Appendix B Cumberland Development Control Plan 2021 Compliance Table DEVELOPMENT IN INDUSTRIAL ZONES

Rele	vant Control	Compliance with Requirements	Consistency Objectives
Part D - Develop	ment in Industrial Zones		
2.1 Setbacks &	General		
Streetscape	C1. Landscape all front	This is achieved.	Yes
Character	setbacks to provides a		
	high quality streetscape.		
	C2. Front setback areas shall not be used for storage or display of	The front setback area does not comprise:	Yes
	goods or excessive signage, loading / unloading or large areas of car parking.	 Car parking areas. Storage facilities. Signage. 	
		A signage strategy is not proposed as part of the development application.	
	C3. Ensure landscaping setbacks comprise soft landscaping and deep soil zones only.	This is achieved.	Yes
	Setback where lots adjoin	residential zones or open spa	ace
	C4. Industrial development adjoining residential or open space zones shall comply with the setbacks in Table 1.	The part of the site that adjoins the RE1 Public Recreation zone has compliant side setbacks of greater than 4 metres and with a side landscape buffer exceeding 2 metres.	Yes
		The development is setback 18 metres from the rear boundary of the site. Rear landscape buffers exceed 2 metres	
	C5. Where an industrial development adjoins a residential zone, appropriate buffer mechanisms shall be provided to ensure that:	The site does not adjoin a residential zone within any direction.	N/A
	 neighbourhood residential amenity is maintained; the primary buildings and structures on the 		

 industrial land are visually separated from neighbouring residential dwellings; and overshadowing does not occur (see solar access bolow) 		
access below).		
C6. Provide window placement and/or tall trees as ways to protect privacy, reduce noise	relation to privacy or light pollution. The site adjoins the following:	Satisfactory given the position of the site and no
and light pollution.	 E4 zoned land to the west with industrial / warehouse uses predominating. E4 zoned land to the north east with an Endeavour Energy substation complex situated across the adjoining site. RE1 land to the south east and south where parklands predominate 	residents.
Front sotbacks	partiando prodominato.	
	\mathbf{T} is the standard set of the standard se	NI. (. I I
to be 5m. Where the prevailing building setbacks within the	is contained in Control C10 below.	Noted only.
street are significantly different, consideration will be given to an alternative setback.	See Control C10.	
Side and rear setbacks		
C8. Buildings may be built on a nil side or rear setback, except where a setback is required to screen buildings from:	A rear setback of 18 metres is proposed which will encompass landscaped area.	Yes
• public places;	The landscaping will assist in providing a stronger	
 adjoining residential properties; other sensitive land uses; 	butter between the site and the public open space and recreation areas situated to the immediate south.	
 where rear access is required; and where land adjoins the M4 Motorway. In such 		
circumstances, a 4.5m		

	Iandscape setback is required.		
	C9. Development adjacent to Duck River shall provide a 5m easement for public access within the foreshore building line area along Duck River. This easement shall be established under a Section 88B instrument and shall be registered with NSW Land Registry Services.	The site does not adjoin to Duck River.	N/A
	Setbacks for specific stree	et frontages	
	C10. The building lines set out in Table 2 apply to the principal street frontage of land zoned General Industrial IN1	A setback of 15 metres should apply as the site is within that area delineated by the Smithfield Industrial Area and situated on the	No Considered satisfactory.
	and Light Industrial IN2 within Cumberland City. They are based on a	western side of Fairfield Road.	
	previous imperial measures into metric.	a front setback as low as 3 metres which is an 80% variation.	
	Note: The zones within the DCP have not been updated to reflect the recent change of land use zonings.	The applicant is requesting this due to the presence of easements and powerlines that pass through the site which acts as site constraints and reduces the development potential of the site.	
2.2 Siting & building design	C1. Use non-industrial aspects of a development (e.g. offices) to address the street.	The tenancies facing McCredie Road have their offices fronting towards the street.	Yes
	C2. Avoid long blank walls of warehouse units, by providing articulation to the façade or division of massing, especially on street frontages.	Compliance is achieved.	Yes
	C3. Entries to buildings should be clearly visible to pedestrians and	Compliance is achieved.	Yes

motorists and be integrated into the form of the building.		
C4. Architecturally express the structure of the building externally to address the primary street frontage and minimise use of reflective glass or large blocks of one material	Compliance is achieved.	Yes
C5. Articulate entrances, office components and stairwells to create rhythm along facades to minimise the appearance of bulk and scale.	Compliance is achieved.	Yes
C6. Introduce a mix of materials, and incorporate horizontal and vertical modulation, including windows in appropriate proportions and configurations.	No issues are raised in relation to building materials, colours and design. The street presentation is appropriate and consistent in proportions and	Yes
C7. New development on corner sites is to address both street frontages in terms of façade treatment, fenestration and articulation of elevations, to achieve a high standard of environmental design.	configurations. The site is not situated on a street corner.	N/A
C8. Roof ventilation, exhaust towers, mechanical plant and the like should be located so as not to be readily visible from any public or residential area.	The development plans do not show any significant plant across the roof of either building.	Yes
C9. All rooftop or exposed structures including lift motor rooms, plant rooms, together with air conditioning, ventilation and exhaust systems, are to be integrated into	As above in Control C8.	Yes

2.3 External Materials	the building design in order to ensure interesting and high quality appearance. C1. Lighter colours shall be used on external walls of the building to reduce heat gain in summer, especially for building facades facing east west and north	This is achieved and forms part of the sustainability measures to be incorporated into the development site.	Yes
	C2. Roofs and walls shall be well insulated in office components of buildings to reduce winter heat loss and summer heat gain.	The sustainability report prepared by SLR Consulting and dated Friday 9 December 2022 addresses sustainability matters. The report addresses wall insulation within the office suites of each tenancy. The report must be incorporated into any consent issued due to the recommendations that are	Yes
2.4 Solar Access	C1. Where a site adjoins or is opposite to a residential property and the proposed structures are over 6m in height, shadow diagrams based on a survey of the site and adjoining development shall be provided. These diagrams shall demonstrate the impact on adjoining residential properties or public domain for 8am, 12noon and 4pm at 21 June.	made. The site is not situated adjacent to or adjoining to a residential area. No shadow issues or concerns arise with the proposed development.	Satisfactory due to location.
	C2. Development is not to unreasonably impact on solar access requirements of adjacent and adjoining residential properties.	No shadow issues or concerns arise with the proposed development.	Yes
	residential, public open space or sensitive land	relation to shadows onto	162

uses (e.g. schools) already receives less than 3 hours of sunlight, any reduction may be unacceptable.	existing parklands to the south east and south.	
C4. Buildings shall be oriented towards the north so that they make best use of solar access to lower heating and cooling costs.	Thedevelopmentisarranged as shown:Warehouse 1A to 1D - Theoffices of the tenancies arefacing to the north.	Satisfactory.
	Warehouse 2A to 2D - The offices of the tenancies are facing east or west and aligned towards the side driveways and pedestrian pathways.	
	Warehouse 3A and 3B - The offices of the tenancies are facing south to provide an overlook onto the parklands to the south.	
	This is considered reasonable given that view lines are being established to all side boundaries, driveways, pathways and key green space elements.	
	Where possible, the east and west facing offices are provided with north facing elements.	
	The office tenancy for Warehouse 3A has an east facing element.	
	The south facing office of Building 3 (Warehouse 3B) is fully facing south and with no north facing elements.	
	The development is committed to achieve a 4 Star NABERS Energy Certification rating and as	

		such, is considered to be	
	C5. Building elevation treatments shall control solar access into the building by the use of appropriate shading devices and methods.	Satisfactory.	Yes
2.5 Road design and construction	No news roads are propo do not need to be reviewe	ed and as such, the provision of for the purposes of new roa	ons of Part 2.5 ids.
2.6 Pedestrian & cyclist facilities	C1. Pedestrian access to private land shall be provided as part of the internal circulation network.	The pedestrian access within the site is linked and provided appropriate connections to crucial elements such as the car parks. The linkages are well defined.	Yes
	C2. Bicycle parking is to be provided as specified in AS 2890.3 - Bicycle Parking Facilities.	Bike and motorbike parking facilities are provided throughout the development.	Yes
	C3. Bicycle parking shall be located in a safe and secure location that is covered and convenient for users.	Compliance is achieved.	Yes
	C4. Trip end facilities including showers and lockers must be provided to adequately service the number of bicycle parking spaces required for industrial development as per the provisions set out in Part G3.	All the tenancies are provided with showers, toilets and appropriate amenities for staff use.	Yes
2.7 Public domain improvement	C1. All areas not built- upon shall be landscaped to soften the impact of buildings and car parking areas.	Compliance is achieved.	Yes
	C2. Landscaping within setback areas shall be of a similar scale to buildings. All landscaped areas shall be separated from vehicular areas by means of a kerb or other effective physical barriers.	Compliance is achieved.	Yes

	C3. Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security. C4. Landscaping shall promote safety and surveillance of the street. C5. A minimum of 15% of the site shall be	The proposed fencing of the side and rear boundaries is satisfactory being 2.1 metre high black palisade fencing structures. Satisfactory. Landscaping is calculated at 10,800 square metres or	Yes Yes Yes
	provided and maintained as soft landscaping, with lawns, trees, shrubs, for aesthetic purposes and the enjoyment of workers of the site.	15.07%. The figure has been tested and it is noted that the applicant's figure is accepted.	
2.8 Biodiversity	C1. Landscape plant species used in the public domain shall be predominantly native, including local indigenous species.	The landscape plan provided is showing a high degree of native species being used. The use of native species and salt tolerant species that can withstand low degrees of salinity is recommended by the Geotechnical report supplied to address site salinity.	Yes
	C2. Plant species that are drought tolerant or will require minimal watering once established shall be used.	Satisfactory.	Yes
	C3. Water-conserving landscape practices shall be applied where possible, including soil amendment, mulch, irrigation zoning, limited turf areas, planting in relation to microclimate, water scheduling, and selection of plants with water needs that match site rainfall and drainage conditions.	This is achieved.	Yes
	C4. Landscape plant species used in the public domain shall be	The proposed landscaping for the site is detailed within the application package.	Yes

	predominantly native, including local indigenous species.	The planting is acceptable for the site.	
	C5. Native ground covers and grasses shall be used in lieu of turf where practicable.	Satisfactory.	Yes
	C6. Development shall comply with the biodiversity requirements set out in Part G5 of this DCP and the tree management and landscaping requirements set out in Part G7 of this DCP.	Satisfactory.	Yes
2.9 Storage areas	C1. Storage areas and other potentially unsightly areas shall be screened from adjacent properties.	A storage area is not proposed.	N/A
2.10 Safety & security	 C1. Provide details on measures to be undertaken to safeguard workers, clients and the general public. Such details are to include: security personnel; lighting of access ways and car parking areas, particularly in respect of isolated premises; security doors; 'active' uses presented to the street to promote surveillance and safety; premises clearly numbered, with the number clearly visible from the street; avoid the use of isolated back lanes and poorly lit areas; and any landscaping that is proposed must not obstruct the visibility 	 The development achieves the following: An active street frontage along McCredie Road street frontage. Surveillances to all property boundaries and the parkland towards the south. Clear numbering of buildings. Suitable and appropriate landscaping where visibility is not obstructed. 	Yes

	entrances and exits.		
	C2. A crime risk assessment against the Crime Prevention and the Assessment of Development Applications" Guidelines is to be undertaken for larger developments. The recommendations of the assessment shall be used to inform the design and operation of the development.	 It is considered that CPTED considerations have been made as follows: Surveillance is made to all property boundaries of the site and to the adjoining parklands to the south east and south. Difficult to see areas and hidden spaces have been avoided. The applicant has advised that CCTV units are capable of being installed 	Yes
		across appropriate areas of the site.	
2.11 Fencing	C1. Fencing shall be integrated as part of the landscaping theme, so as to minimise visual impacts and to provide associated site security.	Satisfactory.	Yes
	C2. Ensure all fencing along the principal street frontage is an open/permeable style, incorporating pickets, slats, palings or the like.	No fencing is proposed along the McCredie Road street frontage.	N/A
	C3. Fencing along the street frontage shall be a maximum height of 1.8m and incorporated with appropriate landscaping.	No fencing is proposed along the McCredie Road street frontage.	N/A
	C4. Fences behind the front setback shall be a maximum of 2.1m and incorporated with appropriate landscaping.	Satisfactory. New side and rear fencing comprise 2.1 metre high black palisade fencing as marked on the architectural plans.	Yes
	C5. Chain wire fencing is not permitted.	No chain wire fencing is proposed.	N/A
	C6. Solid metal panel fences (sheet metal or similar) of any height are not permitted along the street frontage or	No fencing is proposed along the McCredie Road street frontage.	N/A

	forward of the building		
	alignment		
	C7. If the side or rear boundary faces a side or rear boundary of a residential premises, a timber paling/pre-coated metal fencing (commencing at the front building alignment) is permitted along with acoustic fencing and planting.	The site does not face a residential property address in any direction.	N/A
2.12	Hours of operation		
Operational	C1. Where an industrial	Details of the use of any	Yes
operational management	C1. Where an industrial site is located adjoining or adjacent to, or within 200m of residential development, or where in the opinion of Council, truck movements associated with the industry will intrude on residential streets, hours of operation shall generally be restricted to 7am to 6pm Monday to Saturday with no work on Sundays.	Details of the use of any tenancy is not provided, however it is identified that the development application is seeking the hours of operation to be 24 hours daily. As per advice from Council's Environment and Health Unit, an acoustic report has been completed by RWDI Australia Pty Ltd, reference number RWDI#2205605, dated Thursday 12 December 2022. The report has found that the proposed development can achieve acceptable outcomes within the prescribed noise trigger levels. As such, no significant concerns are raised in relation to the proposed 24 hour operations for each	Yes
		tenancy.	
	C2. Retail trade in industrial zones are to be undertaken within the hours of 7am to 6pm, Monday to Saturday and 7am to 2pm on Sunday	Retail trading is not proposed.	N/A Ves
	to the above hours is required due to the nature of the activities to	within Control C1.	100

	be undertaken, a		
	detailed submission		
	shall be lodged with		
	Council, demonstrating		
	how environmental		
	impacts can be		
	minimised to acceptable		
	levels to support the		
	proposed extended		
	nours of operation		
	inclusive of an acoustic		
		miaala	
	The development appliest	micals	
		on does not include any use it	or any tenancy.
	As such, no assessment	s required.	
	The development applicat	ion doos not includo any uso f	or any tonancy
	As such no assessment i	s required	of any tenancy.
·		s required.	
	The development applicat	ion does not include any use fo	or any tenancy
	As such no assessment i	s required	of any tenancy.
	Staff amenities		
	C10 Provide a high level	Staff amenities per tenancy	Yes
	of staff facilities and	are satisfactory and	100
	recreation space	includes:	
	including as a minimum:		
	C C	 A balcony area. 	
	 indoor and outdoor 	Internal ablution	
	breakout/communal	facilities and	
	space;	showers.	
	 kitchen; and 	 Kitchenette facilities. 	
	 end of trip facilities. 		
		The applicant intends to	
		provide an electric vehicle	
		charging station for staff	
		with electric vehicles.	
		-	
		The architectural plans are	
		showing thirteen (13)	
		above ground vehicle	
		within the at grade car	
		parking area between	
		Warehouses 1A-1d and 2A	
		and 2B.	
	Plan of Management		
	The development applicat	ion is for the base building wor	ks with the use
	of each tenancy not add	ressed as part of the submis	sion. Separate
	development applications for fitout works will be required in due course		
	to establish the use if eac	h tenancy.	
	Air Quality		

2.13	The matter concerning air quality does not need to be assessed given			
Environmental	that the use of either t	enancy is not addressed a	as part of the	
management	submission.			
	Waste			
	C2. An on-going waste management plan is required to be submitted with the application to detail how all solid and liquid wastes handled on site will be managed. The plan may include, but is not limited to, details on:	The waste management plan submitted as part of the development application is satisfactory.	Yes	
	 all waste storage areas (including internal and external areas/rooms); waste collection arrangements, including collection location and times/frequency; measures to prevent potential pollution from waste storage/handling activities on site; any trade waste arrangements; and measures for dealing with contaminated and/or hazardous waste. 			
	 C3. Garbage storage areas shall be designed so as to: be readily serviced within the confines of the site with minimum impact on adjoining uses; incorporate ventilation measures; and have suitable access to water to maintain waste storage areas. 	There is adequate room within each tenancy to allow for the storage of waste facilities and adequate room to service each tenancy with garbage trucks for waste removal.	Yes	
	C4 An assessment is to	Development application	Yes	
	be made by the applicant	2022/0085 was approved	1 53	
	under SEPP No. 55 -	under delegated authority		

Remediation of Land (or equivalent) as to whether the subject land is contaminated prior to the submission of a development application.	on Tuesday 12 April 2022 for Category 1 remediation works of soil and groundwater contamination. Works have commenced and are ongoing. The development consent addressed land contamination issues. Updated reports have been provided which demonstrate that the contamination issue is being addressed in a satisfactory manner. Appropriate conditions are provided from Council's Environmental Health Unit addressing such matters for any consent that may be issued.	
C5. All underground petroleum storage systems (UPSS) must be designed, installed and operated in accordance with the Protection of the Environment (Underground Petroleum Storage Systems) Regulation 2019 (the Regulation) and guideline to the Regulation published by the NSW EPA.	Development consent 2022/0085 addressed the removal of all underground fuel storage tanks on site which formed part of the remediation works proposed. The Category 1 remediation works are still ongoing.	Yes
 Sustainability and energy C8. Improve the efficiency of hot water systems by: providing solar powered hot water systems where possible. Solar and heat pump systems must be eligible for at 	efficiency SLR Consultants have prepared a Sustainability Management Plan and dated Friday 9 December 2022 which addresses various sustainability matters. A key to this is the use of solar panels to the roof	Yes

 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 	 area of each building. While no specific details are supplied, the plans indicate that each roof area of each building will be capable of supporting a solar panel system to generate power instead of relying on the existing grid network. The report states that the system will have a maximum capacity of 950 kw for the entire site. In addition: A rainwater tank harvesting system will be installed across the site with the system having a capacity of 60,000 litres. Installing 4 Star rated toilets, urinals and taps. Appropriate wall insulation to be used for all air conditioned offices. 5% of car spaces to be dedicated for electric vehicles with charging stations included. The development is committed to achieve a 4 Star NABERS Energy Certification rating. The report should be included into any consent that may be issued by the Panel due to the recommendations made. 	Yes
Report from a suitably	Control C8 addresses	
qualified consultant that	Control C9.	
demonstrates a		
commitment to achieve		
no less than 4 stars		
under the Australian		
Building Greenhouse		

	Doting Schomo or		
	cauivalant must be		
	provided for all		
	commorcial and		
	industrial development		
	with a construction cost		
	of over \$5 million		
	C10 The amount of	Satisfactory	Voo
	CTU. The amount of	Sausiaciory.	res
	exposed glazing to the		
	foodoo of buildingo		
	aboll be minimized		
	C11 Puilding design	Compliance is achieved	Vaa
	chall minimize reliance	Compliance is achieved.	res
	shall minimise reliance		
	on existing energy		
	supplies through the use		
	incorporation of		
	neorporation of		
	turbinos battory storago		
	and color bot water		
	wherever practicable		
	Water pollution and storm	water management	
	This is not relevant to the	a development application a	<u>a a uca ia not</u>
	proposed for any tenancy	le development application a	
214 Loading	Refer to Part G3 of this	Noted	Noted
requirements	DCP for loading	Noted.	Noted.
requirements	requirements		
0.45	roquiomonio		
2.15 Car	Refer to Part G3 of this	Noted.	Noted.
2.15 Car parking design	Refer to Part G3 of this DCP for car parking	Noted.	Noted.
2.15 Car parking design	Refer to Part G3 of this DCP for car parking design controls.	Noted.	Noted.
2.15 Car parking design 2.16 Traffic and	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this	Noted.	Noted.
2.15 Car parking design 2.16 Traffic and transport	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and	Noted.	Noted.
2.15 Car parking design 2.16 Traffic and transport management	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management	Noted.	Noted.
2.15 Car parking design 2.16 Traffic and transport management plan	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements.	Noted.	Noted.
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls	Noted.	Noted.
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General Part G3 - Traffic,	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac	Noted. Noted. cess (Vehicle)	Noted.
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac Development is to	Noted. Noted. cess (Vehicle) The development provides	Noted. Noted.
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac Development is to provide on-site parking	Noted. Noted. cess (Vehicle) The development provides for:	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac Development is to provide on-site parking in accordance with the	Noted. Noted. Cess (Vehicle) The development provides for:	Noted. Noted.
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac Development is to provide on-site parking in accordance with the following minimum rates	Noted. Noted. Cess (Vehicle) The development provides for: Warehouse use -	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General Part G3 - Traffic, 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac Development is to provide on-site parking in accordance with the following minimum rates in Table 1. Where a	Noted. Noted. cess (Vehicle) The development provides for: • Warehouse use - 33,591 square metres	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General Part G3 - Traffic, 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac Development is to provide on-site parking in accordance with the following minimum rates in Table 1. Where a parking rate has not	Noted. Noted. Cess (Vehicle) The development provides for: • Warehouse use - 33,591 square metres at 1 space per 300	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac 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	Noted. Noted. Noted. Cess (Vehicle) The development provides for: Warehouse use - 33,591 square metres at 1 space per 300 square metres of	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac 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	Noted. Noted. cess (Vehicle) The development provides for: • Warehouse use - 33,591 square metres at 1 space per 300 square metres of gross floor area = 112	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac 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	Noted. Noted. cess (Vehicle) The development provides for: • Warehouse use - 33,591 square metres at 1 space per 300 square metres of gross floor area = 112 spaces.	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac 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	Noted. Noted. Noted. Cess (Vehicle) The development provides for: Warehouse use - 33,591 square metres at 1 space per 300 square metres of gross floor area = 112 spaces. Office a client	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac 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	Noted. Noted. cess (Vehicle) The development provides for: • Warehouse use - 33,591 square metres at 1 space per 300 square metres of gross floor area = 112 spaces. • Office use - 3,456	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac 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	Noted. Noted. cess (Vehicle) The development provides for: • Warehouse use - 33,591 square metres at 1 space per 300 square metres of gross floor area = 112 spaces. • Office use - 3,456 square metres at 1	Noted. Noted. Yes
2.15 Car parking design 2.16 Traffic and transport management plan Part G - General <i>Part G3 - Traffic,</i> 3. Parking rate	Refer to Part G3 of this DCP for car parking design controls. Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements. Controls Parking, Transport & Ac 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	Noted. Noted. Noted. Cess (Vehicle) The development provides for: Warehouse use - 33,591 square metres at 1 space per 300 square metres of gross floor area = 112 spaces. Office use - 3,456 square metres at 1 space per 40 square	Noted. Noted. Yes

	Alternatively, a parking	metres of gross floor	
	study may be used to	area = 86.4 spaces.	
	determine the parking,	Total number of angeog	
	by Council Additional	required is 199 spaces	
	parking objectives and	similar to the applicants	
	controls are provided in	count.	
	Section 4 of this DCP.		
		There are 252 spaces	
		provided resulting in a	
		sulpius of 55 spaces.	
		This has a benefit because	
		tenancies are capable of	
		being used for general	
		industrial purposes. Thus, if	
		used for general industrial	
		purposes, then at least 523	
		spaces would be needed.	
		This is highly unlikely given	
		the layout and thus a	
		surplus exists to allow for	
		any general industrial uses	
		to occur.	
		As such the surplus of 56	
		spaces would be supported	
		in case a higher intensity	
		land use is proposed for	
		any of the tenancies.	
		The application as a	
		warehouse complex	
		provides for adequate car	
		parking even allowing for	
		permitted for the site.	
4.3 Basement	C1. Basement garages	Satisfactory.	Yes
parking	and driveways shall be		
	permitted in accordance		
	wiun une reievant Australian Standarde		
	Where slope conditions		
	require a basement, the		
	area of the basement		
	shall not significantly		
	exceed the area required		
	and access		

	requirements for the		
	development.	The two becoment car	Voc
	shall be located within	parks are provided within	163
	the building footprint.	the building footprints	
	C2 Bacomont parking	shown.	Voc
	shall not unreasonably	Compliance is achieved.	165
	increase the bulk and		
	scale of development.		
	C4. Basement parking	Compliance is achieved.	Yes
	shall provide, where		
	drainage system		
	according to Council's		
	engineering		
	requirements.		
	C5. Basement parking	There is no residential	Yes
	privacy of adjacent	adioining sites	
	residential development.		
	C6. Basement parking	Compliance is achieved.	Yes
	manoeuvring shall		
	ensure that vehicles can		
	forward direction.		
	C7. Basement	Compliance is achieved.	Yes
	access/ramp design	-	
	shall comply with ramp		
	in AS2890.		
4.5	C1. Parking rates shall	Compliance is achieved as	Yes
Development	comply with the	shown above.	
in industrial	minimum parking rates		
zone	Section 3 of this Part of		
	the DCP.		
	C2. On-site parking is to	Satisfactory.	Yes
	be designed so that	The lorgest set party area in	
	concrete paying in the	I ne largest car park area is	
	car parking and driveway	to break up the hard paved	
	areas are avoided.	surfaces.	
	C3. Car parking areas,	This is achieved especially	Yes
	particularly large areas	between the front building	
	as to break up large	where landscaped areas	
	expanses of paving.	are being used to break up	
	Landscaping shall be	the pavements.	
	required around the		
	norimeter and within		
	C2. On-site parking is to be designed so that large expanses of bland concrete paving in the car parking and driveway areas are avoided. C3. Car parking areas, particularly large areas shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the	Satisfactory. The largest car park area is provided with landscaping to break up the hard paved surfaces. This is achieved especially between the front building and the centre building where landscaped areas are being used to break up the pavements.	Yes

C4. In open parking areas, 1 shade tree per 10 spaces shall be planted within the parking area.	Whilst critical electricity infrastructure networks have been identified crossing through the site where the car park is located, it is confirmed by Endeavour Energy that alternative smaller planting can be planted near the electricity infrastructure. As such, the variation to provide no trees within the front car park area is not supported and a condition is recommended to plant 5 x 75L pot size Elaeorcarpus Reticulatus as replacement trees within the front car park area is recommended	No. Condition to comply as discussed in the content of the report.
 C5. A traffic and transport management plan is to be prepared for the development. The plan is to include, at a minimum, details on the following items: type of transport used for the development, including operations, staff and visitors; frequency and duration of movements, including operations, staff and visitors; size of the largest vehicle accessing the site; internal management arrangements for vehicle movements, parking and access; potential scope for public transport, walking and cycling access and facilities for staff and visitors on the site; management arrangements should traffic and transport 	A traffic study prepared by Ason Group and dated Tuesday 29 November 2022 has been assessed by Council engineers as being satisfactory.	Yes

	impacts flow outside			
	the site where the			
	located and			
	 review mechanisms to 			
	confirm the			
	effectiveness of the			
	plan and to refine the			
	plan as required.			
4.6 Loading	C1. Loading bays for	The developn	nent requires	Yes.
requirements	trucks and commercial	1 space per	800 square	
and industrial	provided in accordance	up to 8 000 s	SS 11001 died	
development	with Table 2	plus 1 space	e per 1 000	
		square metres	thereafter.	
		Based upon a	floor area of	
		33,591 squ	are metres	
		gross floor	area for	
		warenouses,	the complex	
		loading bays	al least 50	
		loading baye.		
		The plans a	are showing	
		overall 47 loa	iding bays to	
		support the co	mplex.	
		Generally,	there are	
		adequate load	ding facilities	
		provided acro	ss the broad	
		development.		
		This figure h	as not been	
		divided into	individual	
		tenancies. If	f this was	
		undertaken,	a different	
		figure would b	e obtained as	
		shown below.		
		Note: The	figures are	
		rounded upv	vards which	
		explains the v	ariation.	
Warehouse Num	ber Size		Additiona	al Features
Warehouse 1A	1,352 square metres	3	3 loading bay	S.
			Requires 2 -	Satisfactory.
VVarehouse 1B	1,304 square metres	6	2 loading bay	'S. Satisfactor <i>i</i>
Warehouse 10	1 30/ square metros	3	2 loading bay	Salisiaciory.
		5	Z loauling bay Requires 2 -	s. Satisfactory
Warehouse 1D	1,292 square metres	6	2 loading bay	S.
	, ========		Requires 2 -	Satisfactory.
Warehouse 2A	5,918 square metres	<u> </u>	6 loading bay	'S.

				Requires 7.3 - One short.		
Warehouse 2B		7,227 square metres		6 loading bays.		
				Requires 9 - Three short.		
Warehouse 2C		4,521 square metres		6 loading bays.		
					Requires 6 - Satisfactory.	
Warehouse 2D		4,247 square met	tres	6	6 loading bays.	
					Requires 5.3 - Satisfactory.	
Warehouse 3A		5,803 square met	tres	S	8 loading bays.	
					Requires 7.2 - Satisfactory.	
Warehouse 3B		4,079 square met	tres	5	6 loading bays.	
					Requires 5 -	Satisfactory.
C2. area in appl		Loading/unloadin s shall be provide accordance wit cable provisions c	g d h of	Compliance is	achieved.	Yes
	2800		5			
	C3. betw servi loadi areas	Provide separatio een parking an ce areas (i.e ng/unloading s).	n d e.	This is achieve	d.	Yes
	C4. servi conv	Locate and desig ce areas to facilitat enient and saf	n e e	This is achieve	d.	Yes
	usag	e.				
	C5. I be lo • in pa • in pa • in pa • re ve ar fo se	Loading docks sha cated so as to not: terfere with visito arking spaces; terfere wite edestrians control terfere control terfe	ill or e h or n y n d, or	Compliance is	achieved.	Yes
	C6. Ioadi provi each	A minimum of on ng space shall b ded internally withi industrial unit.	e n	Compliance is	achieved.	Yes
	C7. I be large acce	7. Loading areas shall Satisfactor de designed for the argest size vehicle accessing the site.		Satisfactory.		Yes
Part G4 - Stormv	vater	& Drainage				1
2.2 Method of stormwater	C1. colle	All stormwate cting as a result of carrying out of	er of	The proposal reviewed by	has been Council's	Yes, condition to comply.
	110	Julying Out C	71	Ligineening C		

disposal from the site	development under this DCP must be directed by a gravity fed or charged	considered satisfactory subject to conditions.	
	system to: (a) a public drainage		
	system, or (b) an inter-allotment		
	drainage system, or (c) an on-site		
0.0 Flood Dials	disposal system.	The site is identified as a	Man and differen
2.0 FIOOD RISK	development door not	flood control lot in Council's	tes, condition
wanagement	result in any increased	manning	to compry.
	risk to human life and	mapping.	
	does not increase the	Proposal reviewed by	
	potential flood	Council's Engineer and	
	affectation on other	considered acceptable	
	development or	subject to imposition of	
	properties.	deferred commencement	
	C7. The filling of flood	conditions.	
	prone land, where		
	acceptable and		
	permitted by this Part,		
	extraction of the practical		
	maximum quantity of fill		
	material from that part of		
	the site adjoining the		
	waterway.		
	C8. The proposed		
	development shall		
	comply with Council's		
	Flood Risk Management		
	Policy.		
2.7 Water	C1. All development	The proposal has been	Yes, condition
Sensitive	applications for sites of	reviewed by Council's	to comply.
water quality	2,500mz, or more m	considered satisfactory	
and water re-	by a Water Sensitive	subject to conditions	
use	Urban Design Strategy.		
	prepared by a qualified		
	civil engineer with		
	suitable experience.		
	C4. Water quality		
	devices are required to		
	prevent pollutants from		
	commercial, industrial		
	uevelopments and car		
	the waterways in order to		
	improve waterway		
	health and to develop		

	and maintain		
	ecologically sustainable		
	waterways.		
	C10. The ESCP shall be	Compliance is achieved.	Yes
	in accordance with the		
	standards outlined in		
	Managing Urban		
	Stormwater: Soils and		
	Construction by the		
	NSW Department of		
	Housing.	-	
Part G5 - Sustair	nability, Biodiversity & En	vironmental Management	
2.1	C1. Operating practices	As demonstrated during a	Yes
Groundwater	and technology,	site inspection of Sunday 5	
	including dewatering,	March 2023, most of the	
	shall not contaminate	site is now subjected to	
	groundwater or	Category 1 site	
	adversely impact on	contamination clean up	
	aujoining properties and	WUIKS.	
	Initastructure. Any	It is known that	
	dewatering activities	it is known that	
	concurrence from the	underway and once	
	NSW Government Any	complete a site audit	
	application to discharge	statement would be	
	around and surface	finalised	
	water to Council's		
	stormwater system must	A Geotechnical review of	
	be accompanied by a	the site dated Monday 12	
	Dewatering	December 2022 identifies	
	Management Plan.	the site as being subjected	
	5	to minor salinity levels. The	
		report addresses this and	
		provides for appropriate	
		recommendations	
		addressing such issues.	
		The same report confirms	
		the presence of	
		aroundwater across the site	
		including monitoring wells	
		more any more any word.	
		The report is making	
		recommendations	
		regarding type of slabs,	
		monitoring and the need for	
		technical drawings during	
		the detailed design stage.	
		The geotechnical report will	
		need to be incorporated	
		into any consent issued.	

	C2. Groundwater is to be recharged, where possible, while still protecting and/or enhancing groundwater	The comments provided in Control C1 above are relevant to Control C2.	Yes
	quality, using water sensitive urban design. C3. Protection measures for groundwater are to be proportional to the risk the development poses. Where the potential risk to	The geotechnical report provides suitable recommendations in addressing eh underlying water table including the salinity issues identified.	Yes
	separate Groundwater Impact and Management Report will be required.	The report must be included into any approval granted due to the recommendations that are made.	
	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	Based upon the information provided, it is concluded that the proposed development will be satisfactory to the site although various recommendations of the technical reports will need	Yes
	 of: changes in the behaviour of groundwater created by the method of construction chosen; and/or changes to the 	to be complied with.	
	behaviour of groundwater of the surrounding area, created by the nature of the constructed form and groundwater management system		
2.3 Land contamination	C1. Prior to the submission of a development application, an	Development application 2022/0085 was approved under delegated authority on Tuesday 12 April 2022	Yes
	assessment is to be made by the applicant under Clause 7 of SEPP No. 55 as to whether the	tor Category 1 remediation works of soil and groundwater contamination.	

	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.	Works have commenced and are ongoing. The development consent addressed land contamination issues. Council's Environmental Health Unit has assessed the submitted contamination reports as being acceptable and have provided an appropriate set of conditions for any consent addressing such matters.	
	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.	The comments provided above in Control C1 are relevant to Control C2.	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.	As part of the development application, numerous trees will need to be removed. Due to the extent of tree removal, at least 4 ecosystem credits relating to the Cumberland River Flat Forest Plant Community are required to be purchased. Council's Tree Management Officer has	Yes Subject to conditions.

		assessed the relevant components of the development application and advises that the development is supported subject to conditions. Please refer to the discussion in the CLEP 2021 assessment table for details	
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 ventilation and other such measures.	 As previously addressed, the development will incorporate the following: A rainwater tank harvesting system to be installed across the site with the system having a capacity of 60,000 litres. Installing 4 Star rated toilets, urinals and taps. Appropriate wall insulation to be used for all air conditioned offices. 5% of car spaces to be dedicated for electric vehicles with charging stations included. The development is committed to achieve a 4 	Yes
Dart 07. Trac M		Certification rating.	
2 1	C2 SEPP (Vegetation in	At least 127 trees will need	Ves
Preservation of trees	Non-Rural Areas) 2017 applies to all trees and vegetation defined as any woody perennial plant that is 4m or	to be removed from the site which equates to a tree cover area of 4,353 square metres.	Subject to conditions.
	greater in height, measured from the base of the tree at ground level to the highest point of live foliage.	This will activate the requirements of the Biodiversity Offset Scheme.	

		A total of 4 ecosystem credits relating to the Cumberland River flat Forrest Plant Community Type are required to be purchased. Council's Tree Management Officer has assessed this as being satisfactory subject to conditions.	
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.	As assessed by Council's Tree Management Officer, the overall development is determined as being acceptable for the site and surrounding area 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.	As assessed by Council's Tree Management Officer, the overall development is assessed as being acceptable for the location.	Yes
	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.	A Biodiversity Development Assessment Report prepared by Ecolique Environmental Consulting (Revision 2) and dated Tuesday 13 December 2022 has been assessed as being acceptable subject to conditions.	Yes
2.3 Landscaping	C1. Where a landscape plan is required, it shall be prepared by an	This is complied with.	Yes

	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 snow		
	construction.		
Part G8 - Waste	Management		
3.2 Commercial development	C1. The number of bins required and size of storage area will be calculated against the	within each tenancy for waste storage facilities and adequate room on site for	Yes
	current standard NSW commercial waste generation rates are those established by the Combined Sydney Region of Councils set out in Table 1.	garbage trucks to undertake satisfactory waste collection services.	
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.	Waste collection will occur from each tenancy.	Yes
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 collection will occur from each tenancy and within the site as adequate room is provided for garbage trucks to perform the service.	Yes
3.7 Collection vehicle requirements	C1. All proposed developments will need to accommodate a Heavy Rigid Vehicle (HRV) for all waste collection.	Compliance is achieved.	Yes
	C2. Proposed developments that require a waste collection vehicle to	Compliance is achieved.	Yes

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.	