

CDCP 2021 Compliance Table

Relevant Control	Compliance with Requirements	Consistency Objectives
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. Refer to SEPP 65 and the ADG compliance table below.	N/A – There is no residential component. N/A
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: <ul style="list-style-type: none"> • up to 3 storeys: 20m; and • 4 storeys or greater: 30m. 	N/A – There is no residential component. N/A
	C2. Lot size and frontage shall provide an appropriate site configuration that achieves: <ul style="list-style-type: none"> • 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. 	Lot size and frontage has been considered in the original DA and considered satisfactory. Yes
	C3. Council may require the consolidation of more than 1 existing land holding to be undertaken in order to meet all the requirements of this development control plan.	Lot consolidation is an existing condition of consent which will remain. Yes

	C4. Commercial development is not permitted on battleaxe lots.	N/A	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.	N/A	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 maintained under the modification.	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.	There is no change to the street wall height.	Yes
	C3. A minimum 3m setback shall be provided for levels above the street wall height for the podium	The tower component has been deleted.	N/A
	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.	The tower component has been deleted. Otherwise there is no change to the setbacks and massing.	N/A
	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 a residential development or a residential zone.	N/A	N/A
3.3 Landscaping	C1. Landscape reinforces the architectural character of the street and positively	The approved landscaping treatment remains.	Yes

and space	open	contributes to maintaining a consistent streetscape character.		
		C2. Landscaping is to form an integral part of the overall design concept.	The approved landscaping treatment remains.	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.	No change from the DA.	Yes
		C5. Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.	No change from the DA.	Yes
		C6. Paving and other hard surfaces shall be consistent with architectural elements.	No change from the DA.	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.	N/A	N/A
		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.	The application proposes planters in lieu of street trees.	No. Considered acceptable on merit. See discussion in report.
		C9. Street tree planning shall be consistent with the relevant Public Domain Plan, strategy, plan, guideline or policy.	As above.	-
		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	As above.	-

	existing streetscape is maintained and enhanced.		
	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 change from the DA.	Yes
	C12. Services shall be located to preserve significant trees.	No change from the DA.	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.	The application proposes planters in lieu of street trees.	No. Considered acceptable on merit. See discussion in report.
	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 frontage treatment is appropriate for the streetscape.	Yes
	C2. Development shall provide direct access between the footpath and the shop.	Access arrangements are satisfactory and are unchanged from the DA.	Yes
	C3. Security bars, and roller shutters are not permitted; however, transparent security grilles of lightweight material may be used.	The frontage treatment is appropriate for the streetscape.	Yes

	C4. Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	No change from the DA.	Yes
	C5. Require buildings at visually significant locations to be well designed and respond to the different characteristics of the streets the address.	No change from the DA.	Yes
	C6. Development on corner sites will be required to accommodate a splay corner to facilitate improved traffic conditions.	No change from the DA.	Yes
	C7. Buildings on corners must address both frontages to the street and/or public realm to: <ul style="list-style-type: none"> • 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. 	No change from the DA.	Yes
3.6 Building use	C1. Ground floor uses in business zones are to comprise non-residential uses.	No change from the DA.	Yes
3.7 Façade design, shopfront and materials	C1. Façade 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.	Facade proportions and vertical and horizontal emphasis are appropriate to the scale of development and its interaction with the streetscape.	Yes
	C2. Building facades at street level along primary streets and public places consist of a minimum of 80% for	No change from the DA.	Yes

	windows/glazed areas and building and tenancy entries.		
	C3. Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	No change from the DA.	Yes
	C4. Building services, such as drainage pipes, shall be coordinated and integrated with overall façade and balcony design.	No change from the DA.	Yes
	C5. Ventilation louvres and carpark entry doors shall be integrated with the design of the overall façade.	No change from the DA.	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 change from the DA.	Yes
	C7. The ground floor level must have active uses facing streets and public open spaces.	No change from the DA. Active uses are maintained.	Yes
	C8. Retail outlets and restaurants are located at the street frontage on the ground level.	N/A	N/A
	C9. Where possible, offices should be located at first floor level or above.	N/A	N/A
	C10. A separate and defined entry shall be provided for each use within a mixed use development.	N/A	N/A
	C11. Street and tenancy numbers shall be located on shopfronts and awnings and shall be clearly visible from the street.	N/A	N/A
	C12. Solid roller shutters and security bars, either internal or external, that block out or obscure windows or entrances, are not permitted.	N/A	N/A
	C13. High quality design, construction and materials shall be implemented to ensure the building has a long	No change from the DA.	Yes

	life and requires low maintenance.		
	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.	No change from the DA.	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.	No change from the DA.	Yes
	C16. All street frontage windows located at ground floor level are to be clear glazing.	No change from the DA.	Yes
	C17. Building finishes should not result in causing glare that creates a nuisance and hazard for pedestrians and motorists in the centre.	No change from the DA.	Yes
	C18. For advertising on shopfronts, refer to Part G1 of this DCP	N/A	N/A
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: <ul style="list-style-type: none"> • 3.5m for ground level (regardless of the type of development); and • 3.3m for all commercial/retail levels above ground level. 	No change from the DA.	Yes
	C2. Refer to the ADG for minimum ceiling heights for all residential levels above ground floor in mixed use developments.	N/A	N/A
3.9 Roof design	C1. Roof design shall be integrated into the overall building design.	No change from the DA.	Yes
	C2. Design of the roof shall achieve the following: <ul style="list-style-type: none"> • concealment of lift overruns and service plants; 	No change from the DA.	Yes

	<ul style="list-style-type: none"> • presentation of an interesting skyline; • enhancing views from adjoining developments and public places; and • complement the scale of the building and surrounding development. 		
	C3. Roof forms shall not be designed to add to the perceived height and bulk of the building.	No change from the DA.	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.	N/A	N/A
	C6. Roof design is to respond to the orientation of the site, through using eaves and skillion roofs to respond to sun access.	No change from the DA.	Yes
	C7. Consideration should be given to facilitating the use of roofs for sustainable functions, such as: <ul style="list-style-type: none"> • installing rain water 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. 	No change from the DA.	Yes
3.10 Awnings	C1. Continuous awnings are required to be provided to all active street frontages (except laneways).	No change from the DA.	Yes
	C2. Awnings generally: <ul style="list-style-type: none"> • 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; 	No change from the DA.	Yes

	<ul style="list-style-type: none"> • have a minimum soffit height of 3.2m; and • have slim vertical fascias and/or eaves not to exceed 300mm. 		
	C3. Awnings on street corner buildings shall wrap around corners.	No change from the DA.	Yes
	C4. Awning design must match building facades and be complementary to those of adjoining buildings and maintain continuity.	No change from the DA.	Yes
	C5. Canvas blinds along the street edge are not permitted.	N/A	N/A
	C6. Awnings are to be located over all building entries to indicate entry points.	No change from the DA.	Yes
	C7. In the event of separated buildings, awnings should be complementary to each other in regards to size, design and location.	No change from the DA.	Yes
	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.	No change from the DA.	Yes
	C9. Lighting fixtures shall be recessed into the design, with all wiring and conduits to be concealed.	No change from the DA.	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.	No change from the DA.	Yes
	C11. Street awnings which appear as horizontal elements along the façade of the building shall be provided as part of all new development.	No change from the DA.	Yes
	C12. Awnings shall provide weather protection and must not be perforated.	No change from the DA.	Yes
3.11 Visual and acoustic privacy	C1. New development shall be located and oriented to maximise visual privacy	No change from the DA.	Yes

	between buildings on site and adjacent buildings, by providing adequate building setbacks and separation.		
	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).	N/A	N/A
	C3. Conflicts between noise, outlook and views are to be resolved by using design measures, such as double glazing, operable screened balconies and continuous walls to ground level courtyards, where they do not conflict with streetscape or other amenity requirements.	No change from the DA.	Yes
	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.	N/A	N/A
	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.	No change from the DA.	Yes
	C6. Mixed use developments shall be designed to locate driveways, carports or garages away from bedrooms.	No change from the DA.	Yes
	C7. Mechanical plant must be visually and acoustically isolated from residential uses.	The new plant room is appropriately treated so as to be visually and acoustically treated and	Yes

		separated from residential uses.	
	<p>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:</p> <ul style="list-style-type: none"> •Development Near Rail Corridors and Busy Roads, NSW Department of Planning, December 2008 – Interim Guidelines; • NSW Noise Policy for Industry; •Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and • NSW Road Noise Policy 	Noted	Yes
	<p>C9. Where a site adjoins a school, place of public worship or public open space, the building design will:</p> <ul style="list-style-type: none"> • 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. 	N/A	N/A
	<p>C10. The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.</p>	N/A	N/A
	<p>C11. Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.</p>	N/A	N/A
	<p>C12. Sight lines from adjacent development to public open space shall be maintained and/or enhanced. Direct,</p>	N/A	N/A

	secure private access to public open space is encouraged.		
3.13 Solar access	<p>C1. Where no existing hours of operation or conditions exist, the retail and/or commercial development are to operate within the following hours:</p> <ul style="list-style-type: none"> • 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. 	No change from the DA.	Yes
	<p>C2. For hours extending outside the times identified in C1, applicants must demonstrate that noise, amenity and light impacts and crime prevention factors have been considered and addressed, through the submission of the following reports for assessment:</p> <ul style="list-style-type: none"> • acoustic report (Note: for developments in town centres where there is no residential development within close proximity of the development site, Council may consider waiving the need for an acoustic report for hours of operation up to midnight); • Crime Prevention Through Environmental Design (CPTED) report; and • Plan of Management. 	No change from the DA.	Yes
3.13 Solar access	C1. Developments shall be designed to maximise northern aspects for residential and commercial uses.	Solar access is improved by deletion of the tower.	Yes
	C2. The living rooms and private open spaces for at least 70% of dwellings on neighbouring sites shall	N/A	N/A

	receive a minimum of 3 hours of direct sunlight between 8am and 4pm in midwinter.		
	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.	Solar access is improved by deletion of the tower.	Yes
	C4. Developments shall be designed to control shading and glare.	No change from the DA.	Yes
	C5. Shadow diagrams (plan and elevation) shall accompany development applications for buildings, to demonstrate that the prop	Noted	Yes
3.14 Natural ventilation	C1. Natural ventilation is incorporated into the building design.	No change from the DA.	Yes
	C2. Orient buildings to maximise prevailing breezes.	No change from the DA.	Yes
3.15 Building maintenance	C1. Windows shall be designed to enable cleaning from inside the building.	No change from the DA.	Yes
	C2. Durable materials, which are easily cleaned and graffiti resistant, are to be selected.	No change from the DA.	Yes
	C3. Building maintenance systems are to be incorporated and integrated into the design of the building form, roof and façade.	No change from the DA.	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.	No change from the DA.	Yes
	C2. Improve the efficiency of hot water systems by: <ul style="list-style-type: none"> • 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 	No change from the DA.	Yes

	<p>must have a minimum 3.5 star energy efficiency rating;</p> <ul style="list-style-type: none"> • 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. 		
	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.	No change from the DA.	Yes
	C4. Incorporate a timing system to automatically control the use of lighting throughout the building.	No change from the DA.	Yes
	C5. All non-residential development Class 5-9 will need to comply with the Building Code of Australia energy efficiency provisions.	No change from the DA.	Yes
	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.	No change from the DA.	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.	No change from the DA.	Yes
	C2. Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater	No change from the DA.	Yes

	<p>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:</p> <ul style="list-style-type: none"> • 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; • 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	<p>C1. Site design for tall buildings (towers) shall:</p> <ul style="list-style-type: none"> • 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; 	N/A	N/A

	<ul style="list-style-type: none"> • 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. 		
	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.	N/A	N/A
3.19 Food and drink premises	C1. An acoustic report prepared by a suitably qualified acoustical consultant is to be undertaken if there is the potential for significant impacts from noise emissions from the food and drink premises on nearby residential or sensitive receivers, including those that may be located within the same building/development.	Acoustic impacts have been considered. The only change is the new plant room location.	Yes
	C2. An air quality assessment prepared by a suitably qualified consultant is to be undertaken if there is potential for significant impacts from air emissions, including odour and smoke, from the development. The air quality assessment should be prepared in accordance with NSW EPA's Assessment and Management of Odour from Stationary Sources in NSW – Technical Framework or equivalent.	No change from the DA.	Yes
	C3. Any application involving charcoal/solid fuel cooking or coffee roasting must also be accompanied by detailed plans and performance specifications for all odour filtration processes and chemical/photochemical treatments that are required to effectively remove smoke and/or odour from exhaust air. The proposed treatment system must comply with	N/A	N/A

	Australian Standard 1668.2 – 2012. The use of ventilation and air conditioning in buildings – Part 2: Mechanical ventilation in buildings.		
	C4. Where a food and drink premises is located within a mixed use building containing residential units, impacts from internal transmission paths for noise and smoke/odour through the building must be assessed and adequately managed.	No change from the DA.	Yes
	C5. Provision of space within a new mixed use development for vertical exhaust risers to service future ground floor commercial uses must be included. Kitchen exhaust air intakes and discharge points must comply with the requirements of Australian Standard 1668.2 – 2012 The use of ventilation and air conditioning in buildings – Part 2: Mechanical ventilation in buildings.	No change from the DA.	Yes
	C6. All waste and recyclable material generated by the food and drink premises must be stored in a clearly designated, enclosed waste storage area with complies with AS4674 – Construction and Fitout of food premises. Commercial waste collections are to generally occur between 6:00am and 10:00pm where residential premises may be impacted	No change from the DA.	Yes
3.20 Safety and security	C1. Development shall address and be consistent with Council's policy on Crime 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.	No change from the DA.	Yes

	C2. Buildings (including openings) adjacent to streets or public spaces shall be designed to overlook and allow passive surveillance over the public domain and common areas (i.e. lobbies and foyers, hallways, recreation areas and carparks).	Passive surveillance is maintained in the design	Yes
	C3. The main entry to a building should face the street.	The main entry points address a street.	Yes
	C4. All entrances and exits shall be made clearly visible from the public realm or communal open space to which they face.	All entrances and exits are clearly visible from the public domain.	Yes
	C5. Landscaping and plantings are to be designed to provide uninterrupted sight lines and avoid opportunities for concealment.	Landscaping and plantings ensure uninterrupted sight lines and avoid opportunities for concealment.	Yes
	C6. Building entrances, exits, urban public spaces and other main pedestrian routes of travel are required to be appropriately illuminated to minimise shadows and concealment of spaces.	No change from the DA.	Yes
	C7. Hidden recesses along or off pedestrian access routes within car parks shall be avoided.	No change from the DA.	Yes
	C8. CCTV security monitoring of a high definition quality is to be provided.	No change from the DA.	Yes
	C9. Blind or dark alcoves near lifts and stairwells, at the entrance and within carparks along corridors and walkways are not permitted.	No change from the DA.	Yes
	C10. Secure entries shall be provided to all entrances to private areas, including car parks and internal courtyards.	No change from the DA.	Yes
	C11. Commercial uses must be separated from residential uses in mixed use developments where access (e.g. lifts) is shared.	N/A	N/A
	C12. Commercial and retail servicing, loading and parking	No change from the DA.	Yes

	facilities shall be separated from residential, access, servicing and parking.		
	C13. Entrances to upper level residential apartments are to be separated from commercial / ground floor entrances to provide security and identifiable addresses.	N/A	N/A
	C14. Shared pedestrian entries to buildings shall be lockable.	N/A	N/A
	C15. Clear sightlines are to be provided from building entrances, foyers and lobbies into the public realm.	No change from the DA.	Yes
	C16. Loading docks and service entry in the vicinity of main entry areas shall be secured outside business hours.	No change from the DA.	Yes
	C17. Access to a loading dock, car parking or other restricted areas in a building shall only be available to occupants or users via a large security door with an intercom, code, or card lock system.	Access to carparking is controlled according to the function of the carpark.	Yes
	C18. Access from car parks to dwellings should be direct and safe for residents day and night.	N/A	N/A
	C19. Security grilles shall: <ul style="list-style-type: none"> • be at least 70% visually permeable; • not encroach or project over Council's footpaths; and • be made from durable, graffiti-resistant materials. 	N/A	N/A
	C20. Security bars are not permitted.	No change from the DA.	Yes
	C21. For at risk premises, security measures such as alarms, appropriate lighting and security patrols shall be included.	No change from the DA.	Yes
	C22. Adequate lighting shall be provided within a development, such as pedestrian routes and accessways, common areas and communal open space,	No change from the DA.	Yes

	car parking areas, all entries and under awnings. Timers and motion sensors may be implemented where appropriate to reduce energy consumption.		
	C23. Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night.	No change from the DA.	Yes
	C24. Lighting shall be provided to highlight the architectural features of a building and enhance the identity and safety of the public domain, but does not floodlight the façade and avoids shadows.	No change from the DA.	Yes
	C25. Illumination in carparks and building entrances should draw attention to the spaces to increase perceived safety.	No change from the DA.	Yes
	C26. Lighting shall not interfere with the amenity of residents or affect the safety of motorists. Excessive lighting shall not be permitted.	No change from the DA.	Yes
	C27. Site planning shall provide clear definition of territory and ownership of all private, semipublic and public places.	No change from the DA.	Yes
	C28. Demarcate safe routes for pedestrians in car parking areas, using floor markings, ceiling lights and dedicated pedestrian paths.	No change from the DA.	Yes
3.21 Pedestrian access and building entry	C1. The design of buildings shall comply with Australian Standards for Access and Mobility.	The building must satisfy the BCA.	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 change from the DA.	Yes

	C3. Developments must provide continuous paths of travel from all public roads and spaces, as well as unimpeded internal access.	No change from the DA.	Yes
	C4. Separate entries from the street are to be provided for cars, pedestrians, multiple uses (commercial and residential) and ground floor apartments.	N/A	N/A
	C5. Entries and associated circulation space is to be of an adequate size to allow movement of furniture.	No change from the DA.	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.	N/A	N/A
3.22 Pedestrian links, arcades, laneways and new streets	<p>C1. Arcades shall:</p> <ul style="list-style-type: none"> • be a minimum width of 6m, with a minimum floor to ceiling height of 4m, and free of all obstructions (e.g. columns and stairs). Public seating, waste bins, planter boxes and other like furnishings may be included, provided they do not unreasonably impede pedestrian access; • accommodate active uses, such as shops, commercial uses, public uses, residential lobbies, cafes or restaurants; • be obvious and direct thoroughfares for pedestrians; • provide adequate clearance to ensure pedestrian movement is not obstructed; • have access to natural light for all or part of their length and at the openings at each end; • have signage at the entry indicating public accessibility and to where the arcade leads; and • have clear sight lines from end to end with no 	N/A	N/A

	opportunities for concealment along its length.		
	C2. No goods are to be displayed within arcades.	N/A	N/A
	C3. Shops at the entrance of arcades or internalised shopping malls shall have direct pedestrian access to the street.	N/A	N/A
	C4. Direct and unrestricted public access shall be provided during business trading hours.	N/A	N/A
	C5. Where access is restricted to arcades outside of business hours, doors shall be secure, of a high visual quality and allow visibility into the arcade. Impermeable roller shutter doors or steel security bars will not be permitted.	N/A	N/A
	C6. Active retail/ commercial frontages shall be provided on both sides, for the full length of the arcade.	N/A	N/A
	C7. Where development adjoins a laneway or through block connection, ground level uses should be designed to provide a direct interface to that space.	N/A	N/A
	C8. Development shall provide a high level of passive surveillance over the laneway and must install CCTV cameras.	N/A	N/A
	C9. Public access to laneways shall be provided in perpetuity, unless otherwise stipulated by Council.	N/A	N/A
	C10. Facade design shall have a high visual quality and strong articulation in form and materials for buildings addressing laneways.	N/A	N/A
	C11. Continuous awnings are not required on laneways.	N/A	N/A
	C12. Laneways and private accessways shall provide clear sight lines and adequate lighting, be direct and shall allow access for pedestrians.	N/A	N/A

	C13. Signage shall be provided that indicates the public accessibility of lanes and rear accessways and the street to which the lane connects.	N/A	N/A
	C14. Laneways shall be visually appealing, which may be achieved through building design or the provision of public art.	N/A	N/A
	C15. All laneways shall be 8m in width, unless specified otherwise.	N/A	N/A
	C16. On sites where a new street is created, the street shall be built to Council's relevant engineering standards.	N/A	N/A
	C17. New streets and laneways shall maintain consistency and/or compatibility with the design of existing roads in the locality, as deemed appropriate by Council.	N/A	N/A
	C.18 Development adjoining a new laneway shall contribute to an attractive streetscape and presents a well-designed and proportioned facade and incorporates windows, balconies, doorways and landscaping.	The development places back of house functions to the lane. There is no change from the original DA.	Yes
	C19. New public laneways created within large blocks shall be undertaken in a manner that enhances both pedestrian and vehicle connectivity.	N/A	N/A
	C20. Road widths shall be consistent with Part A2 of this DCP.	N/A	N/A
	C21. New streets, roads and laneways shall be dedicated to Council.	N/A	N/A
	C22. Redevelopment of sites over 4000m ² shall maximise the permeability of the site and where practicable provide new pedestrian links.	N/A	N/A

3.23 B6 Enterprise Corridor Zone	C1. Commercial development shall be located at least at street level, fronting the primary street and where possible the secondary street.	N/A	N/A
	C2. Minimum front setbacks for B6 Enterprise Corridor zones shall be 5m.	N/A	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.	N/A	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.	Refer to separate assessment in the report.	Yes
3.25 Vehicle access	C1. Vehicle access will comply with the provisions set out in Part G3 of this DCP.	No change from the DA.	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.	Setbacks are consistent with those in Figure 2. No change from the DA.	Yes
2.2 Active frontages	C1. As a minimum, buildings shall provide active street frontages consistent with Figure 3.	Active frontages are consistent with those in Figure 3. No change from the DA.	Yes
2.3 Laneways	C1. Redevelopment within the Lidcombe Town Centre shall make provision for the creation of new laneways as shown in Figure 4.	The existing laneway is retained as per Figure 4 and will maintain rear access to those shops fronting John Street.	Yes
2.4 Key sites	<u>Site 1 – Dooleys</u> C1. Development shall be designed in accordance with the principles identified in Figure 6, particularly opportunities to enhance through-site pedestrian links, and integration with existing streetscapes.	No change from the DA.	Yes
	C2. Development shall be designed to address all street frontages, including Olympic Drive, and to provide an active street frontage to Church Street and John Street as a minimum.	No change from the DA.	Yes
	C3. Development shall provide a new pedestrian	No change from the DA.	Yes

	through-site link, shared way or street between Church Street and Ann Street, as well as a link to John Street via Board Street, with a minimum width of 12m.		
	C4. The preferred access to the site shall be via Church Street, with secondary access via Board Street and Ann Street.	No change from the DA.	Yes
	C5. Outdoor dining is encouraged along John Street.	No change from the DA.	Yes
	C6. Levels above the podium are to be setback by a minimum of 4-6m from the boundary of adjoining commercial or residential uses.	N/A as the tower element has been deleted by the modification.	N/A