

Appendix C
CDCP 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.	The proposal seeks consolidation of three lots into one.	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.	Noted. This has been conditioned.	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.	Adjoining sites will not be isolated.	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.	Not applicable. No residential accommodation is proposed.	N/A
	C5. Proposed allotments, which contain existing buildings and development, shall comply with site coverage and other controls contained within this Part.	Noted.	Yes
	C6. Council will allow the strata subdivision of residential flat buildings subject to compliance with all other related controls contained in this DCP.	Not applicable. No residential accommodation is proposed.	N/A
	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.	Not applicable.	N/A

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.	Not applicable. No residential accommodation is proposed.	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. 	Although, the proposal is not for shop-top housing it has a combined frontage of 44.58 metres and meets the requirements of this control.	Yes
	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. 	The lot size and frontage is appropriate and satisfactory for the proposed development.	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.	The proposal seeks consolidation of three lots into one.	Yes
	C4. Commercial development is not permitted on battle-axe lots.	Not a battle-axe allotment.	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.	Not applicable.	N/A
3.2 Setbacks	C1. Front Setback: Nil (except for	<u>Ground floor:</u> 5.2 metres-	Yes. Refer

and separation	B1 Neighbourhood Centre zoned land). A greater setback may be required to align with the predominant street setback.	21.8 metres. <u>First Floor:</u> 1.4 metres-23.2 metres. <u>Second Floor:</u> 1.4 metres – 23.6 metres.	to site specific DCP controls for further discussion.
	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.	Not applicable.	N/A
	C3. A minimum 3m setback shall be provided for levels above the street wall height for the podium	Not applicable.	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.	Not applicable.	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.	Not applicable.	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.	The subject site does not adjoin a residential zone.	N/A
	C7. Rear Setback: 15% of site length where boundary adjoins a residential development or a residential zone.	The subject site does not adjoin a residential zone.	N/A
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.	The landscaping is satisfactory and consistent with the 'garden area' requirements of Part G2 Heritage of the CDCP.	Yes
	C3. At grade car parking areas, particularly large areas, shall be landscaped so as to break up large expanses of paving.	No at grade car parking is proposed.	N/A

	Landscaping shall be required around the perimeter and within large car parks.		
	C4. In open parking areas, 1 shade tree per 10 spaces shall be planted within the parking area.	Not applicable.	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.	The proposed fencing/retaining walls along Railway Parade are low brick walls that are integrated into the landscaping theme and will match the finishes of the main building.	Yes
	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.	Not applicable.	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.	Satisfactory.	Yes
	C9. Street tree planning shall be consistent with the relevant Public Domain Plan, strategy, plan, guideline or policy.	Noted. This will be conditioned.	Yes
	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.	Noted, no street trees to be removed, however will condition new street trees do not interfere with sight lines.	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.	Noted.	Noted.
	C12. Services shall be located to preserve significant trees.	The services do not impact any significant trees.	Yes
	C13. At the time of planting, street trees shall have a minimum	Satisfactory.	Yes.

	container size of 200 litres and a minimum height of 3.5m, subject to species availability.		
	C14. Where buildings are setback from the street, the resulting open space shall provide usable open space for pedestrians.	The front portion of the site provides for an open area that can be used by visitors to the site.	Yes
	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.	Satisfactory.	Yes
3.4 Public art	C1. Public art is encouraged to be provided within the business centres, in accordance with Council's relevant adopted Policy.	No public art proposed. The remainder of the controls do not apply.	N/A
3.5 Streetscape s	C1. New shopfronts shall be constructed in materials which complement the existing or emerging character of the area.	The shop front consists of clear glazing and brickwork. This is considered acceptable for the subject site being located within a heritage conservation area.	Yes
	C2. Development shall provide direct access between the footpath and the shop.	Direct access is provided from the footpath to the shop front.	Yes
	C3. Security bars, and roller shutters are not permitted; however, transparent security grilles of lightweight material may be used.	The proposal does not include any security bars.	Yes
	C4. Signage shall be minimised and coordinated to contribute to a more harmonious and pleasant character for the locality.	Signage is not proposed.	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.	Development is not a corner site.	N/A
	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 	The subject site is not located on a corner.	N/A

	<p>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</p> <ul style="list-style-type: none"> • development on corner sites will require land to be dedicated to accommodate a splay corner to facilitate improved traffic conditions. 		
3.6 Building use	C1. Ground floor uses in business zones are to comprise non-residential uses.	No residential uses are proposed on the ground floor.	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.	Satisfactory, no heritage issues were raised to the façade proportions.	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.	The ground floor provides glazed areas along the primary street frontage.	Yes
	C3. Visible light reflectivity from building materials used on the facades of new buildings shall not exceed 20%.	The proposal does not include light reflectivity building materials.	N/A
	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.	Security devices have not been provided.	N/A
	C7. The ground floor level must have active uses facing streets and public open spaces.	The ground floor provides active frontages.	Yes
	C8. Retail outlets and restaurants are located at the street frontage on the ground level.	The proposal includes a retail/commercial space on the ground floor. The proposal also includes a	Yes

		medical centre on the ground floor.	
	C9. Where possible, offices should be located at first floor level or above.	A centre based child care facility is located on the first and second floor of the new building.	Yes
	C10. A separate and defined entry shall be provided for each use within a mixed use development.	A separate and defined entry is provided for each use.	Yes
	C11. Street and tenancy numbers shall be located on shopfronts and awnings and shall be clearly visible from the street.	Noted.	Noted.
	C12. Solid roller shutters and security bars, either internal or external, that block out or obscure windows or entrances, are not permitted.	Roller shutters are not proposed.	Yes
	C13. High quality design, construction and materials shall be implemented to ensure the building has a long life and requires low maintenance.	The proposal includes a large amount of brick work and some areas of painted render. This is considered to meet the requirements of this control and the use of brick work to the majority of the development will ensure longevity and low maintenance.	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 proposal uses face brick Bowral 'Gertudis Brown' and Bowral 'Simmental Silver' which are similar to other buildings within the vicinity of the subject site.	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.	The new building includes a mix of materials consisting of brick work, painted brickworks and glazing.	Yes
	C16. All street frontage windows located at ground floor level are to be clear glazing.	The windows on the ground floor are clear glazed, this will be confirmed with a condition of consent.	Yes. Confirm with a condition.
	C17. Building finishes should not result in causing glare that	The finishes to the building are not	Yes

	creates a nuisance and hazard for pedestrians and motorists in the centre.	considered to cause a glare that will result in a nuisance or hazard.	
	C18. For advertising on shopfronts, refer to Part G1 of this DCP	Signage is proposed as part of this application.	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. 	<p><u>Ground floor</u> 3.7metre FFL-FCL.</p> <p><u>First and second floor</u> - 3.1 metres FFL -FCL.</p>	<p>Yes</p> <p>No. Acceptable on merit. Refer to discussion in main body of report.</p>
	C2. Refer to the ADG for minimum ceiling heights for all residential levels above ground floor in mixed use developments.	No residential components form part of this application.	N/A
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: <ul style="list-style-type: none"> • 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. 	The mechanical vents on the roof are to be integrated into the roof.	Yes, confirmed with a condition.
	C3. Roof forms shall not be designed to add to the perceived height and bulk of the building.	Satisfactory.	Yes
	C4. Landscaped and communal open space areas on flat roofs shall incorporate shade structures and wind screens.	Not applicable.	N/A
	C5. Communal open space, lift overruns and service plants shall be setback from the building edge so as to be concealed.	Mechanical and service plans to the roof area have been provided.	Yes, to be confirmed with a condition.

	C6. Roof design is to respond to the orientation of the site, through using eaves and skillion roofs to respond to sun access.	Satisfactory.	Yes
	<p>C7. Consideration should be given to facilitating the use of roofs for sustainable functions, such as:</p> <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. 	The proposal has capacity to facilitate PV and other future innovative design solutions given the flat roof form.	Yes
3.10 Awnings	C1. Continuous awnings are required to be provided to all active street frontages (except laneways).	<p>An awning is not proposed given the setback of the building. However, the upper levels are cantilevered over the ground floor tenancy which creates a cover to the entry of the building and frontage.</p> <p>The remainder of the controls relating to awnings are not applicable as an awning is not proposed.</p>	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.	The new building will provide adequate separation from the adjoining properties to maintain visual privacy.	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).	No residential accommodation is provided.	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.	Noted. The building has been designed to minimise any noise, outlook and view issues.	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.	The location of the services and building entries are not considered to result in any acoustic conflicts.	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.	This will be verified with a condition of consent.	Yes
	C6. Mixed use developments shall be designed to locate driveways, carports or garages away from bedrooms.	Not applicable. No residential development proposed.	N/A
	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; •Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects; and • NSW Road Noise Policy	An acoustic assessment has been carried for the development and a report has been prepared by Day Design with reference 7857-1.1R dated 14 December 2023. Council's Environmental Health Officer's found this report to be satisfactory and will form part of any consent issued. The proposal is found to comply with this control.	Yes
	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	The site adjoins an open space being the Granville Train Disaster Memorial Park. The building has been setback from the side boundary adjacent to the Memorial Park and provides for soft	Yes

	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.	landscaping. An appropriate transition in scale and character is achieved.	
	C10. The potential for overlooking of playing areas of schools shall be minimised by siting, orientation or screening.	Not applicable.	N/A
	C11. Fencing along boundaries shared with public open space shall have a minimum transparency of 50%.	Not applicable.	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
3.13 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. 	<p><u>Commercial/Retail</u> Monday to Friday – 7am to 6pm. Saturday 8am to 3pm. Sunday & Public Holidays 8am to 12pm.</p> <p><u>Medical Centre</u> Monday to Friday – 8am to 6pm. Saturday 9am to 12pm Sunday Closed.</p> <p><u>Child Care Centre</u> Monday to Friday – 7am to 6pm. Saturday Closed. Sunday Closed.</p>	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 	The commercial/retail space seeks to start at 8am on a Sunday in lieu of 9am. Given, the location of the site and that an acoustic report accompanies the application which has not raised in issues on the proposed hours of operation. This is considered acceptable in this instance. A CPTED report and P.O.M (for the commercial/retail space)	Yes

	<p>hours of operation up to midnight);</p> <ul style="list-style-type: none"> •Crime Prevention Through Environmental Design (CPTED) report; and • Plan of Management. 	will be conditioned prior to the issue of a Construction Certificate.	
3.13 Solar access	C1. Developments shall be designed to maximise northern aspects for residential and commercial uses.	Complies.	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.	Given the north -south orientation of the site. The proposal to the west of the subject site at 64 Railway Parade will be showed in the morning. The adjoining site will receive the required solar access.	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 Granville Train Disaster Memorial Park will receive solar access for a minimum of 3 hours between 9am and 12pm in mid-winter.	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 complies.	Shadow diagrams provided and demonstrate that the proposal complies with the solar access requirements.	Yes
3.14 Natural ventilation	C1. Natural ventilation is incorporated into the building design.	The proposed building is mechanically ventilated. However, there are openings within the front and sides of the buildings that will allow for natural ventilation.	Yes
	C2. Orient buildings to maximise prevailing breezes.	Building is orientated to maximise prevailing breezes.	Yes
3.15 Building maintenance	C1. Windows shall be designed to enable cleaning from inside the building.	Windows are designed to be cleaned from the inside.	Yes
	C2. Durable materials, which are easily cleaned and graffiti resistant, are to be selected.	The proposal incorporates large area of face brick work which is a durable material and graffiti resistant.	Yes

	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.	Noted.	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 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. 	Satisfactory, a Section J Report has been provided with the application.	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.	The proposal will need to demonstrate compliance with Section J7 Artificial Lighting and Power at the Construction Certificate stage.	Yes
	C4. Incorporate a timing system to automatically control the use of lighting throughout the building.	Noted.	Noted.
	C5. All non-residential development Class 5-9 will need to comply with the Building Code of Australia energy efficiency provisions.	Satisfactory, a Section J Report has been provided with the application.	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	Satisfactory, a Section J Report has been provided with the application.	Yes

	industrial development with a construction cost of over \$5 million.		
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.	Noted.	Noted.
	<p>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:</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. 	Noted.	Noted.
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 	Not applicable.	N/A

	<p>lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower;</p> <ul style="list-style-type: none"> • 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. 		
	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.	Not applicable.	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.	The proposal does not seek consent for a food and drink premises.	N/A
	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.	Not applicable.	N/A
	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	No charcoal/solid fuel cooking proposed.	N/A

	proposed treatment system must comply with 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.	Not applicable. No residential units proposed.	N/A
	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.	Provision has been made for mechanical vertical exhaust risers. These have been marked on the plans.	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 food and drink premises are proposed as part of this application.	N/A
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.	The application was referred to NSW Police – Cumberland Police Area Command. Recommended conditions of consent have been provided and will form part of any consent issued.	Yes
	C2. Buildings (including openings) adjacent to streets or public spaces shall be designed to overlook and allow passive surveillance over the public	The building provides opening to the street which allows for passive surveillance.	Yes

	domain and common areas (i.e. lobbies and foyers, hallways, recreation areas and carparks).		
	C3. The main entry to a building should face the street.	Satisfactory.	Yes
	C4. All entrances and exits shall be made clearly visible from the public realm or communal open space to which they face.	Satisfactory.	Yes
	C5. Landscaping and plantings are to be designed to provide uninterrupted sight lines and avoid opportunities for concealment.	The landscaping arrangement will provide for uninterrupted views and there are no 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.	Satisfactory.	Yes
	C7. Hidden recesses along or off pedestrian access routes within car parks shall be avoided.	The basement does not provide hidden recess areas.	Yes
	C8. CCTV security monitoring of a high definition quality is to be provided.	This will be conditioned to comply.	Yes
	C9. Blind or dark alcoves near lifts and stairwells, at the entrance and within carparks along corridors and walkways are not permitted.	Noted. The proposal does not provide for blind or dark alcoves.	Yes
	C10. Secure entries shall be provided to all entrances to private areas, including car parks and internal courtyards.	Satisfactory, secure entries are provided.	Yes
	C11. Commercial uses must be separated from residential uses in mixed use developments where access (e.g. lifts) is shared.	Not applicable. No residential uses proposed.	N/A
	C12. Commercial and retail servicing, loading and parking facilities shall be separated from residential, access, servicing and parking.	Not applicable as the proposal does not include residential development, However, a secondary entry via the rear lane is proposed which can allow for the loading and unloading of goods.	N/A
	C13. Entrances to upper level residential apartments are to be separated from commercial /	Not applicable.	N/A

	ground floor entrances to provide security and identifiable addresses.		
	C14. Shared pedestrian entries to buildings shall be lockable.	Noted.	Yes
	C15. Clear sightlines are to be provided from building entrances, foyers and lobbies into the public realm.	The main lobby allows for a clear sightline into the public realm.	Yes
	C16. Loading docks and service entry in the vicinity of main entry areas shall be secured outside business hours.	This will be verified with a condition.	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.	A secondary entry via the rear lane is proposed which can allow for the loading and unloading of goods. This area is only for accessible for the tenants onsite.	Yes
	C18. Access from car parks to dwellings should be direct and safe for residents day and night.	Not applicable.	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. 	Not applicable. No security grilles proposed.	N/A
	C20. Security bars are not permitted.	Security bars are not proposed.	N/A
	C21. For at risk premises, security measures such as alarms, appropriate lighting and security patrols shall be included.	Noted. The proposal will provide appropriate lighting and security measures.	Yes
	C22. Adequate lighting shall be provided within a development, such as pedestrian routes and accessways, common areas and communal open space, car parking areas, all entries and under awnings. Timers and motion sensors may be implemented where appropriate to reduce energy consumption.	Noted. The proposal will provide appropriate lighting.	Yes
	C23. Pedestrian walkways and car parking shall be direct, clearly defined, visible and provided with adequate lighting, particularly those used at night.	The location of the pedestrian walkways and car parking are clearly defined and will be provided with adequate lighting.	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.	Noted.	Yes
	C25. Illumination in carparks and building entrances should draw attention to the spaces to increase perceived safety.	The basement car park will be appropriately illuminated.	Yes
	C26. Lighting shall not interfere with the amenity of residents or affect the safety of motorists. Excessive lighting shall not be permitted.	A condition shall be imposed to ensure the lighting does not create a nuisance. All lighting shall comply with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Yes
	C27. Site planning shall provide clear definition of territory and ownership of all private, semi-public and public places.	The proposal provides for different materials to the ground floor entry which defines the different ownership of private, semi-public and public spaces.	Yes
	C28. Demarcate safe routes for pedestrians in car parking areas, using floor markings, ceiling lights and dedicated pedestrian paths.	The basement car park provides for pedestrian crossings leading to the lift area.	Yes
3.21 Pedestrian access and building entry	C1. The design of buildings shall comply with Australian Standards for Access and Mobility.	An access report prepared by Vista Access Architects has been provided with the application. The report concludes that access has been provided to and within all areal required to be accessible.	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.	Refer to above.	Yes
	C3. Developments must provide continuous paths of travel from all public roads and spaces, as well as unimpeded internal access.	The proposed development provides a continuous path of travel from all public roads and spaces. The proposal	Yes

		also provides a lift that allows for access between levels.	
	C4. Separate entries from the street are to be provided for cars, pedestrians, multiple uses (commercial and residential) and ground floor apartments.	Separate entries have been provided for each separate tenancy and use on the site.	Yes
	C5. Entries and associated circulation space is to be of an adequate size to allow movement of furniture.	Satisfactory.	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.	Residential accommodation is not proposed as part of this application.	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 opportunities for concealment along its length. 	Not applicable. Therefore, the remainder of the controls do not apply to this application.	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.	The subject site is not located within a E3 Productivity Zone (Formerly B6 Enterprise Corridor).	N/A
3.24 Parking	C1. Refer to Part G3 of this DCP,	Not applicable to this	N/A

	or section 3J-1 of the ADG for car parking provision requirements.	development.	
3.25 Vehicle access	C1. Vehicle access will comply with the provisions set out in Part G3 of this DCP.	The vehicle access will comply with Part G3. This is further discussed under Part G3 of the CDCP.	Yes

Part E – Other Land Use Based Development Controls

Part E1 – Centre based childcare facilities

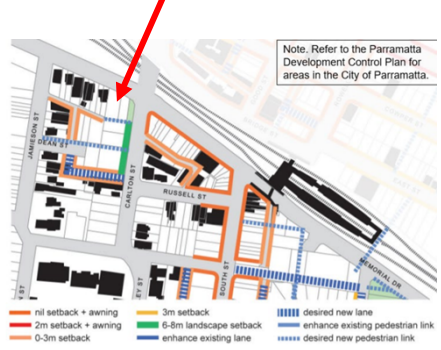
2.1 General	Objectives		
	O1. Encourage the provision of high-quality child care which meets the needs of the community, including users of the facility and owners and users of surrounding land uses.	Satisfactory.	Yes
	O2. Ensure that child care centres are compatible with neighbouring land uses and integrate into existing residential environments that are unobtrusive in terms of size, bulk, height and the amount of landscaped area provided.	The subject site is not within a residential zoned area.	N/A
	O3. Ensure the amenity of adjoining neighbours is retained and is not detrimentally affected by noise emissions from the site.	The subject site is located in an E1 Local Centre zone. The part use of the site as a childcare centre is not considered to detrimentally impact the amenity of adjoining properties.	Yes
2.2 Bulk and scale	C1. The minimum side setbacks for a new child care centre is 2m to allow for landscaping and separation of uses.	The childcare centre is setback 3metres from the eastern side boundary and 4.765m from the western side boundary.	Yes
	C2. The front and rear setback shall comply with the relevant building envelope controls for the established built form of the locality and zone.	The front and rear setback complies with the building envelope controls of Part F2-2 of the CDCP 2021.	Yes
	C3. The front setback shall reflect the existing streetscape and desired future character of the locality.	The proposed front setback is consistent with the desired future character of the locality.	Yes
	C4. The child care centre building is to be designed so as to reflect the scale, bulk, size of surrounding residential uses. However, this does not preclude	The subject site is located in an E1 Local Centre zone. The scale, bulk and size is consistent with the	Yes

	the use of 'U' shaped or 'L' shaped buildings for the purpose of minimising acoustic impacts on neighbouring properties.	locality and the surrounding residential uses within the vicinity of the subject site.	
	C5. The front setback area: <ul style="list-style-type: none"> • may only be used for access, parking and landscaping purposes; • shall not be used as an outdoor play space; and • shall not be included in calculations of unencumbered outdoor space. 	The front setback is provided for entries into the site for both vehicles and pedestrians. The front setback also provides for landscaped areas. The outdoor play space is located behind the front setback area.	Yes
2.3 Traffic, parking and transport	C6. Development for the purposes of centre based child care facilities will comply with the specific traffic, parking and transport requirements set out in Part G3 of this DCP. <u>Child Care Planning Guide:</u> Within 400 metres of a railway or Metro station within Greater Sydney: <ul style="list-style-type: none"> • 1 space per 10 children • 1 space per 2 staff. Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space. 	Based on 115 children the proposal requires 11.5 ~ 12 car parking spaces, 13 spaces are provided. Based on 24 staff the proposal requires 12 car spaces, 12 spaces are proposed. The proposal provides a total of 25 car parking spaces (including 2 accessible spaces) for the child care centre portion of the development.	Yes

Part F2 – Business Site Specific

Part F2-2 – Granville Town Centre

2.1 Setbacks	Front Setbacks Front building setbacks are to be in accordance with Figure 2 and any additional controls set out below: <ul style="list-style-type: none"> • for development in the B2 Local Centre zone, south of the railway line, setbacks shown in Figure 2 apply to the first 3 storeys of development. Remaining storeys are to be setback an additional 3 metres. Balconies are not to encroach the upper level set back area. • for development in the B4 Mixed Use zone, south of the railway line, setbacks shown in Figure 2 apply to the first 2 storeys of development. Remaining storeys 	The subject site does not fall into any of the building setbacks in figure 2. The proposed setback is considered satisfactory and is setback from the heritage item located on the site. Objective O3 in Part 2 which reads: " <i>Ensure that new development responds well to existing heritage items</i> " is considered to have been met.	N/A
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	<p>are to be set back an additional 3 metres. Balconies are not to encroach the upper level setback area.</p> <ul style="list-style-type: none"> • for development in the B4 Mixed Use Zone with frontage to Mary, Jamieson and Carlton Streets, the front setback to be between 5 and 9 metres. • for development in the R4 High Density Housing Zone, south of the railway line, setbacks shown in Figure 2 apply to the first 4 storeys of development. Remaining storeys are to be set back an additional 3 metres. Balconies may encroach the upper level setback (levels 5 and 6 only) for a maximum depth of 1 metre.  <p>Figure 2: Building setbacks, pedestrian links and laneways</p>		
	<p>C2. Side and rear building setbacks are to be in accordance with Figure 2 and the below controls:</p>	Refer to discussion below.	
	<p>Rear Setbacks B2 Local Centre Zone C3. A zero rear setback is allowable for development in the B2 Local Centre Zone.</p>	Satisfactory	Yes
	<p>B4 Mixed Use Zone C4. A minimum rear setback of 9 metres is required for development up to 25 metres in height.</p>	Not applicable to this application.	N/A
	<p>C5. A minimum rear setback of 12 metres is required for development above 25 metres.</p>	Not applicable to this application.	N/A
	<p>B6 Enterprise Corridor Zone C6. A minimum rear setback of 4 metres is required.</p>	Not applicable to this application.	N/A
	<p>Side Setbacks B2 - Local Centre Zone C7. A zero side setback is</p>	The proposed building is setback 4.765metres along the eastern side on	Yes

	allowable for development up to 4 storeys (15 metres) in height, except where the development addresses a lane.	the ground floor and 3.2-3.4 metres on the upper levels. Along the western side of the building the ground floor is setback 8.4 metres and 4.2 metres (at the closest points).	
	B4 Mixed Use Zone C8. A zero side setback is allowable for development up to 4 storeys (15 metres) in height, except where the development addresses a lane.	The subject site is not within a mixed use zone.	N/A
	C9. For any portion of development above 4 storeys (15 metres) in height, a minimum side setback of 9 metres is required for habitable rooms and a minimum side setback of 6.5 metres is required for non-habitable rooms	The proposed building is three storeys in height. This clause does not apply to the development.	N/A
	B6 Enterprise Corridor Zone C10. A zero side setback is allowable for development up to 6 storeys (21 metres) in height.	The subject site is not within an E3 Productivity Support zone (formerly Enterprise Corridor zone).	N/A
	Side setbacks (addressing lanes) C11. Where lanes are indicated in Figure 2 (see Front Setbacks above), half of the width of the lane is to be provided by each adjoining property. For passive surveillance and a high quality public domain, continuous full length blank walls are discouraged to lanes. Streetscape setbacks to lanes are shown in Figure 3. For visual and acoustic privacy the following additional setbacks are required.	Not applicable, the lane is to the rear of the subject site.	N/A
	6 metre wide lanes C12. Development up to 4 storeys (12 metres) in height are to be setback a minimum of 1.5 metres from the lane where there are non-habitable rooms and setback a minimum 3 metres where there are habitable rooms.	The portion of the new building on the ground floor is setback 1 metre. A solid wall with a grille serving the mechanical fan room.	No. Acceptable on merit see detailed assessment in the report.

	Requires 1.5 m to GF and 3 metres to levels 1 and 2.	Proposed varies from 0m-1metre rear setback. Level 1 is a solid wall and Level 2 is the outdoor area serving the centre based child care facility.	No. Acceptable on merit see detailed assessment in the report.
	C13. For the portion of development above 4 storeys (15 metres) but less than 25 metres, a minimum 3.5 metre setback to the lane is required for non-habitable rooms and a minimum 6 metre setback to the lane is required for habitable rooms.	Not applicable.	N/A
	3 metre wide lanes C14. For privacy of buildings up to 4 storeys a minimum 3 metre setback to the lane is required for non-habitable rooms and a minimum 4.5 metre setback to the lane is required for habitable rooms.	Not applicable.	N/A
	C15. For the portion of development above 4 storeys (15 metres) but less than 25 metres, a minimum 5 metre setback to the boundary is required for non-habitable rooms and a minimum 7.5 metre setback for habitable rooms.	Not applicable.	N/A
	C16. To achieve a continuous street edge development in the B2 Local Centre zone should have a nil side setback where it will not have a detrimental impact upon adjoining development.	This does not apply to the subject site.	N/A
	C17. Building setbacks to existing and desired laneways should be designed to activate the laneway while still allowing for the servicing needs of development.	The building has been setback to a portion of the rear laneway. Vehicular access will be provided from the laneway onto the site to allow for waste collection to occur onsite.	Yes
	C18. Where development proposes of adjoins residential development greater than 2 storeys in height, building separation requirements prescribed by the NSW	Not applicable to this application.	N/A

	Apartment Design Guide (ADG) should be achieved.		
	C19. The building separation distances between buildings on the same site are not to be less than those required between buildings on adjoining sites.	The building separation from the new building to the heritage listed item was reviewed by Council's Heritage Advisor who has supported the separation and is therefore considered satisfactory.	Yes
2.2 Land Amalgamation	C1. The preferred pattern of land amalgamation is to be side by side to maximise lineal street frontage and to encourage east west built form for good solar access, as shown in Figure 4.	The three lot amalgamation is side by side as per figure 4 and is considered acceptable.	Yes
2.4 Landscaping and deep soil	C2. The required deep soil areas are to be predominantly located at the rear of the site to provide a landscape corridor and visual screening between buildings.	Noted. The deep soil area has been maintained generally around the heritage listed item.	Yes
	C3. Where a front building setback is required as shown in Figure 2 (with the exception of Parramatta Road), the front setback area is to be landscaped. Provision of street trees is required in this area.	The proposal provides for landscaping within the front setback.	Yes
Part G – Miscellaneous Development Controls			
Part G2 – Heritage			
2.1 Development requirements for environmental heritage	C1. Contributory items are required to be retained.	The heritage item on the site is being retained.	Yes
	C2. Non-contributory items not identified are not required to be retained.	The demolition of the existing medical centre is not listed as a heritage item and therefore not required to be retained.	Yes
2.2. Conservation and development work on heritage buildings	C1. New development should be consistent with the guidelines and policies of any relevant conservation plan adopted by Council, and where appropriate, with State government requirements.	Satisfactory. A full assessment is addressed below.	Yes
	C2. New dwellings on sites occupied by an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of that item or the area.	Not applicable. A new dwelling is not proposed.	N/A

	C3. Ensure that conservation or maintenance works on a heritage item use materials, detailing, features, and design elements that are appropriate to the style and age of the heritage item.	A heritage impact statement was provided with the application. The proposal was referred to Council's Consultant heritage advisor who has provided conditions of consent.	Yes
	C4. Additions and/or extensions to heritage items: <ul style="list-style-type: none"> • are to be located and designed to complement the existing scale, character and amenity of the streetscape; • are not to dominate the appearance of the heritage item from the street; and • are to consistent with the style of the heritage item. 	A single-storey addition at the rear of the heritage item would connect it to the new building. This complements the existing scale and appearance of the heritage item from the street. The addition would be partially brick, which is consistent with the design of the heritage item.	Yes
	C5. All new development within the curtilage of a heritage item is to be suitably located and retains the visual dominance of the heritage item, with minimal impact upon the fabric and significant landscaping associated with the item.	<p>The proposed new building is located at the rear of the heritage item within its heritage curtilage. The new building is much larger than the existing heritage item and would form a backdrop to it. This would reduce the visual prominence of the item, affecting the legibility of its roof form, against the skyline. However, this is already partly compromised by the Granville Police Station to the south, whose large, unbroken wall forms a backdrop, although farther back,</p> <p>Setbacks in the built form of the new building generally provide adequate buffer space to the heritage item when viewed from Railway Parade.</p> <p>Concerns were originally raised by Council's</p>	Yes, subject to conditions.

		<p>Consultant heritage advisor with the setback of eastern and southern (rear) elevations of the heritage item, with inadequate buffer space provided within the item and the massing of the new building.</p> <p>The proposal was amended to increase the northern setback of the new building by 1.03m, however reduce the setback from the western boundary from 4.765m to 3.085 m.</p> <p>Council's Heritage Consultant supported the increase in setback to the north side of the new building, however raised concerns with the reduced western side setback. A condition will be imposed requiring the western setback to the new building be increased to 4.765m as per the original scheme.</p>	
	C6. Garages and carports are designed and located to ensure that they do not impact upon the appearance or fabric of the heritage item and its setting, and comfortably fit with the character of the area.	Not applicable.	N/A
	C7. Alterations or additions to existing commercial or civic heritage items are to be designed to respect the scale and form of the existing building and are located to have minimal visual impact from the street and on the significant fabric of the building.	Refer to detailed discussion above under control 5.	Yes
	Landscaping and gardens		
	C23. The siting of buildings should retain any significant trees and gardens identified on the site.	The siting of the building has maintained all existing trees on site.	Yes
	Curtilage development		

	C24. Where proposing development within the curtilage of a heritage item, the new development should be designed so that the heritage item retains its visual prominence.	Refer to detailed discussion above under control 5.	Yes
	C25. The colours and materials used within the new development shall be recessive and complement the colours and materials of the heritage item.	The proposal uses face brick Bowral 'Gertudis Brown' and Bowral 'Simmental Silver' which are similar to other buildings within the vicinity of the subject site	Yes
	C26. Where new development is proposed within the curtilage of a heritage item, a reasonable "buffer" space should be provided between the original building and the new development.	Refer to detailed discussion above under control 5.	Yes
	C27. Significant gardens should be retained as part of any works within a curtilage, where possible.	Satisfactory.	Yes
	C28. New development within the curtilage should not adversely impact upon the significant fabric of a heritage item.	Refer to detailed discussion above under control 5.	Yes
	C29. The height of new buildings shall not exceed that of the original heritage building.	The height of the new building is higher than the heritage item, however Council's Heritage Advisor did not raise any objection to the height of the new building, with the matter of building separation being of importance.	No. Acceptable on merit and discussed further in the main body of the report.
	C30. The new development shall be massed so that lower-scale buildings act as a transition between the new and the old.	Noted.	Noted.
	C31. New development within the curtilage of a heritage item should not block the sight lines from public areas to the original building.	This was addressed under control 5 above.	Yes
	C32. Civic, commercial development and adaptive reuse.		
	C33. Retention of the original streetscape facades is required, with extensions or redevelopment to be located to the rear of the property.	The street-facing facades of the heritage item would be retained in the proposal.	Yes

		The proposed new development is also located at the rear and sides of the heritage item.	
	C34. Development should be compatible with the existing height, scale, massing and detailing and setbacks and orientation of existing development within the streetscape. New extensions should be recessive to the original building.	<p>The proposed development is generally compatible with the detailing, setbacks and existing orientation of development in the streetscape.</p> <p>The proposed development is three storeys high and exceeds the height of the heritage item. As stated, earlier Council's Heritage Consultant supported the increase in setback to the north side of the new building which allows for an increased buffer from the item and new building.</p>	Yes
	C35. Colours and materials should be carefully selected so that they do not visually dominate, or overly contrast with, that of the existing heritage item. New development shall utilise compatible colour schemes and materials with the original building.	A complementary materials palette of similarly coloured bricks has been adopted in the design of the new building.	Yes
	C36. For development involving churches or schools, the removal of more recent structures is considered acceptable where it is demonstrated that they are not critical to the heritage significance of the property.	Not applicable.	N/A
	C37. New development should be located to the side or rear of the heritage item and the original building should visually dominate.	The proposed new building is located at the rear of the heritage item and has been designed to better respond to the character of the heritage item using a complementary materials palette, as compared to the large, unbroken wall	Yes

		of the Granville Police Station. Views to the heritage item from the rear laneway would also be partially compromised by the proposed new building, though these views are of secondary.	
	C38. Development should not impact upon the sight lines from public areas to the original Building.	Setbacks in the built form of the new building would generally retain open views to the heritage items from Railway Parade, especially from the east. Secondary views to the heritage item from the rear laneway would be partially compromised by the southern elevation of the new building.	Yes
	C39. Development should minimise any changes to the significant fabric of the building and, in particular, to the streetscape appearance of the heritage item.	The proposal only involves minor changes to the southern (rear) and western elevations of the heritage item. These changes would not affect the streetscape appearance of the items and are acceptable.	Yes
	C40. Signage, lighting, materials and colours used should be unobtrusive and compatible with the overall style and design of the building.	Not applicable.	N/A
Part 2.3 Specific development controls for Heritage Conservation Areas	Fences		
	C6 Any new fences or gates are to use a style and materials that are appropriate to the age of the building and to the character of the conservation area	New low brick fences are proposed to reflect present fence in front of the heritage item, which would be repaired or replaced like for like in the proposal.	Yes
	Siting, setbacks and garden area		
	C13 Works within a heritage conservation area should maintain amenity and privacy of gardens.	The outdoor areas of the proposed new building will be conditioned to be setback 4.765m to provide privacy to the	Yes, via a condition.

		adjoining property.	
	C14 Works should investigate archaeological potential of areas where new buildings are sited.	The archaeological potential of the site has been investigated and the recommendations of that report will be imposed as a condition of consent.	Yes
	C16 Works should respect any significant trees and gardens identified on the site.	The existing mature trees and turf lawns in the front garden of the heritage item would be retained in the proposal.	Yes
	Streetscape character		
	C17 New development should make reference to, and be sympathetic to the predominant: <ul style="list-style-type: none"> • height; • scale; • roof form, line and pitch; • proportion; • setbacks; • design details (including parapets, verandahs, awnings and string courses); and • features of adjoining development and of any adjacent conservation areas. 	<p>The proposed development is generally compatible and sympathetic with the propositions, setbacks, design details and features of the HCA. The design has adopted a material palette of similar coloured bricks, with architectural features than reference the Federation-era design of nearby contributory items.</p> <p>Although the height of the proposed development exceeds the height of contributory items of the HCA, it references the height of surrounding development and is therefore generally sympathetic.</p>	Yes
Part 2.4 Specific controls for developmen	C18 New development should be compatible with heritage items in terms of its scale and massing, overall bulk and composition. New buildings should not dominate their surroundings.	The scale of the building is excessive in comparison to adjacent heritage items in the HCA and is likely to dominate them, this will has been resolved by stepping back the upper levels.	Yes
	Streetscape character		
	C3 New development should make reference to, and be	As above, the proposed development is generally	Yes

t in the vicinity of a heritage item	sympathetic to the predominant: <ul style="list-style-type: none"> • height; • scale; • roof form, line and pitch; • proportion; • setbacks; • design details (including parapets, verandahs, awnings and string courses); and, • features of adjoining development and of any adjacent heritage items. 	compatible with the setback, design details, features and height of the surrounding area and heritage items.	
	C4 New development should be compatible with heritage items in terms of its scale and massing, overall bulk and composition. New buildings should not dominate their surroundings.	As above.	Yes
	Setbacks and orientation		
	C8 New development shall be carefully sited so that it is consistent with the predominant street and boundary setbacks. This may be varied where an increased or decreased front or side setback will assist in ensuring that a new development does not visually dominate any adjoining heritage items.	Generally acceptable.	Yes
	C9 New buildings within an existing streetscape should not be oriented across sites contrary to the established pattern.	The proposed development would maintain the established orientation of buildings in the streetscape.	Yes
	C10 Where a new development is proposed adjoining a significant heritage feature, new development should continue the primary orientation and should provide an appropriate entry design and setback treatment along that frontage.	The primary orientation of adjacent heritage items would be maintained in the proposal, with setbacks that would not affect their setting.	Yes
	Siting and location		
	C11 The siting of new development should not affect the structure of, or otherwise cause physical damage to, any heritage item.	The proposal would not physically affect or damage nearby heritage items.	Yes
	C12 New development should be located so that it does not adversely impact upon the	The proposal would not affect these qualities of heritage items near the	Yes

	identified curtilage, setting or landscaping, solar access or any significant views to or from a heritage item.	subject site.	
	Visual Impact		
	C13 The design of the street elevation should be relatively uncomplicated and consist of simple forms that do not visually compete with the heritage item.	The design of the proposed development is uncomplicated and does not visually compete with the heritage items near the subject site, except in scale.	Yes
	C14 New development adjoining/adjacent to a heritage item should avoid incorporating large unbroken wall areas.	The proposal does not propose large unbroken walls that face the adjacent heritage items.	Yes
	C15 Where new development is necessarily larger than its surrounding development, the bulk can be reduced by breaking long walls into bays or by arranging the openings in the wall so that their size and shape reflect the structure and the openings of its neighbours.	The design of the proposed new building reflects this principle.	Yes
	C17 Where new development is proposed adjoining a heritage item or conservation area, the development should incorporate the use of colours and materials that are recessive so that they do not visually dominate the heritage item. Darker colours and simple facade treatments can assist in minimising the visual impact of new development on adjoining heritage items.	A complimentary materials palette of similar-coloured bricks as been adopted in the design of the proposed new building.	Yes
	C18 Buildings in the vicinity of heritage items or conservation areas should use a style and material of fencing (and gates) that are appropriate to the age and style of the heritage item and/or to the character of the conservation area.	New low brick fences are proposed to reflect the present fencing of nearby heritage items.	Yes
Part 2.5 Specific conservation area controls. 2.5.2	Landform / natural characteristics		
	C1 High retaining walls and buildings of disparate height are not permitted.	No high retaining walls proposed.	Yes
	C2 Maintain the natural shape of landform.	The landform is generally unchanged in the proposal.	Yes

Granville Civic and Residential Precincts	Siting and garden area		
	C4 Maintain the historical pattern of development where individual dwellings are established on separate parcels of land	<p>The proposed new building would be constructed across three lots, which would be consolidated into one lot.</p> <p>Although this is contrary to the historical pattern of residential development in the HCA, it reflects the mixed-use purpose of the proposed development.</p>	Yes
	C5 Maintain amenity and privacy of back garden space to residential buildings.	Satisfactory within the imposition of conditions as addressed earlier.	Yes
	C7 Continue parallel alignment of new buildings to the street.	The proposed development generally reflects the parallel alignment of buildings.	Yes
	C9 For commercial areas, 40% of the site be retained for garden area and 50% for residential areas.	<p>The proposal requires 667.2sqm (40%) of garden area based on a site area of 1668sqm.</p> <p>The proposal provides a total of 385.64sqm of garden area (23.11%). A variation of 281.56sqm or 42.2%.</p>	No. Acceptable on merit and addressed in the main body of the report.
	New Buildings		
	C17 New buildings should not compete in height or scale with existing significant buildings listed under 'Existing Significant Buildings' at the end of this Section.	The proposed new building is located a sufficient distance from all nearby heritage listed buildings and does not compete with them.	Yes
	C18 Avoid establishing new buildings closer to the front street alignment than nearby pre-1930 buildings.	The proposed development has a greater setback from the street than the adjacent pre-1930s buildings.	Yes
	C19 The maximum wall height of new buildings in the Civic Precinct Conservation Area is 7.2 metres, provided that there is no competition in presentation with existing significant buildings.	The proposal has wall heights ranging at the highest between 7.4m-9.2m. A variation of 0.2m-2m or 2.77%-27.77% respectively.	No. Acceptable on merit and addressed in the main body of the report.
	C21 Materials for new buildings should be face or common bricks, timber or rendered masonry, with	The exterior of the new building would be predominately brick and	Yes

	slate, terracotta tile or corrugated iron roof cladding.	would feature glazed panels forming bays. Although contemporary in design it would reflect the predominant materials of the surrounding heritage items.				
	C24 Imitation architectural details from earlier styles are not appropriate.	No imitation details are proposed.	Yes			
	Fences					
	C28 Every effort should be made to keep and maintain the front fences at the following addresses, which are a most important part of the history and character of the area: <div><div>Table 1: Conservation Areas and Residential Precincts Areas</div><table><tr><td>Civic Precinct Conservation Area</td><td>Residential Precinct Conservation Area</td></tr><tr><td>Carlton Street: No 12 Jamieson Street: Nos 17* (timber), 30*, 39* (stone) Railway Parade: Nos 62*, 64*, 72 *Heritage Item</td><td>Daniel Street: No 17 Hewlett Street: No 18* The Avenue: Nos 58*, 66*</td></tr></table></div>	Civic Precinct Conservation Area	Residential Precinct Conservation Area	Carlton Street: No 12 Jamieson Street: Nos 17* (timber), 30*, 39* (stone) Railway Parade: Nos 62*, 64*, 72 *Heritage Item	Daniel Street: No 17 Hewlett Street: No 18* The Avenue: Nos 58*, 66*	The low brick fence of 62 Railway Parade would be repaired or replaced like for like in the proposal, in compliance with this control.
Civic Precinct Conservation Area	Residential Precinct Conservation Area					
Carlton Street: No 12 Jamieson Street: Nos 17* (timber), 30*, 39* (stone) Railway Parade: Nos 62*, 64*, 72 *Heritage Item	Daniel Street: No 17 Hewlett Street: No 18* The Avenue: Nos 58*, 66*					

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.	The proposal provides a total of 50 car spaces	Yes								
	<table><tr><td>Use</td><td>Required parking</td><td>Proposed</td></tr><tr><td>Medical Centre – Health Consulting Room - 3 spaces per consulting room.</td><td>Medical Centre (4 consulting rooms): 12.0 spaces. Heritage House Skin Care Clinic (2 consulting rooms): 6.0 spaces. Total: 18</td><td>23 (including 2 accessible spaces).</td></tr><tr><td>Commercial – Retail.</td><td>1.25 ~ 2 spaces required.</td><td>2 spaces.</td></tr></table>		Use	Required parking	Proposed	Medical Centre – Health Consulting Room - 3 spaces per consulting room.	Medical Centre (4 consulting rooms): 12.0 spaces. Heritage House Skin Care Clinic (2 consulting rooms): 6.0 spaces. Total: 18	23 (including 2 accessible spaces).	Commercial – Retail.	1.25 ~ 2 spaces required.	2 spaces.
Use	Required parking	Proposed									
Medical Centre – Health Consulting Room - 3 spaces per consulting room.	Medical Centre (4 consulting rooms): 12.0 spaces. Heritage House Skin Care Clinic (2 consulting rooms): 6.0 spaces. Total: 18	23 (including 2 accessible spaces).									
Commercial – Retail.	1.25 ~ 2 spaces required.	2 spaces.									

	1 space per 40sqm			
	Centre based Childcare facility Within 400 metres of a railway or Metro station within Greater Sydney: <ul style="list-style-type: none"> • 1 space per 10 children 1 space per 2 staff. Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space.	Based on 115 children the proposal requires 11.5 ~ 12 car parking spaces, 13 spaces are provided. Based on 24 staff the proposal requires 12 car spaces, 12 spaces are proposed. Total required: 24	25 car parking spaces (including 2 accessible spaces).	
	Total:	44 (rounded up to nearest whole number)	50	
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 requirements for the development.	Council's Development Engineer did not raise any objections to the basement.		Yes
	C2. Basement parking shall be located within the building footprint.	The basement projects outside the building footprint along the north, east and western side.		No. Acceptable on merit. Refer to the main body of the report for a detailed assessment.
	C3. Basement parking shall not unreasonably increase the bulk and scale of development.	The basement does not increase the bulk and scale of the building as it is located below ground level.		Yes
	C4. Basement parking shall provide, where required, a pump out drainage system according to Council's engineering	The application was referred to Council's Development Engineer who did not raise any		Yes

	requirements.	objections to the proposal, subject to conditions.	
	C5. Basement parking shall not affect the privacy of adjacent residential development.	The basement parking will affect the privacy of any residential development adjoining the site.	Yes
	C6. Basement parking manoeuvring shall ensure that vehicles can enter and exit in a forward direction.	The application was referred to Council's Development Engineer who did not raise any objections to the proposal, subject to conditions.	Yes
	C7. Basement access/ramp design shall comply with ramp requirements specified in AS2890.	Satisfactory, Council's Development Engineer did not raise any objection to the proposal and it is expected that the access ramp is capable of complying with AS2890.	Yes
4.4 Development in business zone	C1. Driveways shall be provided from laneways (existing or proposed), private accessways and secondary streets, where possible.	Secondary access is proposed along the rear laneway. This driveway access is to service the development (i.e. Waste collection).	Yes
	C2. If a building has access to a rear lane or side street, the loading and unloading facilities and service access shall be provided from that lane.	The proposal is able to cater for loading and unloading to occur via the rear laneway access into the site.	Yes
	C3. The location of vehicular access shall consider existing services (eg. power, drainage) and street trees.	The proposal requires the relocation of a power pole and street sign. EE has requested an application be made to them. This EE comments will be conditioned as part of any consent issued.	Yes
	C4. Car park entries and driveways shall be kept to a minimum and shall not be located on primary or core retail streets.	Noted.	Yes
	C5. Driveways shall be located at the required distance from the intersection of two roads.	Location of driveway is satisfactory.	Yes
	C6. Vehicular access shall be	The vehicular access	Yes

	integrated with the overall design of the building and shall consider site layout, streetscape character and façade design.	both from Railway Parade and the rear laneway are integrated into the design and are considered to be consistent with the streetscape character.	
	C7. All vehicles must be able to enter and leave the site in a forward direction.	All vehicles are able to enter and exit the site 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 width of the driveways are 7.5m (Railway Parade) and 5.2 m (rear lane).	Yes
	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 and clear sightlines are maintained.	Yes
	C10. Parking rates shall comply with the minimum parking rates in Section 3 of this Part of the DCP.	Noted.	Noted.
	C11. On-site parking is to be accommodated within a basement wherever possible.	The car parking to service the development is accommodated within a basement.	Yes
	C12. Consolidate basement parking areas under building footprints to maximise the area available for landscaping.	The basement has been design as much as possible within the footprint of the building to allow for landscaping at ground level.	Yes
	C13. On-site parking is to be suitably screened from view of an active or main street frontage.	The onsite parking will not be visible from the street frontage.	Yes
	C14. Parking areas shall be designed to ensure pedestrian amenity and safety.	Parking areas allow for pedestrian amenity and safety. The basement provides crossing leading to the lift area.	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.	Noted.	Noted.
	C16. Ventilation grilles and structures shall be integrated into the façade and landscape design,	Noted.	Noted.

	should not be provided at active frontage and should not be near windows of habitable rooms and open space areas.		
	C17. Safe and secure access is to be provided from on-site parking for building users, including direct access from parking to lobbies.	The basement provides crossing leading to the lift area.	Yes
	C18. Marked pedestrian pathways with clear lines of sight and safe lighting shall be provided.	The basement provides crossing leading to the lift area.	Yes
	C19. Private car parking within mixed use developments must be clearly identified and separated from commercial car parking.	Not applicable.	N/A
	C20. Visitor parking shall be clearly identified and shall not be provided in the form of stacked/ tandem parking	Noted. Visitor spaces are not in a tandem arrangement.	Yes
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.	Satisfactory.	Yes
	C2. Loading/unloading areas shall be provided in accordance with applicable provisions of Australian Standard (AS 2890).	The loading/unloading areas will comply with AS 2890.	Yes
	C3. Provide separation between parking and service areas (i.e. loading/unloading areas).	Satisfactory.	Yes
	C4. Locate and design service areas to facilitate convenient and safe usage.	Satisfactory. Service area are located to the rear of the site.	Yes
	C5. Loading docks shall be located so as to not: <ul style="list-style-type: none"> • interfere with visitor and employee parking spaces; • interfere with pedestrians or vehicle circulation and access; and • result in delivery vehicles queuing on any public road, footway, laneway or service road. 	The loading area will not interfere with visitor or employee parking.	Yes
	C6. A minimum of one loading space shall be provided internally within each industrial unit.	Not applicable.	N/A
	C7. Loading areas shall be designed for the largest size vehicle accessing the site.	Satisfactory, a condition shall be imposed that the largest vehicle accessing the site is a SRV.	Yes

4.7 Other land use	C1. Car parking shall be provided in accordance with the recommended rates following the completion of the traffic and transport impact statement. If Council is not satisfied with the car parking rate proposed in a development application, the car parking rate for places of public worship shall apply.	Not applicable.	N/A
	C2. All vehicles shall be able to enter and leave the site in a forward direction.	Satisfactory. All vehicles are able to enter and exit the site in a forward direction.	Yes
	C3. Car parking shall be provided in addition to the minimum landscape area required.	Car parking has been provided in addition to the minimum landscaped area.	Yes
	C4. A traffic and transport impact statement will be required for developments with any capacity. The statement shall: <ul style="list-style-type: none"> • assess the impact upon the surrounding streets and the measures proposed to mitigate such impacts; • identify the number of parking spaces required on the basis of the general use of the site. Reference should be made to similar existing and operating premises in similar neighbourhoods as far as possible; • identify the activities (e.g. carnivals, celebrations, festivals) and other gatherings which are likely to attract larger than normal attendances at the premises, the attendance numbers associated with such events and measures to mitigate and manage their impacts associated with traffic movements. This is to be addressed in ongoing traffic and car parking plan of management; • adequately consider future parking needs that may result from anticipated growth; and • consider alternative modes of transport in addition to car parking to support access to the site, such as public transport, walking and cycling. 	A traffic and parking assessment report has been provided. Council's development engineer reviewed the application and has found the proposal to be satisfactory subject to conditions.	Yes
	C5. Car parking design shall	Satisfactory. Car parking	Yes

	comply with AS 2890.	complies with AS 2890.	
	C6. Basement or at-grade parking must be provided for all new developments.	A basement car park is provided for the new development.	Yes
	C7. At grade parking shall be considered where it does not adversely impact streetscape character. At grade parking shall be considered where it does not adversely impact streetscape character. Where at grade parking is provided, it shall be landscaped to a high quality and incorporate shade trees.	Not applicable.	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.	Suitable stormwater plans and specifications have been submitted to accompany the development application. Council's Engineers have raised no objection to the proposed stormwater design and appropriate conditions have been provided to be imposed on any development consent. The application is considered to be consistent with the objectives and relevant requirements of the DCP.	Yes
2.7 Water Sensitive Urban Design, water quality and water re-use	C3. All other developments shall provide appropriate water sensitive treatments.	Condition to comply.	Yes
	Water reuse		
	C5. For all developments (excluding single dwellings and dual occupancies), RWT or a water reuse device shall be incorporated into the stormwater drainage system with a minimum storage size of 5,000L (site <1500m ²) and 10,000L (site >1500m ²).	Roof water will be collected for toilet flushing.	Yes
	C10. The ESCP shall be in accordance with the standards outlined in Managing Urban Stormwater: Soils and Construction by the NSW Department of Housing.	Condition to comply.	Yes
Part G5 – Sustainability, Biodiversity & Environmental Management			

2.3 Land contaminati on	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 the assessment of the Resilience and Hazards SEPP 2021 in the content of the report.	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.		
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.	Condition to comply.	Yes
Part G7 – Tree Management & Landscaping			
2.1 Preservation of trees	<p>C1. The following are not considered to be substantive criteria for tree removal:</p> <ul style="list-style-type: none"> • flower, leaf or fruit fall causing nuisance; • to increase general natural light; • to enhance views; • to reduce shade created by a tree; • tree not suiting existing or proposed landscape; • unsubstantiated fear of tree failure; • a tree being too large or high; and • to increase direct sunlight onto solar panels or pool heating apparatus. 	Noted.	Noted.

	C2. SEPP (Vegetation in Non-Rural Areas) 2017 applies to all trees and vegetation defined as any woody perennial plant that is 4m or greater in height, measured from the base of the tree at ground level to the highest point of live foliage.	Noted, the following trees is approved for removal - <i>Cinnamomum camphora</i> – Camphor laurel.	Yes
2.2 Tree management and proposed development	C1. Development shall be designed to incorporate existing trees that are identified as being suitable for retention, with adequate setbacks to any works and protection measures stipulated in accordance with AS 4970-2009 to ensure their long-term survival.	Council's Senior Tree Management Officer has provided conditions for trees that are to be retained.	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.	Council's Senior Tree Management Officer did not raise any concerns for trees on adjoining sites.	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.	Not required.	N/A
2.3 Landscaping	C1. Where a landscape plan is required, it shall be prepared by an appropriately qualified person such as an experienced Landscape Architect/Landscape Designer. The landscape plan shall be prepared at a minimum scale of 1:100, be fully documented with the inclusion of a plant schedule and show sufficient detail to enable construction.	Satisfactory.	Yes
Part G8 – Waste Management			
3.6 Collection area requirement	C1. All developments must allocate a suitable collection point for collection of waste and recycling bins from either inside	Waste collection will occur on site. Access to the site is via the rear laneway.	Yes

s	the development (on-site) or from kerbside (off-site).		
3.7 Collection vehicle requirements	C1. All proposed developments will need to accommodate a Heavy Rigid Vehicle (HRV) for all waste collection.	The site provides for a Small Rigid Vehicle (SRV) for private waste collection. See discussion below under C9. The remainder of the controls are not applicable as a HRV is not proposed to service the site.	N/A
	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.	The applicant is proposing a private waste collection. The application was referred to Council's Resource Recovery who did not raise any objections to the use of a private collection. The submitted waste management plan will be incorporated in any consent granted.	Yes
	C7. Loading areas shall be designed for the largest size vehicle accessing the site.	Satisfactory, a condition shall be imposed that the largest size vehicle accessing the site is a SRV.	Yes

CHILD CARE PLANNING GUIDELINE 2021

The Guideline establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based child care facilities in NSW. Consent Authorities must consider Parts 2, 3 & 4 of the Guideline. An assessment against Parts 2, 3 & 4 of the Guideline is provided in the tables below:

Part 2 - Design quality principles

The design quality principles establish the broad design context guide of all new proposals for child care facilities, regardless of whether they are stand alone, part of a mixed-use development, modifications or retrofits of existing buildings or seeking to occupy premises without incurring new building works.

Good design is integral to creating sustainable and liveable communities. There is growing appreciation of the significant role that good design can play in education with increasing evidence that learning outcomes are closely related to the quality of learning environments.

Factors such as air quality, ventilation, natural lighting, thermal comfort and acoustic performance have been shown to have a profound impact on learning, engagement, social

interactions and competencies. They also contribute to wellbeing through creating a sense of belonging, self-esteem and confidence.

Principles	Comment
Principle 1: Context	<p>The proposal reflects the desired character of the existing precinct which lies within a local centre area of Granville which is an area that has seen some development change over recent years.</p> <p>The proposal is considered to satisfy the objectives of the Cumberland LEP 2021 in terms of height as well as permissible land use. The context of the building is appropriate for its location given the future desired character defined by the Cumberland LEP 2021.</p> <p>The design generally achieves an appropriate built form for the site and the building's purpose in terms of building alignments, proportions, type and the manipulation of building elements to ensure reasonable spatial separation is established between existing neighbouring properties and heritage listed buildings.</p> <p>The scale of the building is considered suitable within the future desired character of its locality.</p>
Principle 2: Built form	<p>The design generally achieves an appropriate built form for the site and the building's purpose in terms of building alignments, proportions, type and the manipulation of building elements to ensure reasonable spatial separation is established between existing neighbouring buildings and the Granville Train Disaster Memorial Park.</p> <p>The scale of the building is considered suitable within the future desired character of its locality.</p>
Principle 3: Adaptive learning spaces	<p>Covered outdoor learning and play spaces have been created which are accessible to encourage the use of outdoor areas.</p>
Principle 4: Sustainability	<p>The play rooms achieve cross ventilation and windows to play areas allows views to the external areas.</p> <p>Appropriate shade within play areas is achieved for the children.</p> <p>Building orientation focuses on active zones to allow for casual surveillance.</p>
Principle 5: Landscape	<p>The proposed structure will present well to the street and to the locality.</p> <p>A landscape plan has been submitted and assessed as being satisfactory.</p>
Principle 6: Amenity	<p>Generally, the proposal is satisfactory and supported.</p> <p>It is determined that internal and external amenity is satisfactory.</p> <p>The centre provides all appropriate services and amenities including lift access to the first and second floor.</p>

Principle 7: Safety	<p>The proposal is satisfactory for the site.</p> <p>The building architecturally addresses the street and activates the frontage. Equitable access is provided to all levels of the centre.</p>
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Part 3 - Matters for consideration.

The considerations give guidance to applicants on how to design a high-quality proposal that takes account of its surroundings and any potential environmental impacts the development may cause and to be mindful of potential impacts that may arise from existing uses and conditions within a locality.

The matters support the design principles and must be considered by the consent authority when assessing a DA for a centre-based child care facility. Centre-based child care facilities can be developed in a broad range of locations and need to be flexible in how they respond to the requirements and challenges this brings.

Considerations

Numerous considerations prevail within the document “Child Care Planning Guideline” dated September 2021 with the development being compliant with the provisions specified at Control C1 to Control C37.

The development is compliant with all the relevant provisions that applies to the site.

- The development minimises adverse impacts on neighbouring properties in terms of privacy and overshadowing. The site has a street frontage to Railway Parade and also a rear laneway. The site is north-south and therefore only shadow the adjoining sites in the morning and afternoon as the sun moves from east to west.
- The site does not front onto an arterial road or a Classified Road. While a railway line lies approximately 153 metres towards the north, an acoustic report and air quality report was submitted with the application. Environment and Health staff have supported the development application subject to conditions.
- The site is located within the Granville Town Centre, the Granville Town Centre provides for a variety of shops and local services for the surrounding community.
- There are no known natural or artificial hazards situated on the site or adjoining to the site in the form of nearby service stations, waste transfer stations, landfill sites, service stations and intensive industry.
- The proposed hours of operation are 7 am to 6 pm Monday to Friday and consistent with the Guidelines.
- There are no known adverse land uses within proximity to the site being restricted premises, gambling outlets, clubs and sex service premises.
- The car parking requirements at Control C30 are complied with. The twenty-four (24) car parking spaces are satisfactory because the site lies within 400 metres of a railway station being Granville Railway Station.

- Internal amenity, safety, acoustic outcomes are determined as being satisfactory.

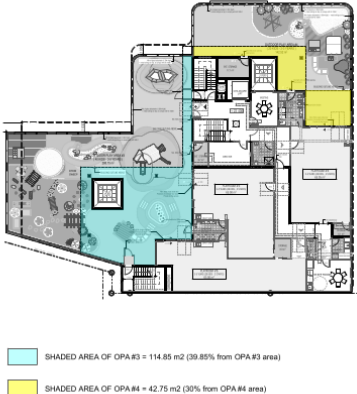
Part 4 - Applying the National Regulations to development proposals.

Criteria	Comments		Compliance
4.1 Indoor space requirements			
(Regulation 107) • Min. 3.25 sqm of unencumbered indoor space.	Required: 115 x 3.25 = 373.75 square metres.	Proposed 392.62square metres	Yes
• Min. 0.3 cubic metre per child of external storage.	115 x 0.3 cubic metres = 34.5 cubic metres.	51.5 cubic metres	Yes
• Min. 0.2 cubic metres per child of internal storage.	115 x 0.2 cum = 23 cubic metres.	28.5 cubic metres	Yes
4.2 Laundry and hygiene facilities			
(Regulation 106) On-site laundry facilities should contain: • a washer or washers capable of dealing with the heavy requirements of the centre. • a dryer. • laundry sinks. • adequate storage for soiled items prior to cleaning.	Internal laundry provided and situated on level 2 of the child care centre.		Yes
4.3 Toilet and hygiene facilities			
(Regulation 109) Toilet and hygiene facilities should be designed to maintain the amenity and dignity of the occupants. Design considerations could include: • junior toilet pans, low level sinks and hand drying facilities for children. • a sink and handwashing facilities in all bathrooms for adults. • direct access from both activity rooms and outdoor play areas • windows into bathrooms and cubicles without doors to allow supervision by staff. • external windows in locations that prevent observation from neighbouring properties or from side boundaries.	Sufficient toilets, pans and sinks are provided on site.		Yes

4.4 Ventilation and natural light		
<p>(Regulation 110)</p> <p>Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.</p> <p>Child care facilities must comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code. Ceiling height requirements may be affected by the capacity of the facility.</p> <p>Designers should aim to minimise the need for artificial lighting during the day, especially in circumstances where room depth exceeds ceiling height by 2.5 times. It is recommended that ceiling heights be proportional to the room size, which can be achieved using raked ceilings and exposed trusses, creating a sense of space and visual interest.</p>	<p>All outdoor play areas and the indoor playrooms are provided with sufficient direct and indirect day lighting and natural cross-ventilation.</p>	Yes
4.5 Administrative space		
<p>(Regulation 111)</p> <p>A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.</p>	<p>A director's office and meeting room is located on level 2 which allows for the administrative function of the service and any consultation with parents of children or private conversations.</p>	Yes
4.6 Nappy change facilities		
<p>(Regulation 112)</p> <p>Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children. Child care facilities must also comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.</p>	<p>Provided within the first and second floor toilet facility.</p> <p>Condition accordingly for compliance with the NCC requirement.</p>	Yes
4.7 Premises designed to facilitate supervision		
<p>(Regulation 115)</p>	<p>The architectural plans are</p>	Yes

<p>A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity.</p> <p>Child care facilities must also comply with any requirements regarding the ability to facilitate supervision that are contained in the National Construction Code.</p>	<p>showing the relevant facilities being provided.</p>	
4.8 Emergency and evacuation procedures		
<p>(Regulation 97 & 168) Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation. Regulation 97 sets out the detail for what those procedures must cover including:</p> <ul style="list-style-type: none"> • instructions for what must be done in the event of an emergency. • an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit. • a risk assessment to identify potential emergencies that are relevant to the service. 	<p>Emergency evacuation plan provided - Standard conditions including fire-rated lift and moveable cots to be imposed requiring compliance with the Australian Standards. This will need to be demonstrated for the construction certificate stage.</p>	<p>Yes</p>
4.9 Outdoor space requirements		
<p>(Regulation 108) Min. 7 square metres of unencumbered outdoor space per child.</p> <p>Where a covered space such as a verandah is to be included in outdoor space it should:</p> <ul style="list-style-type: none"> • be open on at least one third of its perimeter. • have a clear height of 2.1 metres. • have a wall height of less than 1.4 metres where a wall with an 	<p>Required 805 square metres for 115 children.</p> <p>At least 819.84 square metres is provided.</p> <p>The play areas are proposed to the front and side of the building with adequate flooring materials.</p> <p>The first and second floor terrace including that area located under a roof also feature a solid wall to a height of 1.39 metres with metal</p>	<p>Yes</p> <p>Yes</p>

<p>opening forms the perimeter.</p> <ul style="list-style-type: none"> • have adequate flooring and roofing. • be designed to provide adequate protection from the elements. 	<p>vertical railings above which brings the overall height to 1.8 metres. As such this area is not enclosed with a wall.</p>	
4.10 Natural environment		
<p>(Regulation 113)</p> <p>The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.</p>	<p>Satisfactory.</p>	<p>Yes</p>
4.11 Shade		
<p>(Regulation 114)</p> <p>The approved provider of a centre-based service must ensure that outdoor spaces provided at the education and care service premises include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.</p> <p>Outdoor play areas should:</p> <ul style="list-style-type: none"> • have a minimum of 2 hours of solar access between 8.00am and 4.00pm during winter months, for at least 30% (or 2.1m²) of the 7.0m² of outdoor space per child required. • adequate shade for outdoor play areas is to be provided in the form of natural shade such as trees or built shade structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area • have evenly distributed shade structures over different activity spaces. 	<p>The outdoor areas are located to the front and side of the building on the first floor and to the second floor.</p> <p><u>First Floor – Play Area 1</u></p> <p>At least 30% of solar access will reach this space from 1pm-3pm in the winter solstice.</p> <p><u>First Floor – Play Area 2</u></p> <p>At least 30% of solar access will reach this space from 9am-3pm in the winter solstice.</p> <p><u>Second Floor - Play Areas 3 & 4</u></p> <p>The outdoor play area is partly covered and play areas 3 and 4 will receive solar access a minimum of 2 hours solar access to at least 30% of the outdoor area in the winter solstice.</p> <p>Play areas 3 and 4 will also have a minimum of 30 % shaded area, 114.85sqm, 39.85% and 42.75sqm, 30% respectively.</p>	<p>Yes</p>

	 <p>SHADED AREA OF OPA#3 = 114.85 m2 (39.85% from OPA#3 area)</p> <p>SHADED AREA OF OPA#4 = 42.75 m2 (30% from OPA#4 area)</p>	
4.12 Fencing		
<p>(Regulation 104)</p> <p>Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.</p>	<p>The play areas barriers are satisfactory and improves the appearance of the centre.</p>	<p>Yes</p>
4.13 Soil Assessment		
<p>(Regulation 25)</p> <p>To ensure consistency between the development consent and the service approval application, a soil assessment should be undertaken as part of the development application process.</p> <p>Where children will have access to soil the regulatory authority requires a preliminary investigation of the soil.</p>	<p>A preliminary site Investigation has been carried out for the development and a report prepared by eiaustralia with reference E26168.E01_Rev1 dated 14 December 2023.</p> <p>The report concluded that there is a low potential for contamination to exist on the site. The site is suitable for the proposed development, and a Hazardous materials survey must be carried prior to demolition of existing structures – this has been prepared and submitted and is satisfactory.</p> <p>As such, it is considered that the development application is satisfactory in relation to site contamination matters.</p>	<p>Yes</p>