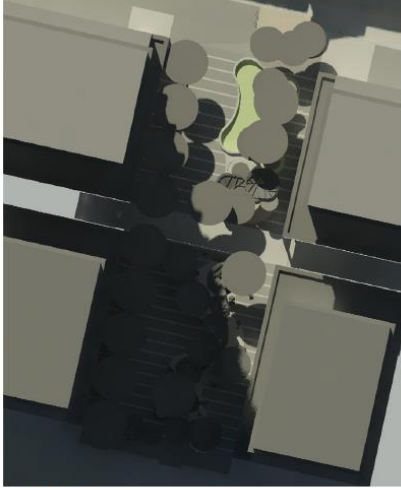



**CDCP 2021 Compliance Table
DEVELOPMENT IN BUSINESS SITE SPECIFIC**

Relevant Control		Compliance with Requirements	Consistency Objectives
Part A – General Controls			
Part F2 – Business Site Specific			
Part F2-8 – Merrylands Station and McFarlane Street Precinct			
			
Figure 1: Merrylands Station and McFarlane Street Precinct boundary			
2.1 General	Meet the objectives.		
2.2 Urban context analysis	Meet the objectives.	The proposal will contribute to the creation of a centralised public domain and open space area as a focal point for the Precinct, improvement of pedestrian and vehicular traffic movement throughout the Centre and to encourage a more pedestrian friendly streetscape on McFarlane Street and Merrylands Road.	Yes
2.2.1 Movement	Establish a pedestrian focus along McFarlane Street with particular emphasis on the proposed new Civic Square.	The pedestrian link coloured in blue as shown in Figure 2 is proposed to be shifted towards the middle part of the Civic Square.	No – refer to detailed assessment in the report.

	 <p>Figure 2: Movement principles</p>		
2.2.2 Open Space	<p>Establish a secondary green link through north-south laneways, between Merrylands Road and MacFarlane Street. Refer Figure 3.</p>  <p>Figure 3: Open space principles</p>	<p>The pedestrian link coloured in green as shown in Figure 2 is proposed to be shifted towards the middle part of the Civic Square.</p>	<p>No – refer to detailed assessment in the report.</p>
2.3 Access network			
	<p>C2. Existing laneways are to be widened in accordance with Figure 6.</p>	<p>Location of existing laneway, Main Lane, is maintained.</p>	<p>Yes</p>
	<p>C4. Lanes are not to be covered, but awnings may be permitted on buildings facing lanes up to a maximum of 30% of each frontage.</p>	<p>No awnings proposed.</p>	<p>Yes</p>
	<p>C5. Widening of Merrylands Road – 0.5m on either side.</p>	<p>Provided.</p>	<p>Yes</p>
2.4 Site amalgamation	<p>C1. Site amalgamation for the purposes of development shall be determined in accordance with Figure 9 and Table 1</p>	<p>Provided.</p>	<p>Yes</p>

	<table><tr><td>7</td><td>40, 41, 42 & 43 Sec A</td><td>DP 7916</td><td>28 - 34 McFarlane Street</td><td>5,422</td><td></td></tr><tr><td></td><td>44</td><td>DP 7916</td><td>28 - 34 McFarlane Street</td><td></td><td>105m/32ft</td></tr><tr><td></td><td>Pr 45 & 46 Sec A</td><td>DP 7916</td><td>28 - 34 McFarlane Street</td><td></td><td></td></tr></table>	7	40, 41, 42 & 43 Sec A	DP 7916	28 - 34 McFarlane Street	5,422			44	DP 7916	28 - 34 McFarlane Street		105m/32ft		Pr 45 & 46 Sec A	DP 7916	28 - 34 McFarlane Street				
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	Pr 45 & 46 Sec A	DP 7916	28 - 34 McFarlane Street																		
	C2. Sites must not be created that are physically unable to reasonably develop a building that achieves the maximum building height controls contained in Cumberland LEP 2021.	The proposed amalgamation is satisfactory.	Yes																		
2.6.7 Solar access to Civic Square	C1. Solar access must be maintained to a minimum of 50% of the Civic Square area between the hours of 11.00am and 1.00pm on the 21st June.	Provided. Shadow diagrams have been submitted with the application. These diagrams assume that the surrounding sites are redeveloped in accordance with the current LEP controls (including height and FSR). As outlined in the below diagram, at 9am during the winter solstice approximately 50% of the square receives solar access. At 11am during the winter solstice, generally the entire plaza receives full solar access. At 1pm during the winter solstice, approximately 50% of the square continues to receive solar access. By 3pm, approximately 25% of the civic square receives solar access. It should be noted that some of the trees, in particular the western row of trees is deciduous, therefore will be able to provide additional solar access opportunities during the winter solstice.	Yes																		

		 1:00PM	
		 3:00PM	
2.6.9 Awnings and colonnades	Awnings C1. Awnings are to be provided to the full extent of the street frontage of buildings in the locations nominated in Figure 14.	Not required for the site.	N/A
	C2. Awnings along Merrylands and McFarlane Street shall be minimum 2.5m deep.	N/A	N/A
	C3. Awnings if provided on laneways shall be retractable and only to be used in hours of operation.	Not proposed.	N/A
	Colonnades C4. Provide colonnade/active frontage where shown in Figure 14.	Sufficient setbacks proposed to allow for colonnades to be provided within the eastern and western boundaries of the site.	Yes
	C5. Provide colonnades with a preferred minimum soffit height of 4m.	Not proposed at this stage.	N/A
Part G – General Controls			

Part G3 – Traffic, Parking, Transport & Access (Vehicle)			
4.4 Development in business zone	C1. Driveways shall be provided from laneways (existing or proposed), private accessways and secondary streets, where possible.	Location of existing laneway, Main Lane, is maintained.	Yes
	C3. The location of vehicular access shall consider existing services (eg. power, drainage) and street trees.	Not proposed.	N/A
	C9. Pedestrian safety is to be maintained through design, including ensuring clear sight lines at pedestrian and vehicular crossings and clearly differentiating vehicular and pedestrian access.	Subject to condition.	Yes
	C18. Marked pedestrian pathways with clear lines of sight and safe lighting shall be provided.	Subject to condition.	Yes
Part G4 – Stormwater & Drainage			
2.2 Method of stormwater disposal from the site	C1. All stormwater collecting as a result of the carrying out of development under this DCP must be directed by a gravity fed or charged system to: (a) a public drainage system, or b) an inter-allotment drainage system, or (c) an on-site disposal system.	No OSD proposed.	No – refer to detailed assessment in the report.
2.6 Flood Risk Management	C1. The proposed development does not result in any increased risk to human life and does not increase the potential flood affectation on other development or properties.	Council's Development Engineer has reviewed and supported the proposed development, subject to conditions.	Yes
	C7. The filling of flood prone land, where acceptable and permitted by this Part, must involve the extraction of the practical maximum quantity of fill material from that part of the site adjoining the waterway.	Council's Development Engineer has reviewed and supported the proposed development, subject to conditions.	Yes

	C8. The proposed development shall comply with Council's Flood Risk Management Policy.	Council's Development Engineer has reviewed and supported the proposed development, subject to conditions.	Yes
2.7 Water Sensitive Urban Design, water quality and water re-use	Water Sensitive Urban Design (WSUD) C1. All development applications for sites of 2,500m ² , or more in area must be supported by a Water Sensitive Urban Design Strategy, prepared by a qualified civil engineer with suitable experience.	Council's Development Engineer has reviewed and supported the proposed development, subject to conditions.	Yes
	C2. Development for the subdivision of sites of 2,500m ² or more in area must achieve the stormwater flow targets in the Water Sensitive Urban Design Strategy, unless public water quality and flow structures downstream of the site allow these targets to be met. Details of compliance must be included in the Water Sensitive Urban Design Strategy supporting the development application.	Council's Development Engineer has reviewed and supported the proposed development, subject to conditions.	Yes
	C3. All other developments shall provide appropriate water sensitive treatments.	Council's Development Engineer and Environmental Health Officer have reviewed and supported the proposed development, subject to conditions.	Yes
Part G5 – Sustainability, Biodiversity & Environmental Management			
2.1 Groundwater	C1. Operating practices and technology, including dewatering, shall not contaminate groundwater or adversely impact on adjoining properties and infrastructure. Any dewatering activities may require concurrence from the NSW Government. Any application to discharge ground and surface water to Council's stormwater system must be accompanied by a	Council's Environmental Health Officer has reviewed and supported the proposed development, subject to conditions.	Yes

	Dewatering Management Plan.		
2.3 Land contamination	C1. Prior to the submission of a development application, an assessment is to be made by the applicant under Clause 7 of SEPP No. 55 as to whether the subject land is contaminated prepared in accordance with the relevant Department of Planning, Industry and Environment Guidelines and the Guideline to Asbestos Management in Cumberland Council 2018.	DSI and RAP have been submitted with the application.	Yes
	C2. In accordance with Clause 7 (1) of SEPP No. 55 Council will not consent to development unless it has considered whether land is contaminated, and if the land is contaminated is suitable for the proposed purpose or is satisfied that the land will be appropriately remediated. Where land is proposed to be subject to remediation, adequate documentation is to be submitted to Council supporting the categorisation.	Refer to SEPP 55 assessment in the main body of the report.	Yes
Part G7 – Tree Management & Landscaping			
2.2 Tree management and proposed development	C1. Development shall be designed to incorporate existing trees that are identified as being suitable for retention, with adequate setbacks to any works and protection measures stipulated in accordance with AS 4970-2009 to ensure their long-term survival.	Council's Tree Management Officer and Landscape Architect have reviewed and supported the proposed development, subject to conditions.	Yes
	C2. Development proposals must consider existing trees situated on adjacent properties with adequate setbacks to any works and protection measures stipulated in accordance with AS4970-2009 to ensure their long-term survival.	No trees on the adjoining properties.	N/A

	C7. Council may require an Arborist Report and/or Tree Protection Plan, to be prepared in accordance with Council's Submission Requirements for Consulting Arborists' Impact Assessment Report document, and submitted with development applications when any existing trees are to be retained.	No trees removal proposed.	N/A
2.3 Landscaping	C1. Where a landscape plan is required, it shall be prepared by an appropriately qualified person such as an experienced Landscape Architect/Landscape Designer. The landscape plan shall be prepared at a minimum scale of 1:100, be fully documented with the inclusion of a plant schedule and show sufficient detail to enable construction.	Council's Tree Management Officer and Landscape Architect have reviewed and supported the proposed development, subject to conditions.	Yes
Part G8 – Waste Management			
3.6 Collection area requirements	C1. All developments must allocate a suitable collection point for collection of waste and recycling bins from either inside the development (on-site) or from kerbside (off-site).	Waste Management Plan submitted is considered satisfactory, subject to condition imposed.	Yes