DA2022/0253 - PPSSCC-362 - ATTACHMENT 8
Cumberland Development Control Plan 2021 Compliance Table

Relevant Control		Compliance with Requirements	Consistency Objectives
Part A – General Controls			
Part A2 – Subdivision			
2.4 Residential flat building, multi-dwelling development and mixed use development	C1. Development sites involving more than one lot shall be consolidated.	Consolidation of allotments is required and proposed, conditions included.	Yes.
	C2. Plans of Consolidation shall be submitted to, and registered with, the office of the NSW Land and Property Management Authority. Proof of registration shall be produced prior to release of the Occupation Certificate.	Conditions included	Yes.
	C3. Adjoining parcels of land not included in the development site shall be capable of being economically developed and not result in site isolation.	Compliance is achieved. Concept development option provided for adjoining site at 5 Marsden Street showing it can be developed as a standalone site.	Yes.
	C4. The community title or strata title subdivision of a residential flat building shall be in accordance with the approved development application plans, particularly in regard to the allocation of private open space, communal open space and car parking spaces. C6. Council will allow the strata subdivision of residential flat buildings subject to compliance with all other related controls contained in this DCP.	No subdivision proposed.	N/A.
	C5. Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.	N/A.	N/A.
	C6. Council will allow the strata subdivision of residential flat buildings subject to compliance with all	N/A.	N/A.

Relevant Control		Compliance with Requirements	Consistency Objectives
	other related controls contained in this DCP.		
	C7. A minimum width of 6m shall be provided for all carriageways on access roads. If parallel on-street parking is to be provided, an additional width of 2.5m is required per vehicle per side.	N/A.	N/A.
Part A3 – Site Amalgamation & Isolated Sites			
2. Principles	The key principle is to ensure the subject site and adjoining site(s) can achieve development that is consistent with the planning controls. Isolation of small sites should be avoided as it may result in poor built form outcomes. If variations to the planning controls are required, such as non-compliance with a minimum allotment size, both sites will be required to demonstrate how development of appropriate urban form with an acceptable level of amenity for all stakeholders will be achieved.	Satisfactory. Existing surrounding sites have already been redeveloped with the exception of 5 Marsden Street to the east. Concept development option provided for adjoining site at 5 Marsden Street showing it can be developed as a standalone site. No issues arise.	Yes.
3. Process	Site amalgamation shall be considered and/or required if: • the adjoining site will become isolated by the proposed development; • the subject site cannot satisfy the minimum lot width and size requirements; • there is a likely environmental impact of a proposed development upon the amenity and enjoyment of land locked and/or isolated sites including shadow, privacy, noise, odour and visual impacts; • if there is a better streetscape amenity outcome to be achieved that would also reduce the number of access	No issues identified.	Yes.

Relevant Control		Compliance with Requirements	Consistency Objectives
	points along a street frontage; and • the subject site and adjoining site(s) cannot achieve a satisfactory form of development that is consistent with the planning controls. If any of the above applies, then negotiations for amalgamation between the owners of the properties should commence at an early stage and prior to the lodgement of the development application. If site amalgamation is not feasible Development proposals that create isolated sites or "landlocking" shall provide documentation with the development application that include details of the negotiations between the owners of the properties. The documentation should demonstrate that a reasonable attempt has been made by the applicant(s) to purchase the isolated site(s). Documentation shall, at least, include: • two independent valuations that represents potential value of the affected site(s). This may include other reasonable expenses likely to be incurred by the owner of the isolated property in the sale of the property; and • evidence that a genuine and reasonable offer(s) has been made by the applicant to the owner(s) of the affected adjoining site(s). Note: A reasonable offer shall be of current fair market value and shall be the higher of the two independent valuations		

Relevant Control		Compliance with Requirements	Consistency Objectives
	and include for all expenses that would be incurred by the owner in the sale of the affected site. The level of negotiation and any offers made for the isolated site are matters that can be given weight in the consideration of the development application. The amount of weight will depend on the level of negotiation, whether any offers are deemed reasonable or unreasonable, any relevant planning requirements and the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. Where a proposed development is likely to result in an isolated site and site amalgamation cannot be achieved, the subject application may need to be amended, such as by a further setback than the minimum in the planning controls, or the development potential of both sites reduced to enable reasonable development of the isolated site to occur while maintaining the amenity of both developments. Applicants for the development site are to demonstrate how future development on the isolated site can be achieved. To assist in this assessment, an envelope for the isolated site should be prepared which indicates the following: • height; • setbacks; • pedestrian and carparking access; • site coverage (both building and basement);		

Relevant Control		Compliance with Requirements	Consistency Objectives
	• constructability; • envelope separation; and • open space and landscaping. This should be schematic but of sufficient detail to understand the relationship between the subject application and the isolated site and the likely impacts the developments will have on each other. This includes solar access and privacy impacts for residential development and the traffic impacts of separate driveways if the development is on a main road. Where it has been demonstrated that the isolated site can be appropriately developed at a later stage, Council may consider alternative design solutions for the subject site.		
Part B – Development in Residential Zones			
Part B3 – Residential Flat Buildings			
2.1 & 2.2 Relationship to SEPP 65/NSW ADG & Development controls	ADG takes precedence over DCP, where there are inconsistencies between the controls, the ADG prevails. C1. For residential flat buildings controls on: • site analysis; • orientation; • public domain interface; • communal and public open space; • deep soil zones; • visual privacy; • pedestrian access and entries; • vehicle access; • bicycle and car parking; • solar and daylight access; • natural ventilation; • ceiling heights;	Noted. The development sought is mostly satisfactory when considered under the Apartment Design Guide. Refer to assessment against ADG.	Yes

<table>
<tr><th colspan="2">Relevant Control</th><th>Compliance with Requirements</th><th>Consistency Objectives</th></tr>
<tr><td></td><td>• apartment size and layout;
• private open space and balconies;
• common circulation and spaces;
• storage;
• acoustic privacy;
• noise and pollution;
• apartment mix;
• ground floor apartments;
• façades;
• roof design;
• landscape design;
• planting on structures;
• universal design;
• adaptive reuse;
• mixed use;
• awnings and signage;
• energy efficiency;
• water management and conservation;
• waste management; and
• building maintenance.
Refer to SEPP 65 and the ADG compliance table.</td><td></td><td></td></tr>
<tr><td>3.1 Building envelope</td><td>C2. Residential flat building development shall be provided in accordance with Table 7 for RFB Setbacks.

<table><tr><td>Front setbacks (min)</td><td>No less than 6m or correspond with the existing prevalent building setback or with emerging setbacks in areas undergoing transition</td></tr></table></td><td>Refer to controls for development in business zones and ADG building separation requirements.</td><td>N/A.</td></tr>
</table>

Relevant Control			Compliance with Requirements	Consistency Objectives
	Secondary street setbacks (min)	2m for laneways and 4m for other roads		
	Side setback (min)	3m		
	Rear setback (min)	Up to four storeys: 20% the length of the site, or 6m, whichever is greater Five storeys or more: 30% the length of the site		
	Site area	1,000m²		
	Street frontage	24m		
	C3. For residential flat building not captured by SEPP 65, the development is also to achieve the objectives and design criteria of the ADG.		The development is captured by SEPP 65.	N/A.
3.2 Basement design	C1. Basement walls shall be located directly under building walls, wherever practicable.		Not practical given the size of basements required. However acceptable given that site coverage and deep soil complies.	Yes.
	C2. A dilapidation report shall be prepared for all development that is adjacent to sites which build to the boundary.		Conditions included.	Yes.
	C3. Where practicable, basement walls not located on the side boundary shall have minimum setback of 1.2m from the side boundary to allow planting.		Not practical given the size of basements required. However acceptable given that site coverage and deep soil complies.	Yes.
	C4. Basement walls visible above ground level shall be appropriately finished (such as face brickwork and/or render) and appear as part of the building.		N/A.	N/A.

Relevant Control		Compliance with Requirements	Consistency Objectives
3.3 Car parking	C1. Refer to Part G3 of this DCP, or section 3J-1 of the ADG for car parking provision requirements.	Compliance is achieved.	Yes.
Part C – Development in Business Zones			
2 Relationship with SEPP 65 and Apartment Design Guide	The residential apartment component of shop top housing developments in the Cumberland City LGA will be assessed in accordance with the ADG. The ADG takes precedence over a DCP. Therefore, the DCP provisions do not repeat or seek to vary any controls under the ADG. Where there are inconsistencies between the controls set out in this DCP and the ADG, the ADG shall prevail.	The Apartment Design Guide has been used to address the shop top housing component of the development. Refer to ADG assessment.	Yes.
3.1 Lot size and frontage	C1. Unless otherwise stated as site specific controls in this DCP, the minimum lot frontage for shop top housing development within Zone B2 Local Centre and Zone B4 Mixed Use shall be: • up to 3 storeys: 20m; and • 4 storeys or greater: 30m.	The site is situated within Zone B4 Mixed Use. The site has a combined frontage width of 35.355m to Mark Street to the west and the common side boundary to the east, and 69.035m to Marsden Street to the south and David Place to the north.	Yes.
	C2. Lot size and frontage shall provide an appropriate site configuration that achieves: • adequate car parking area and manoeuvring for vehicles in accordance with AS2890; • ground level frontage that is activated and not dominated by access apertures to car parking areas; and • the required setbacks and building separation set out by this DCP or the Apartment Design Guide.	The lot size and frontage are appropriate for the development.	Yes.
	C3. Council may require the consolidation of more than 1 existing land holding to be undertaken in order to meet all	Refer to A3.	N/A

Relevant Control		Compliance with Requirements	Consistency Objectives
	the requirements of this development control plan.		
	C4. Commercial development is not permitted on battleaxe lots.	Not applicable for the development application.	N/A
	C5. In instances where lot amalgamation in order to meet the requirements of this DCP cannot be achieved, refer to Part A3 of this DCP.	Refer to A3.	N/A
3.2 Setbacks and separation	C1. Front Setback: Nil (except for B1 Neighbourhood Centre zoned land). A greater setback may be required to align with the predominant street setback.	A nil setback is proposed for the ground and levels 1 to 3. Upper levels follow ADG requirements.	Yes
	C2. For B2 and B4 zones, or unless otherwise stated in site specific controls within this DCP, a street wall height (i.e. podium height) of 3 storeys with a zero setback to the street is required.	4 storey street wall height proposed, less than adjoining buildings that are built to the street for up to 11 storeys.	Yes.
	C3. A minimum 3m setback shall be provided for levels above the street wall height for the podium	4m	Yes.
	C4. Levels above street wall height are to be setback to ensure visual separation. This may be achieved through upper level setbacks, material variances and/or horizontal recesses.	Satisfactory.	Yes.
	C5. Council may require alternative street wall heights and setbacks where compatibility with the existing prevailing built form within the immediate context can be demonstrated or is necessary.	N/A.	N/A.
	C6. Where a site adjoins any residential zone (and not separated by a road), the side setback shall be a minimum of 3m.	N/A.	N/A.
	C7. Rear Setback: 15% of site length where boundary adjoins	N/A.	N/A.

Relevant Control		Compliance with Requirements	Consistency Objectives
	a residential development or a residential zone.		
3.3 Landscaping and open space	C1. Landscape reinforces the architectural character of the street and positively contributes to maintaining a consistent streetscape character.	Satisfactory.	Yes
	C2. Landscaping is to form an integral part of the overall design concept.	Satisfactory.	Yes
	C3. At grade car parking areas, particularly large areas, shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large car parks.	N/A.	N/A.
	C4. In open parking areas, 1 shade tree per 10 spaces shall be planted within the parking area.	There is no car parking at grade.	N/A
	C5. Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.	No fencing proposed.	N/A
	C6. Paving and other hard surfaces shall be consistent with architectural elements.	Satisfactory.	Yes
	C7. For developments with communal open space, a garden, maintenance and storage area are to be provided, which is efficient and convenient to use and is connected to water for irrigation and drainage.	Can be accommodated within the basement storage areas.	Yes
	C8. Street trees shall be planted at a rate of 1 tree per 10 lineal metres of street frontage, even in cases where a site has more than 1 street frontage, excluding frontage to laneways.	Conditions included.	Yes
	C9. Street tree planning shall be consistent with the relevant Public Domain Plan, strategy, plan, guideline or policy.	Refer to site specific DCP section.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	C10. Significant existing street trees shall be conserved. Where there is an absence of existing street trees, additional trees shall be planted to ensure that the existing streetscape is maintained and enhanced.	Satisfactory.	Yes
	C11. Vehicular driveways shall be located a minimum of 3m from the outside edge of the trunk measured 1m above the existing ground level of any street tree to be retained.	No trees to be impacted by driveway.	Yes
	C12. Services shall be located to preserve significant trees.	Satisfactory.	Yes.
	C13. At the time of planting, street trees shall have a minimum container size of 200 litres and a minimum height of 3.5m, subject to species availability.	Conditions included.	Yes
	C14. Where buildings are setback from the street, the resulting open space shall provide usable open space for pedestrians.	N/A.	N/A.
	C15. Open space areas are to be paved in a manner to match existing paving or to suit the architectural treatment of the proposed development.	N/A.	N/A.
3.4 Public art	C1. Public art is encouraged to be provided within the business centres, in accordance with Council's relevant adopted Policy.	N/A.	N/A.
	C2. Public art provided shall develop the cultural identity of the community and reflect the culture of the community.	N/A.	N/A.
	C3. Artworks shall be integrated into the design of buildings and the landscape.	N/A.	N/A.
3.5 Streetscapes	C1. New shopfronts shall be constructed in materials which complement the existing or emerging character of the area.	The appearance, materials and location of shopfronts is appropriate for the area.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	C2. Development shall provide direct access between the footpath and the shop.	Direct access proposed.	Yes
	C3. Security bars, and roller shutters are not permitted; however, transparent security grilles of lightweight material may be used.	No security bars or grills are proposed for the commercial premises.	N/A
	C4. Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	No signage is proposed as part of the development application.	N/A
	C5. Require buildings at visually significant locations to be well designed and respond to the different characteristics of the streets the address.	Satisfactory.	Yes
	C6. Development on corner sites will be required to accommodate a splay corner to facilitate improved traffic conditions.	No splay proposed or required by Council's engineers. However, the façade is setback from the footpath allowing for visibility at corners and condition included for splay corners to be provided.	Yes
	C7. Buildings on corners must address both frontages to the street and/or public realm to: • articulate street corners by massing and building articulation, to add variety and interest to the street; • present each frontage of a corner building as a main street frontage, reflect the architecture, hierarchy and characteristics of the streets they address, and align and reflect the corner conditions; and • development on corner sites will require land to be dedicated to accommodate a splay corner to facilitate improved traffic conditions.	This is achieved with the building appropriately addressing all street frontages.	Yes

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Relevant Control		Compliance with Requirements	Consistency Objectives
3.6 Building use	C1. Ground floor uses in business zones are to comprise non-residential uses.	Entire ground floor is non-residential.	Yes
3.7 Façade design, shopfront and materials	C1. Facade proportions and vertical and horizontal emphasis shall be appropriate to the scale of development and its interaction with the streetscape. Vertical emphasis shall be incorporated above awnings.	This is achieved.	Yes
	C2. Building facades at street level along primary streets and public places consist of a minimum of 80% for windows/glazed areas and building and tenancy entries.	Satisfactory. The development includes an appropriate amount of glazing.	Yes
	C3. Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	Satisfactory.	Yes
	C4. Building services, such as drainage pipes, shall be coordinated and integrated with overall façade and balcony design.	Satisfactory.	Yes
	C5. Ventilation louvres and carpark entry doors shall be integrated with the design of the overall façade.	Satisfactory.	Yes
	C6. Security devices fitted to building entrances and windows shall be transparent to allow for natural surveillance, and made of light weight material.	No security devices proposed.	N/A.
	C7. The ground floor level must have active uses facing streets and public open spaces.	The ground floor commercial tenancies address the street and promote a more active streetscape.	Yes
	C8. Retail outlets and restaurants are located at the street frontage on the ground level.	The ground floor commercial tenancies will allow for retail and restaurant uses, subject to separate approvals.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	C9. Where possible, offices should be located at first floor level or above.	Not proposed, acceptable as residential given the site location.	Yes
	C10. A separate and defined entry shall be provided for each use within a mixed use development.	A separate and defined entry is proposed for each use.	Yes
	C11. Street and tenancy numbers shall be located on shopfronts and awnings and shall be clearly visible from the street.	Conditions included.	Yes
	C12. Solid roller shutters and security bars, either internal or external, that block out or obscure windows or entrances, are not permitted.	No security bars or grills are proposed for the commercial premises.	Yes
	C13. High quality design, construction and materials shall be implemented to ensure the building has a long life and requires low maintenance.	High quality design, construction and materials are proposed.	Yes
	C14. Building materials and finishes complement the finishes predominating in the area. Different materials, colours or textures may be used to emphasise certain features of the building.	The development will complement the surrounds.	Yes
	C15. New buildings shall incorporate a mix of solid (i.e. masonry concrete) and glazed materials, consistent with the character of buildings in the locality. Active street frontages are to maximise the use of glazing.	This is achieved.	Yes
	C16. All street frontage windows located at ground floor level are to be clear glazing.	Glazing of the entire commercial tenancy frontages is proposed.	Yes
	C17. Building finishes should not result in causing glare that creates a nuisance and hazard for pedestrians and motorists in the centre.	Building materials are appropriate.	Yes
	C18. For advertising on shopfronts, refer to Part G1 of this DCP	No signage is proposed as part of the development application.	N/A

Relevant Control		Compliance with Requirements	Consistency Objectives
3.8 Ceiling height	C1. The minimum finished floor level (FFL) to finished ceiling level (FCL) in a commercial building, or the commercial component of a building, shall be as follows: • 3.5m for ground level (regardless of the type of development); and • 3.3m for all commercial/retail levels above ground level.	4m floor to floor heigh is proposed for the ground floor.	Yes
	C2. Refer to the ADG for minimum ceiling heights for all residential levels above ground floor in mixed use developments.	Floor to ceiling heights of apartments are satisfactory.	Yes
3.9 Roof design	C1. Roof design shall be integrated into the overall building design.	Satisfactory.	Yes
	C2. Design of the roof shall achieve the following: • concealment of lift overruns and service plants; • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complement the scale of the building and surrounding development.	Satisfactory.	Yes
	C3. Roof forms shall not be designed to add to the perceived height and bulk of the building.	The proposed roof form is satisfactory.	Yes
	C4. Landscaped and communal open space areas on flat roofs shall incorporate shade structures and wind screens.	N/A.	N/A
	C5. Communal open space, lift overruns and service plants shall be setback from the building edge so as to be concealed.	Achieved.	Yes
	C6. Roof design is to respond to the orientation of the site,	Achieved.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	through using eaves and skillion roofs to respond to sun access.		
	C7. Consideration should be given to facilitating the use of roofs for sustainable functions, such as: • installing rainwater tanks for water conservation. • orient and angle roof surfaces suitable for photovoltaic applications; and • allow for future innovative design solutions such as water features or green roofs.	Solar panels are proposed on the roof to promote a sustainable design.	Yes
3.10 Awnings	C1. Continuous awnings are required to be provided to all active street frontages (except laneways).	The awning is proposed as a series as awnings broken up which assists in the proportioning of the façade into bays.	Yes
	C2. Awnings generally: • should be flat; • must be a minimum 2.4m deep; • are to be setback up to 1.2m from kerb to allow for clearance of street furniture, trees, and other public amenity elements; • have a minimum soffit height of 3.2m; and • have slim vertical fascias and/or eaves not to exceed 300mm.	Satisfactory.	Yes
	C3. Awnings on street corner buildings shall wrap around corners.	Complies.	Yes
	C4. Awning design must match building facades and be complementary to those of adjoining buildings and maintain continuity.	Satisfactory.	Yes
	C5. Canvas blinds along the street edge are not permitted.	Not proposed.	N/A
	C6. Awnings are to be located over all building entries to indicate entry points.	The awning does not cover the building entry for the lobbies, however these are recessed and	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
		covered by the ceiling of the ground floor.	
	C7. In the event of separated buildings, awnings should be complementary to each other in regards to size, design and location.	N/A.	N/A
	C8. Awning design shall have consideration of growth pattern of mature trees. Cut outs or offsets in awnings for trees and light poles are not acceptable.	Cut outs are available for tree planting and growth.	Yes
	C9. Lighting fixtures shall be recessed into the design, with all wiring and conduits to be concealed.	Condition included.	Yes
	C10. The drainage from stormwater from awnings is not be visible from the footpath and it is to be concealed or recessed into the ground floor frontage of the building.	Condition included.	Yes
	C11. Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.	Satisfactory.	Yes
	C12. Awnings shall provide weather protection and must not be perforated.	Complies.	Yes
3.11 Visual and acoustic privacy	C1. New development shall be located and oriented to maximise visual privacy between buildings on site and adjacent buildings, by providing adequate building setbacks and separation.	Privacy is satisfactory between apartments due to orientation and position of the building with respect to the road layout.	Yes
	C2. Residential components of mixed use developments are to comply with the controls in Part B of this DCP and the Apartment Design Guide (as applicable).	Noted, refer to Part B and ADG.	Yes
	C3. Conflicts between noise, outlook and views are to be resolved by using design measures, such as double glazing, operable screened	Satisfactory.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	balconies and continuous walls to ground level courtyards, where they do not conflict with streetscape or other amenity requirements.		
	C4. Where commercial/office uses and residential uses are located adjacent to each other, air conditioning units, buildings entries and the design and layout of areas serving after hours uses shall be located and designed to minimise any acoustic conflicts.	This is not occurring.	Yes
	C5. Developments shall be designed to minimise the impact of noise associated with uses whose hours may extend outside of normal business hours, including restaurants and cafes. Operation includes loading/unloading of goods/materials, and the use of plant and equipment at a proposed commercial premise.	Satisfactory, ground floor uses are subject to separate applications and approvals. Core hours of operation for the ground floor tenancies are included as a condition.	Yes
	C6. Mixed use developments shall be designed to locate driveways, carports or garages away from bedrooms.	Driveway is located to the rear and setback from residential uses.	Yes
	C7. Mechanical plant must be visually and acoustically isolated from residential uses.	Satisfactory.	Yes
	C8. New development shall comply with the provisions of the relevant acts, regulations, environmental planning instruments, Australian Standards and guidelines as applicable for noise, vibration and quality assurance. This includes: •Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 – Interim Guidelines; • NSW Noise Policy for Industry;	The acoustic report submitted with the development application is satisfactory.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	•Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and • NSW Road Noise Policy		
	C9. Where a site adjoins a school, place of public worship or public open space, the building design will: • incorporate an appropriate transition in scale and character along the site boundary(s); and • present an appropriately detailed facade and landscaping in the context of the adjoining land use. This interface shall be identified in the site analysis plan and reflected in building design.	The site does not adjoin a school, place of public worship or public open space.	N/A
	C10. The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.	There are no schools adjacent to or close to the site.	N/A
	C11. Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.	No fencing is proposed as part of the development application.	N/A
	C12. Sight lines from adjacent development to public open space shall be maintained and/or enhanced. Direct, secure private access to public open space is encouraged.	Satisfactory.	Yes
3.12 Hours of operation	C1. Where no existing hours of operation or conditions exist, the retail and/or commercial development are to operate within the following hours: • 6.00 am to 10.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday; or • 7.00 am to 9.00 pm Monday to Saturday and no operation on a Sunday or a public holiday, for development adjoining or is opposite a residential lot within a residential zone.	Condition included.	Yes

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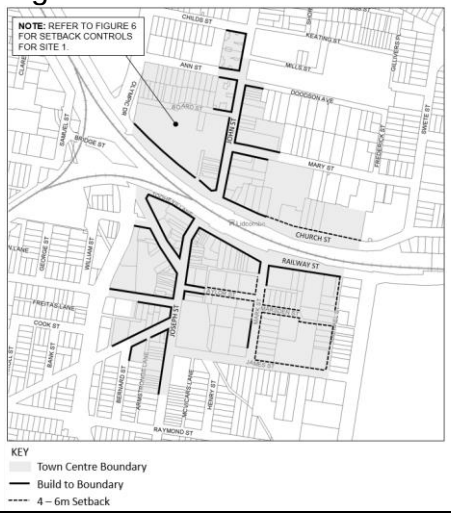
3.13 Solar access	C1. Developments shall be designed to maximise northern aspects for residential and commercial uses.	The floor plates are generally satisfactory and the residential component complies with the ADG solar access requirements.	Yes
	C2. The living rooms and private open spaces for at least 70% of dwellings on neighbouring sites shall receive a minimum of 3 hours of direct sunlight between 8am and 4pm in midwinter.	The shadow cast by the development will fall onto the road and onto land to the south that benefits from development consent but not yet constructed. The shadow impacts to the south are considered acceptable having regard to the solar access and shadow diagrams provided for the approved development to the south.	Yes
	C3. A minimum of 50% of public open spaces and a minimum of 40% of school playground areas are to receive 3 hours of daylight between 9am and 3pm in mid-winter.	The site does not adjoin any public open spaces or school playground areas.	Yes
	C4. Developments shall be designed to control shading and glare.	Satisfactory.	Yes
	C5. Shadow diagrams (plan and elevation) shall accompany development applications for buildings, to demonstrate that the proposal will not reduce sunlight to less than 3 hours between 8 am and 4 pm on 21 June.	The shadow diagrams are satisfactory.	Yes
3.14 Natural ventilation	C1. Natural ventilation is incorporated into the building design.	Satisfactory.	Yes
	C2. Orient buildings to maximise prevailing breezes.	Satisfactory.	Yes
3.15 Building maintenance	C1. Windows shall be designed to enable cleaning from inside the building.	The is achieved where practical.	Yes
	C2. Durable materials, which are easily cleaned and graffiti resistant, are to be selected.	Durable materials are proposed.	Yes

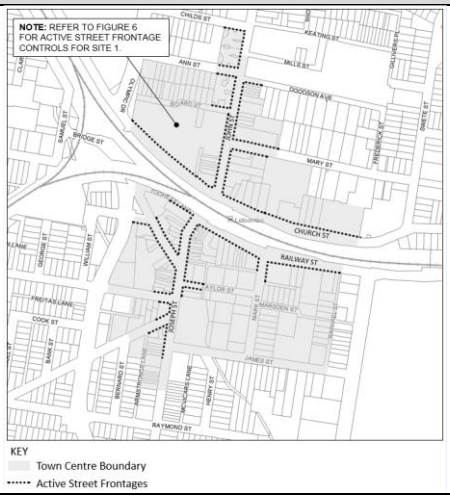
Relevant Control		Compliance with Requirements	Consistency Objectives
	C3. Building maintenance systems are to be incorporated and integrated into the design of the building form, roof and façade.	Satisfactory.	Yes
3.16 Energy efficiency	C1. Improve the control of mechanical space heating and cooling by designing heating/ cooling systems to target only those spaces which require heating or cooling, not the whole building.	Satisfactory.	Yes
	C2. Improve the efficiency of hot water systems by: • encouraging the use of solar powered hot water systems. Solar and heat pump systems must be eligible for at least 24 Renewable Energy Certificates (RECs) and domestic type gas systems must have a minimum 3.5 star energy efficiency rating; • insulating hot water systems; and • installing water saving devices, such as flow regulators, 3 stars Water Efficiency Labelling and Standards Scheme (WELS Scheme) rated shower heads, dual flush toilets and tap aerators.	A BASIX Certificate issued for the development outlines that the development achieves a high level of compliance for water and energy requirements.	Yes
	C3. Reduce reliance on artificial lighting and design lighting systems to target only those spaces which require lighting at any particular 'off-peak' time, not the whole building.	Satisfactory.	Yes
	C4. Incorporate a timing system to automatically control the use of lighting throughout the building.	Satisfactory.	Yes
	C5. All non-residential development Class 5-9 will need to comply with the Building Code of Australia energy efficiency provisions.	Conditions included.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	C6. An Energy Efficiency Report from a suitably qualified consultant that demonstrates a commitment to achieve no less than 4 stars under the Australian Building Greenhouse Rating Scheme or equivalent must be provided for all commercial and industrial development with a construction cost of over $5 million.	A BASIX Certificate issued for the development outlines that the development achieves a high level of compliance for water and energy requirements. Conditions included for the non-residential component.	Yes
3.17 Water efficiency	C1. New developments shall connect to recycled water if serviced by a dual reticulation system for permitted non potable uses, such as toilet flushing, irrigation, car washing, firefighting and other suitable purposes.	This is not available at the location.	N/A
	C2. Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for permitted non potable uses, such as toilet flushing, irrigation, car washing, firefighting and other suitable purposes. Rainwater tanks shall be installed as part of all new development in accordance with the following: • the rainwater tank shall comply with the relevant Australian Standards; • the rainwater tank shall be constructed, treated or finished in a non-reflective material that blends in with the overall tones and colours of the subject and surrounding development; • rainwater tanks shall be permitted in basements provided that the tank meets applicable Australian Standards;	Rainwater tanks are proposed.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	• the suitability of any type of rainwater tanks erected within the setback area of development shall be assessed on an individual case by case basis. Rainwater tanks shall not be located within the front setback; and • the overflow from rainwater tanks shall discharge to the site stormwater disposal system. For details, refer to the Stormwater Drainage Part G4 of this DCP.		
3.18 Wind mitigation	C1. Site design for tall buildings (towers) shall: • set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower; • ensure that tower buildings are well spaced from each other to allow breezes to penetrate local centres; • consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level; and • ensure usability of open terraces and balconies.	A Wind Impact Report by SLR Global was submitted with the DA.	Yes
	C2. A Wind Effects Report including results of a wind tunnel test is to be submitted with the DA for all buildings greater than 35m in height.	A Wind Impact Report by SLR Global was submitted with the DA.	Yes
3.19 Food and drink premises	A food and drink premises is not proposed. It is considered unnecessary to address Part 3.19 within the assessment table given that no food and drink premises are proposed.	N/A	N/A
3.20 Safety and security	C1. Development shall address and be consistent with Council's policy on Crime	A CPTED assessment was provided by the applicant and covers	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	Prevention Through Environmental Design (CPTED principles). The CPTED analysis is to consider the key CPTED principles and address relevant controls set out in this section.	Surveillance, Access control, Lighting and Public / private interface. Overall, the development is considered satisfactory with regard to the CPTED principles.	
3.21 Pedestrian access and building entry	C1. The design of buildings shall comply with Australian Standards for Access and Mobility.	Refer to Access Report.	Yes
	C2. Access to public areas of buildings shall not have unnecessary barriers or obstructions including uneven and slippery surfaces, steep stairs and ramps, narrow doorways, paths and corridors.	No public access is available, access control is proposed at the entries.	Yes
	C3. Developments must provide continuous paths of travel from all public roads and spaces, as well as unimpeded internal access.	Straight paths into and throughout the development are proposed.	Yes
	C4. Separate entries from the street are to be provided for cars, pedestrians, multiple uses (commercial and residential) and ground floor apartments.	Separate entries proposed.	Yes
	C5. Entries and associated circulation space is to be of an adequate size to allow movement of furniture.	The entries and circulation space are of satisfactory size.	Yes
	C6. Provision of mailboxes for residential units shall be incorporated within the foyer area of the entrance to the residential component of the mixed use developments.	Conditions included.	Yes
3.22 Pedestrian links, arcades, laneways and new streets	The development application does not require or propose a pedestrian links, arcades, laneways and new streets. It is considered unnecessary to include this component into the assessment report.	N/A	N/A
3.23 B6 Enterprise Corridor Zone	C1. Commercial development shall be located at least at street level, fronting the primary	The land is zoned B4 Mixed Use.	N/A

Relevant Control		Compliance with Requirements	Consistency Objectives
	street and where possible the secondary street.		
	C2. Minimum front setbacks for B6 Enterprise Corridor zones shall be 5m.	The land is zoned B4 Mixed Use.	N/A
	C3. Where development in a B6 Enterprise Corridor zone has access to a rear laneway, development may have a rear setback of 4m at ground level.	The land is zoned B4 Mixed Use.	N/A
3.24 Parking	C1. Refer to Part G3 of this DCP, or section 3J-1 of the ADG for car parking provision requirements.	Car parking has been assessed as being satisfactory and compliant with the relevant provisions.	Yes
3.25 Vehicle access	C1. Vehicle access will comply with the provisions set out in Part G3 of this DCP.	Satisfactory.	Yes
Part F2 – Business Site Specific			
Part F2-5 – Lidcombe Town Centre			
2.1 Setbacks	C1 Setbacks within the town centre shall be consistent with Figure 2. 	4m setback proposed.	Yes
2.2 Active frontages	C1 As a minimum, buildings shall provide active street frontages consistent with Figure 3.	Active frontage is not required for the site however, is proposed to both street frontages.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
			
2.3 Laneways	C1 Redevelopment within the Lidcombe Town Centre shall make provision for the creation of new laneways as shown in Figure 4.	Existing laneway to the rear of the site is maintained and used for vehicular access.	Yes
2.4 Key Sites	Site 7 – Marsden Street Precinct C1 Development shall be designed to address Railway, Mark, James, Marsden, Davey and Raphael Streets.	The development addresses Mark and Marsden Streets.	Yes
	C2 Vehicular access to new developments shall not be permitted to or from Davey Street, to permit the pedestrianisation of the street.	Existing laneway to the rear of the site is maintained and used for vehicular access.	Yes
	C3 Development along Davey Streets shall dedicate to Council sufficient land of a minimum width of 2m to provide a pedestrian footpath on the south side of the street.	N/A	N/A
	C4 Development along Raphael Streets shall dedicate to Council sufficient land of a minimum width of 2.5m to provide a pedestrian footpath and widened carriageway on the west side of the street.	N/A	N/A
	C5 New buildings are to be setback a minimum of 4m from all open space uses and the new boundaries of Davey Street and Raphael Street	N/A	N/A

Relevant Control		Compliance with Requirements	Consistency Objectives
	created after the dedication described in control C29 and C30 above.		
	C6 New buildings to the north of the central open spaces shall be designed to minimise the loss of solar access to the open spaces.	N/A	N/A
	C7 Outdoor dining and active uses shall be encouraged facing onto the proposed park on the corner of Railway and Mark Streets, to provide casual surveillance of the park and improve safety.	N/A	N/A
	C8 Development adjacent to the existing and proposed public open spaces shall be designed to provide overlooking and casual surveillance of the park spaces to improve safety.	N/A	N/A
Part G – Miscellaneous Development Controls			
Part G3 – Traffic, Parking, Transport & Access (Vehicle)			
3. Parking rate	Development is to provide on-site parking in accordance with the following minimum rates in Table 1. Where a parking rate has not been specified in the table, the Guide to Traffic Generating Developments shall be used to calculate the parking requirements for the proposed development. Alternatively, a parking study may be used to determine the parking, subject to prior approval by Council. Additional parking objectives and controls are provided in Section 4 of this DCP. **Car Parking:** <u>Residential</u>: 1 space / studio, 1-2 bed 1.5 space / 3+ bed <u>Visitor</u>: 0.25 space / dwelling	**Car Parking:** <u>Residential</u>: 105 spaces Required <u>Visitor</u>: 25 spaces Required Proposed: <u>ADG Requirement</u>: 89 residential and 20 visitor spaces required <u>Commercial - Retail</u>: 18 spaces Required **Total Required:** 89 residential and 20 visitor spaces (ADG); and 18 commercial spaces **Total Proposed:** 99 resident and 20 visitor and 25 commercial spaces **Bicycle Parking:** <u>Residential</u>: 33 spaces <u>Visitor</u>:	Yes for car parking No for bicycle however, can be accommodated, subject to condition

Relevant Control		Compliance with Requirements	Consistency Objectives
	Commercial - Retail: 1 space / 50m² in B4 zone Co-Living: Refer to Housing SEPP **Bicycle Parking:** Residential: 1 space / 3 units Visitor: 1 space / 3 units Co-Living: Refer to Housing SEPP Commercial - Retail: Staff: 1 space / 10 employees Visitor: 1 space / 750 m² over 1000 m²	33 spaces Commercial - Retail: Staff: N/A Visitor: 1 space **Total Required:** 66 residential and 1 commercial **Total Proposed:** 58 residential and 10 commercial	
4.1 Development in residential zones **(Used as a guide).**	C1. Only one driveway crossover shall be permitted per residential property where the property frontage is less than 15m.	The land is zoned B4 Mixed Use.	N/A
	C2. A maximum of 2 driveway crossovers shall be permitted for residential properties with a residential frontage of 15m or more.	The land is zoned B4 Mixed Use.	N/A
	C3. Single vehicle driveways shall be a maximum width of 3.5 metres along the front property boundary.	The land is zoned B4 Mixed Use.	N/A
	C4. Driveways which service a double garage shall be a maximum width of 6m.	The land is zoned B4 Mixed Use.	N/A
	C5. All new driveways shall be located a minimum of 1 metre from the side property boundaries.	The land is zoned B4 Mixed Use.	N/A
	C6. Where rear access is available, driveway access shall be located at the rear of the site.	The land is zoned B4 Mixed Use.	N/A
	C7. Driveways servicing car parking including manoeuvring areas to the parking bays shall comply with AS 2890 – Parking Facilities unless otherwise specified by Council.	The land is zoned B4 Mixed Use.	N/A

Relevant Control		Compliance with Requirements	Consistency Objectives
	C8. The maximum gradient for a driveway shall be 20% or 1:5 (with appropriate transitions). However, in extreme circumstances, gradients up to 25% or 1:4 (with appropriate transitions) may be considered by Council, subject to individual merit.	The land is zoned B4 Mixed Use.	N/A
	C9. Minimum clearance of 1.2 metres shall be provided to structures, such as power poles, service pits and drainage pits.	The land is zoned B4 Mixed Use.	N/A
	C10. Vehicular access points and parking areas are to be: • easily accessible and recognisable to motorists; • located to minimise traffic hazards; and • located to minimise the loss of on-street car parking.	The land is zoned B4 Mixed Use.	N/A
	C11. The area between the driveway and the property boundary shall be suitably landscaped to minimise the visual impacts of vehicular access points and to maximise the visual quality of the streetscape.	The land is zoned B4 Mixed Use.	N/A
	C12. Driveways shall be designed and constructed in materials to avoid glare and large expanses of plain concrete, whilst ensuring the driveway colour does not detract from the development and character of the street.	The land is zoned B4 Mixed Use.	N/A
4.3 Basement parking	C1. Basement garages and driveways shall be permitted in accordance with the relevant Australian Standards. Where slope conditions require a basement, the area of the basement shall not significantly exceed the area required to meet the car parking and access	A basement is proposed, as would be expected for a development of this nature. There have been some concerns raised by Council's Engineers in relation to design of the basement levels and compliance with Australian Standards	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	requirements for the development.	which will be appropriately addressed by conditions.	
	C2. Basement parking shall be located within the building footprint.	The basement extends beyond the building footprint however is considered acceptable in the circumstances and given the nature of the proposed development.	Yes
	C3. Basement parking shall not unreasonably increase the bulk and scale of development.	Compliance is achieved.	Yes
	C4. Basement parking shall provide, where required, a pumpout drainage system according to Council's engineering requirements.	Basement pump out is proposed and satisfactory.	Yes
	C5. Basement parking shall not affect the privacy of adjacent residential development.	The proposed basement will not affect the privacy of adjacent residential development.	Yes
	C6. Basement parking manoeuvring shall ensure that vehicles can enter and exit in a forward direction.	All vehicles can enter and exit the site in a forward direction.	Yes
	C7. Basement access/ramp design shall comply with ramp requirements specified in AS2890.	A basement is proposed, as would be expected for a development of this nature. There have been some concerns raised by Council's Engineers in relation to design of the basement levels and compliance with Australian Standards which will be appropriately addressed by conditions.	Yes
4.4 Development in business zones	C1 Driveways shall be provided from laneways (existing or proposed), private accessways and secondary streets, where possible.	Existing laneway to the rear of the site is maintained and used for vehicular access.	Yes
	C2 If a building has access to a rear lane or side street, the loading and unloading	Existing laneway to the rear of the site is maintained and used for	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	facilities and service access shall be provided from that lane.	vehicular access including service vehicles and loading and unloading.	
	C3 The location of vehicular access shall consider existing services (eg. power, drainage) and street trees.	Satisfactory.	Yes
	C4 Car park entries and driveways shall be kept to a minimum and shall not be located on primary or core retail streets.	Driveway and loading zone only.	Yes
	C5 Driveways shall be located at the required distance from the intersection of two roads.	The driveway is located more than 6 metres from the corners.	Yes
	C6 Vehicular access shall be integrated with the overall design of the building and shall consider site layout, streetscape character and façade design.	Vehicular access is integrated with the overall design of the building.	Yes
	C7 All vehicles must be able to enter and leave the site in a forward direction	All vehicles can enter and exit in a forward direction.	Yes
	C8 The width of driveways is limited to a maximum of 8 metres at the boundary, including development with commercial loading docks and servicing (including waste servicing).	The driveway is 11 metres wide, when combined with the loading dock. Although greater than 8 metres, the width is required for the combined 2 way entry/exit and loading dock and avoids the creation of multiple vehicular access crossings.	No, however acceptable
	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.	Pedestrian safety is maintained and achieved.	Yes
	C10 Parking rates shall comply with the minimum parking rates in Section 3 of this Part of the DCP.	Complies, as detailed in assessment earlier.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	C11 On-site parking is to be accommodated within a basement wherever possible.	All parking is proposed within the basement.	Yes
	C12 Consolidate basement parking areas under building footprints to maximise the area available for landscaping.	The basement has been consolidated as much as possible without needing a fourth basement level.	Yes
	C13 On-site parking is to be suitably screened from view of an active or main street frontage.	All parking is proposed within the basement.	Yes
	C14 Parking areas shall be designed to ensure pedestrian amenity and safety.	All parking is proposed within the basement.	Yes
	C15 Natural ventilation is to be facilitated to basement and sub-basement car parking areas, wherever possible, and with regard to any flooding issues.	Satisfactory.	Yes
	C16 Ventilation grilles and structures shall be integrated into the façade and landscape design, should not be provided at active frontage and should not be near windows of habitable rooms and open space areas.	Satisfactory.	Yes
	C17 Safe and secure access is to be provided from on-site parking for building users, including direct access from parking to lobbies.	Direct access proposed.	Yes
	C18 Marked pedestrian pathways with clear lines of sight and safe lighting shall be provided.	Pedestrian pathways will be marked.	Yes
	C19 Private car parking within mixed use developments must be clearly identified and separated from commercial car parking.	Parking will be line marked and sign posted.	Yes
	C20 Visitor parking shall be clearly identified and shall not be provided in the form of stacked/ tandem parking.	No stacked/tandem proposed.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
4.5 Development in Industrial zones	The land is zoned B4 Mixed Use.	The land is zoned B4 Mixed Use.	N/A
4.6 Loading requirements for commercial and industrial development	C1 Loading bays for trucks and commercial vehicles shall be provided in accordance with Table 2 below.	1 loading space proposed.	Yes
4.7 Other land uses	Controls for other land uses	The development is not for any of the other land uses covered in this section.	N/A
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.	Stormwater drainage is considered satisfactory by Council's Engineers subject to conditions.	Yes
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.	Satisfactory.	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.	No filling proposed, excavation and basement is proposed.	Yes
	C8. The proposed development shall comply with Council's Flood Risk Management Policy.	Considered satisfactory by Council's Engineers subject to conditions.	Yes
2.7 Water Sensitive Urban Design, water quality	Water Sensitive Urban Design (WSUD) C1. All development applications for sites of	2,441m^2 site area	N/A

Relevant Control		Compliance with Requirements	Consistency Objectives
and water re-use	2,500m2, or more in area must be supported by a Water Sensitive Urban Design Strategy, prepared by a qualified civil engineer with suitable experience.		
	C2. Development for the subdivision of sites of 2,500m2 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.	N/A.	N/A
	C3. All other developments shall provide appropriate water sensitive treatments.	Considered satisfactory by Council's Engineers subject to conditions.	Yes
	Water quality C4. Water quality devices are required to prevent pollutants from commercial, industrial developments and car parking areas entering the waterways in order to improve waterway health and to develop and maintain ecologically sustainable waterways.	Considered satisfactory by Council's Engineers subject to conditions.	Yes
	Water reuse C5. For all developments (excluding single dwellings and dual occupancies), rainwater tanks or a water reuse device shall be incorporated into the stormwater drainage system with a minimum storage size of 5,000 litres (for site area less than 1500m2) and 10,000 litres (for site area greater than 1500m2).	Considered satisfactory by Council's Engineers subject to conditions.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	C10. The ESCP shall be in accordance with the standards outlined in Managing Urban Stormwater: Soils and Construction by the NSW Department of Housing.	Considered satisfactory by Council's Engineers 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 Dewatering Management Plan.	Satisfactory, subject to conditions.	Yes
	C2. Groundwater is to be recharged, where possible, while still protecting and/or enhancing groundwater quality, using water sensitive urban design.	Satisfactory, subject to conditions.	Yes
	C3. Protection measures for groundwater are to be proportional to the risk the development poses. Where the potential risk to groundwater is high, a separate Groundwater Impact and Management Report will be required.	Satisfactory, subject to conditions.	Yes
	C4. The applicant must demonstrate that there will be no adverse impacts on surrounding or adjacent properties, infrastructure or groundwater dependant ecosystems as a result of: • changes in the behaviour of groundwater created by the method of construction chosen; and/or	Satisfactory, subject to conditions.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	• changes to the behaviour of groundwater of the surrounding area, created by the nature of the constructed form and groundwater management system used.		
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.	Refer to Resilience and Hazards SEPP assessment.	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 Resilience and Hazards SEPP assessment.	Yes
2.5 Biodiversity	C1. Development is to be sited and designed to minimise the impact on indigenous flora and fauna, including canopy trees and understorey vegetation, and on remnant native ground cover species.	N/A.	N/A
2.6 Energy efficiency and renewables	C1. New development shall implement energy efficient design and promote renewable energy sources through the inclusion of solar panels, skylights, cross	This is achieved where required.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	ventilation and other such measures.		
Part G7 – Tree Management & Landscaping			
2.1 Preservation of trees	There are no trees on site affected by the development works. It is considered that no detailed assessment is required.		
2.2 Tree management and proposed development			
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.	A landscape plan submitted shows limited landscaping across the roof of the building to provide shade for certain areas.	Yes
Part G8 – Waste Management			
3.3 Residential	C1. The waste service requirements for residential developments shall comply with Table 2.	The application was referred to Council's Waste Management Officer for comment who initially provided comments raising items for the applicant's consideration. The applicant has responded to the issues raised. The application proposes an alternate solution in their Waste Management Plan prepared by Dickens Solutions outlining that chute systems are difficult to keep clean and maintain, can be noisy and produce odours in corridors, are often obstructed with incorrect	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
		use and bulky items and have increased fire risk. The proposal is considered satisfactory in this instance due to the merits of the manual bin transportation system proposed by the applicant.	
3.4 Waste chute and service room requirements	C1. Residential flat buildings containing 4 or more storeys require a system for the transportation of waste from each floor level to the waste and recycling collection room(s). This is in the form of a waste chute system.	The application does not propose a waste chute system. Councils waste management officer did not support the development due to unsatisfactory level of servicing and waste removal. The application proposes an alternate solution in their Waste Management Plan prepared by Dickens Solutions outlining that chute systems are difficult to keep clean and maintain, can be noisy and produce odours in corridors, are often obstructed with incorrect use and bulky items and have increased fire risk. The proposal is considered satisfactory in this instance due to the merits of the manual bin transportation system proposed by the applicant.	Satisfactory
3.5 Bin transfer requirements	C1. Waste and recycling bins shall be positioned in locations that permit easy, direct and convenient access for users of the facility and permit easy transfer of bins to the collection point.	The bin storage area is located adjacent to the loading dock for easy and direct collection.	Yes

Relevant Control		Compliance with Requirements	Consistency Objectives
	C6. An electric portable bin tug device must be used for bin movement where the grade exceeds 1:14. Specifications for a typical portable bin tug device are provided as a guide in Table 3.	N/A	N/A
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).	The bin storage area is located adjacent to the loading dock for easy and direct collection.	Yes
3.7 Collection vehicle requirements	C1. All proposed developments will need to accommodate a Heavy Rigid Vehicle (HRV) for all waste collection.	The loading bay has been designed to accommodate Council's 10.4m long rear loading HRV collection.	Yes
	C2. Proposed developments that require a waste collection vehicle to enter the site for the collection of waste, a swept path analysis for a 10.5m HRV with a height clearance of 4.5m must be clearly demonstrated in the Architectural Plans, Waste Management Plan, and Traffic and Transport Management Plan. If a hook lift bin is to be used, the height clearance will increase and greater height clearance will be required.	The loading bay has been designed to accommodate Council's 10.4m long rear loading HRV collection, which will reverse into the site from Marsden Lane, service the bins and exit the site in a forward direction. The servicing of bins will take place from the Loading Bay, without obstructing vehicle movements in and out of the basements below.	Yes
	C9. Should there be a case for a smaller rigid garbage collection vehicle to be used consideration will be given to alternative building design requirements. In these circumstances, supporting documentation is to be provided with the development application.	As above.	Yes