

Appendix C
CDCP 2021 Compliance Table

Relevant Control	Compliance with Requirements	Consistency Objectives
Part D – Development in Industrial Zones		
2.1 Setbacks & Streetscape Character	<i>Setback where lots adjoin residential zones or open space</i>	
	C4. Industrial development adjoining residential or open space zones shall comply with the setbacks in Table 1. A minimum 4m setback to residential uses to the rear of the development site is required.	The industrial development does not adjoin a residential or open space zone. N/A
	<i>Front setbacks</i>	
	C7. Front setbacks are to be 5m. Where the prevailing building setbacks within the street are significantly different, consideration will be given to an alternative setback.	Front setbacks is 11.5metres. Yes
	<i>Side and rear setbacks</i>	
	C8. Buildings may be built on a nil side or rear setback, except where a setback is required to screen buildings from: • public places; • adjoining residential properties; • other sensitive land uses; • where rear access is required; and • where land adjoins the M4 Motorway. In such circumstances, a 4.5m landscape setback is required.	The proposal does not include a nil setback. N/A
	C9. Development adjacent to Duck River shall provide a 5m easement for public access within the foreshore building line area along Duck River. This easement shall be established under a Section 88B instrument and shall be registered with NSW Land Registry Services.	Not applicable. N/A
	<i>Setbacks for specific street frontages</i>	
	C10. The building lines set out in Table 2 apply to the principal street frontage of land zoned General Industrial IN1 and Light Industrial IN2 within Cumberland	Not applicable. N/A

	City. They are based on a conversion from the previous imperial measures into metric.		
2.2 Siting & building design	C1. Use non-industrial aspects of a development (e.g. offices) to address the street.	Non-industrial aspects to the warehouses have yet to be identified on the plans. The use of the industrial/warehouse units will require a separate application for each use.	N/A
	C2. Avoid long blank walls of warehouse units, by providing articulation to the façade or division of massing, especially on street frontages.	Satisfactory. The buildings front Ferndell Street are broken up into two. One servicing the centre based child care centre and the second building is for the industrial component. These buildings are provided with articulation along the front façade and use of various materials and finishes.	Yes
	C3. Entries to buildings should be clearly visible to pedestrians and motorists and be integrated into the form of the building.	The warehouses have separate vehicular access into the site and separate pedestrian entry via Ferndell Street.	Yes
	C4. Architecturally express the structure of the building externally to address the primary street frontage and minimise use of reflective glass or large blocks of one material	The warehouses provide a variety of materials consisting of James Hardie cladding and render, and a light grey colourbond metal roof sheeting. The larger building at the front consist of glazing and an off white render to the walls.	Yes
	C5. Articulate entrances, office components and stairwells to create rhythm along facades to minimise the appearance of bulk and scale.	Satisfactory, the industrial/warehouse unit facing Ferndell Street provides for a separate entry into the building directly off Ferndell Street. The façade provides glazing with awning over the glazed areas to provide rhythm along the front façade.	Yes

	C6. Introduce a mix of materials, and incorporate horizontal and vertical modulation, including windows in appropriate proportions and configurations.	See comments under C4.	Yes
	C7. New development on corner sites is to address both street frontages in terms of façade treatment, fenestration and articulation of elevations, to achieve a high standard of environmental design.	The subject site is not a corner lot.	N/A
	C8. Roof ventilation, exhaust towers, mechanical plant and the like should be located so as not to be readily visible from any public or residential area.	The proposal does not propose any roof ventilation or exhaust towers. The lift overruns to the buildings fronting Ferndell Street are well integrated into the building and roof and will not be readily visible from a public area.	Yes
	C9. All rooftop or exposed structures including lift motor rooms, plant rooms, together with air conditioning, ventilation and exhaust systems, are to be integrated into the building design in order to ensure interesting and high quality appearance.	Refer to comments above.	Yes
2.3 External Materials	C1. Lighter colours shall be used on external walls of the building to reduce heat gain in summer, especially for building facades facing east, west and north.	The proposal seeks the use of a variety of finishes and materials with the majority of the colours being of a light to medium colours.	Yes
	C2. Roofs and walls shall be well insulated in office components of buildings to reduce winter heat loss and summer heat gain.	Satisfactory.	Yes
2.4 Solar Access	C1. Where a site adjoins or is opposite to a residential property and the proposed structures are over 6m in height, shadow diagrams based on a survey of the site and adjoining development shall be provided. These diagrams shall demonstrate the impact on adjoining residential properties	The subject site does not adjoin nor located opposite a residential property, therefore this does not apply to the subject application.	N/A

	or public domain for 8am, 12noon and 4pm at 21 June.		
	C2. Development is not to unreasonably impact on solar access requirements of adjacent and adjoining residential properties.	Not applicable.	N/A
	C3. If adjoining residential, public open space or sensitive land uses (e.g. schools) already receives less than 3 hours of sunlight, any reduction may be unacceptable.	Not applicable.	N/A
	C4. Buildings shall be oriented towards the north so that they make best use of solar access to lower heating and cooling costs.	Where possible the proposed building provides opening and has orientated the building to the north to maximise the solar access to lower the heating and cooling costs.	Yes
	C5. Building elevation treatments shall control solar access into the building by the use of appropriate shading devices and methods.	The proposal provides awnings over large areas of glazing. This can be conditioned.	Yes
2.5 Road design & construction	C1. Ensure that new roads are constructed with kerb and gutter and are sealed from gutter to gutter. Construction is to be of a standard not less than Council's standard specification for heavy duty roads.	A new road is not proposed, and therefore the remainder of the controls do not apply to this proposal.	N/A
2.6 Pedestrian & cyclist facilities	C1. Pedestrian access to private land shall be provided as part of the internal circulation network.	The proposal provides for pedestrian paths along the northern and southern side of the site.	Yes
	C2. Bicycle parking is to be provided as specified in AS 2890.3 – Bicycle Parking Facilities.	Bicycle parking is not proposed.	N/A
	C3. Bicycle parking shall be located in a safe and secure location that is covered and convenient for users.	Not applicable to this application.	N/A
	C4. Trip end facilities including showers and lockers must be provided to adequately service the number of bicycle parking spaces required for industrial	Not applicable to this application.	N/A

	development as per the provisions set out in Part G3.		
2.7 Public domain improvements	C1. All areas not built-upon shall be landscaped to soften the impact of buildings and car parking areas.	The proposal provides for landscaping and trees for area that are not built upon, driveways or to be used for car parking.	Yes
	C2. Landscaping within setback areas shall be of a similar scale to buildings. All landscaped areas shall be separated from vehicular areas by means of a kerb or other effective physical barriers.	The landscaping proposed within the setback areas are of similar scale to the buildings.	Yes
	C3. Fencing shall be integrated as part of the landscaping theme so as to minimise visual impacts and to provide associated site security.	Satisfactory.	Yes
	C4. Landscaping shall promote safety and surveillance of the street.	The landscaping proposed within the front setbacks allows for casual surveillance.	Yes
	C5. A minimum of 15% of the site shall be provided and maintained as soft landscaping, with lawns, trees, shrubs, for aesthetic purposes and the enjoyment of workers of the site.	The proposal provides a landscape area of: 3,638.81 square metres to the warehouse component; and 635.15 square metres to the child care centre. A total of 4,273.96 square metres or (16.08%) of landscaping is proposed to the entire site.	Yes
2.8 Biodiversity	C1. Landscape plant species used in the public domain shall be predominantly native, including local indigenous species.	The application was referred to Council's Tree Management Officer, who raised no objections to the landscape plan subject to conditions.	
	C2. Plant species that are drought tolerant or will require minimal watering once established shall be used.		
	C3. Water-conserving landscape practices shall be applied where possible, including soil amendment, mulch, irrigation zoning, limited turf areas, planting in relation to		

	microclimate, water scheduling, and selection of plants with water needs that match site rainfall and drainage conditions.		
	C4. Landscape plant species used in the public domain shall be predominantly native, including local indigenous species.		
	C5. Native ground covers and grasses shall be used in lieu of turf where practicable.		
	C6. Development shall comply with the biodiversity requirements set out in Part G5 of this DCP and the tree management and landscaping requirements set out in Part G7 of this DCP.		
2.9 Storage areas	C1. Storage areas and other potentially unsightly areas shall be screened from adjacent properties.	All storage areas including the bin storage rooms are screened and will not be visible from adjacent properties.	Yes
2.10 Safety & security	<p>C1. Provide details on measures to be undertaken to safeguard workers, clients and the general public. Such details are to include:</p> <ul style="list-style-type: none"> • security personnel; • lighting of access ways and car parking areas, particularly in respect of isolated premises; • security doors; • ‘active’ uses presented to the street to promote surveillance and safety; • premises clearly numbered, with the number clearly visible from the street; • avoid the use of isolated back lanes and poorly lit areas; and • any landscaping that is proposed must not obstruct the visibility from public areas of entrances and exits. 	<p>The proposed development incorporates an active frontage that provides for that will permit casual surveillance to Ferndell Street as well as common areas and landscaped areas of the proposal.</p> <p>The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p> <p>The proposed landscaping is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p> <p>The proposed development is appropriate and provides measures, built elements, landscaping and design features that are</p>	Yes

		consistent with CPTED principles.	
	C2. A crime risk assessment against the Crime Prevention and the Assessment of Development Applications" Guidelines is to be undertaken for larger developments. The recommendations of the assessment shall be used to inform the design and operation of the development.	A CPTED will be conditioned to be provided prior to the issue of a construction certificate.	Yes, via condition.
2.11 Fencing	C1. Fencing shall be integrated as part of the landscaping theme, so as to minimise visual impacts and to provide associated site security.	Satisfactory.	Yes
	C2. Ensure all fencing along the principal street frontage is an open/permeable style, incorporating pickets, slats, palings or the like.	The fencing along the principal street frontage is an open style fence.	Yes
	C3. Fencing along the street frontage shall be a maximum height of 1.8m and incorporated with appropriate landscaping.	This will be confirmed with a condition of consent.	Yes,
	C4. Fences behind the front setback shall be a maximum of 2.1m and incorporated with appropriate landscaping.	This will be confirmed with a condition of consent.	Yes.
	C5. Chain wire fencing is not permitted.	A chain wire fence is not proposed.	Yes
	C6. Solid metal panel fences (sheet metal or similar) of any height are not permitted along the street frontage or forward of the building alignment.	A solid fence along the street frontage is not proposed.	Yes
	C7. If the side or rear boundary faces a side or rear boundary of a residential premises, a timber paling/pre-coated metal fencing (commencing at the front building alignment) is permitted along with acoustic fencing and planting.	The subject site does not adjoin a residential premises.	N/A
2.12 Operational management	<i>Hours of operation</i>		
	C1. Where an industrial site is located adjoining or adjacent to, or within 200m of residential development, or where in the opinion of Council, truck movements associated with the	The warehouse hours are proposed at: Monday to Friday: 6:00am - 6:00pm	Yes

	industry will intrude on residential streets, hours of operation shall generally be restricted to 7am to 6pm Monday to Saturday with no work on Sundays.	Saturday: 7:00am – 2:00pm. The proposal seeks for the warehouse component to start at 6:00am in lieu of 7am Monday to Friday. This is to minimise conflict with the childcare centre operation.	
	C2. Retail trade in industrial zones are to be undertaken within the hours of 7am to 6pm, Monday to Saturday and 7am to 2pm on Sunday	Retail trade is not proposed as part of this application.	N/A
	C3. Where an extension to the above hours is required due to the nature of the activities to be undertaken, a detailed submission shall be lodged with Council, demonstrating how environmental impacts can be minimised to acceptable levels to support the proposed extended hours of operation inclusive of an acoustic report and operation management plan	As stated above, under C1, the warehouse component seeks to start at 6:00am, in lieu of 7am Monday to Friday. Given the size of the warehouse it is unlikely that there will be HRV accessing the site, particularly those to the rear. Therefore, it is unlikely that the extension of an hour in the morning will not create any environmental impacts.	Yes, on merit.
	<i>Hazardous good and chemicals</i>		
	C4. Where a development involves the storage and/or use of dangerous goods, full details of the quantities and types of goods and chemicals are to be submitted with the development application, together with the storage locations, mediums and the use intended for the goods and chemicals.	The proposal does not seek the use of dangerous goods or chemicals.	N/A
	C5. Development is to comply with the requirements of SEPP 33 – Hazardous and Offensive Development. Based on the types and quantities of hazardous goods and materials used/stored in a development, Council may require an assessment in accordance with SEPP 33.	Not applicable to this application.	N/A

	<i>Environmental Management Plan</i>		
	C6. An Environmental Management Plan (EMP) shall be submitted with the application if the development is considered to pose a high risk of adverse environmental impacts. The plan should detail how all environmental impacts will be controlled and/or managed within the site during ongoing operation of the development. Depending on the extent and nature of the proposal under consideration, this could include but may not be limited to: <ul style="list-style-type: none"> • noise and vibration control; • surface water management and stormwater protection; • trade waste arrangements (if applicable); • control and treatment of air emissions; • dust and erosion control (including stockpiles, if applicable); • waste management, including handling of potentially contaminated material; • identification of relevant person/s on site who are responsible for control strategies, including their position title and contact details; and • details of complaints handling arrangements. 	The proposal is not considered to pose a high risk of adverse environmental impacts.	N/A
	<i>Noise</i>		
	C7. Sources of noise, such as plant equipment and machinery, shall be sited away from adjoining properties as far as practicable and, where necessary, screened by walls or other acoustical treatment.	Noted. An acoustic report was submitted with the application and was found to be satisfactory by Council's EHU, subject to conditions.	Yes
	C8. Operations are to be conducted so as to avoid unreasonable noise and interference to adjoining development, particularly residential development.	Satisfactory, in addition there are no adjoining residential development	Yes

	C9. Operations are to be undertaken in accordance with licences and guidelines from relevant authorities.	Noted.	Yes
	<i>Staff amenities</i>		
	C10. Provide a high level of staff facilities and recreation space including as a minimum: <ul style="list-style-type: none"> • indoor and outdoor breakout/communal space; • kitchen; and • end of trip facilities. 	The proposal provides two hub areas within the site, that will allow for staff to break out into an outdoor communal space. Each warehouse unit provides for a kitchen and bathroom facilities.	Yes
	<i>Plan of Management</i>		
	C11. A plan of management is required to be prepared for the development. The plan is to bring together other plans related to the development and identified in this DCP, and to provide a framework for the management of complaints. A review mechanism shall also be provided to ensure the effectiveness of the plan of management and to refine the plan as required. The plan of management shall be made to available to Council or other relevant authority at any time if requested.	A Plan of Management will be conditioned to be provided prior to the issue of a construction certificate.	Yes, via a condition of consent.
2.13 Environmental management	<i>Air Quality</i>		
	C1. Details of any equipment, processes and air pollution control or monitoring equipment shall be submitted to Council with a development application including an assessment of air quality according to EPA standards.	Not applicable. The proposal does not seek the use of the warehouses.	N/A
	<i>Waste</i>		
	C2. An on-going waste management plan is required to be submitted with the application to detail how all solid and liquid wastes handled on site will be managed. The plan may include, but is not limited to, details on: <ul style="list-style-type: none"> • all waste storage areas (including internal and external areas/rooms); 	A Waste Management Plan has been provided and found to be satisfactory by Council's Resource Recovery Team.	Yes

	<ul style="list-style-type: none"> • waste collection arrangements, including collection location and times/frequency; • measures to prevent potential pollution from waste storage/handling activities on site; • any trade waste arrangements; and • measures for dealing with contaminated and/or hazardous waste. 		
	<p>C3. Garbage storage areas shall be designed so as to:</p> <ul style="list-style-type: none"> • be readily serviced within the confines of the site with minimum impact on adjoining uses; • incorporate ventilation measures; and • have suitable access to water to maintain waste storage areas. 	The garbage storage areas are contained within each warehouse unit and are not considered to impact the adjoining properties and uses.	Yes
	<i>Contamination</i>		
	<p>C4. An assessment is to be made by the applicant under SEPP No. 55 – Remediation of Land (or equivalent) as to whether the subject land is contaminated prior to the submission of a development application.</p>	A TDSI was submitted with the application. Council's EHU reviewed the report and found it to be satisfactory subject to conditions. A detailed discussion in made in the main body of the report under the SEPP (Resilience and Hazards) 2021.	Yes
	<p>C5. All underground petroleum storage systems (UPSS) must be designed, installed and operated in accordance with the Protection of the Environment (Underground Petroleum Storage Systems) Regulation 2019 (the Regulation) and guideline to the Regulation published by the NSW EPA.</p>	Not applicable, the proposal does not incorporate UPSS.	N/A
	<p>C6. An application involving installation or modification to a UPSS must be accompanied by:</p> <ul style="list-style-type: none"> • detailed plans of the UPSS; and • certification that the plans and proposed design comply with the Regulation and Australian Standard 897 – 2008 	Not applicable to this application.	N/A

	The design, installation and operation of underground petroleum storage systems.		
	C7. Service station forecourts must be designed and managed in accordance with environmental best practice as outlined in the NSW EPA Practice Note Managing runoff from service station forecourts (2019). An application for a service station must be accompanied by detailed plans of forecourt areas which identify all proposed design features and measures to manage runoff in accordance with the Practice Note.	The proposal does not include a service station.	N/A
	<i>Sustainability and energy efficiency</i>		
	C8. Improve the efficiency of hot water systems by: <ul style="list-style-type: none"> • providing solar powered hot water systems where possible. 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 	Noted. An Energy Efficiency Report from a suitably qualified consultant was submitted with the application	Yes
	C9. An Energy Efficiency Report from a suitably qualified consultant that demonstrates a commitment to achieve no less than 4 stars under the Australian Building Greenhouse Rating Scheme or equivalent must be provided for all commercial and industrial development with a construction cost of over \$5 million.	An Energy Efficiency Report from a suitably qualified consultant was submitted with the application and concluded that the developments will meet the requirements of the NCC.	Yes
	C10. The amount of exposed glazing to the eastern and western facades of buildings shall be minimised.	Satisfactory.	Yes

	C11. Building design shall minimise reliance on existing energy supplies through the use of renewable energy sources including incorporation of photovoltaic cells, wind turbines, battery storage and solar hot water wherever practicable.	Satisfactory. The roof design allows for PV, solar panels or solar hot water to be incorporated onto the roof form in the future.	Yes
	<i>Water pollution and stormwater management</i>		
	C12. For industrial developments such as mechanical repair workshops and garages, pollution control monitoring equipment, e.g. retention pits, traps, or bunding shall be used to control the discharge of pollutants into the stormwater system.	Not applicable for this application.	N/A
	C13. If the premises are subject to licence under the Protection of the Environment Operations Act 1997, development is to comply with any conditions of such licence that form part of any building approval.	Not applicable to this application.	N/A
2.14 Loading requirements	Refer to Part G3 of this DCP for loading requirements		
2.15 Car parking design	Refer to Part G3 of this DCP for car parking design controls.		
2.16 Traffic and transport management plan	Refer to Part G3 of this DCP for Traffic and Transport Management Plan requirements.		
Part E – Other Land Use Based Development Controls			
Part E1 – Centre based childcare facilities			
2.1 General	<i>Objectives</i>		
	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,	The subject site is not within a residential zoned area.	N/A

	bulk, height and the amount of landscaped area provided.		
	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 E4 General Industrial 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 2.456metres from the northern 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. <u>Required front setback:</u> 5metres as Part D, C7 of CDCP. <u>Required rear setback:</u> Nil or 4.5m as per Part D, C8 of CDCP.	The childcare centre is setback 11metres from the front boundary. The childcare centre (building) is setback more than 4.5metres from the rear boundary.	Yes
	C3. The front setback shall reflect the existing streetscape and desired future character of the locality.	Not applicable. The subject site is not surrounded by residential uses.	N/A
	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 use of 'U' shaped or 'L' shaped buildings for the purpose of minimising acoustic impacts on neighbouring properties.	Satisfactory.	Yes
	C5. The front setback area: • 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.	A portion of the front setback to the child care centre is being used for drop off area and landscaping. The proposal does not seek to use the front setback area as an outdoor play space.	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	Based on 110 children the proposal requires 27.5 ~ 28 car parking spaces	Yes

	<p>transport requirements set out in Part G3 of this DCP.</p> <p>1 car space per 4 children.</p>	<p>(including 2 accessible spaces).</p> <p>The proposal provides 38 car parking spaces, 34 located to the rear of the building, 5 of which are allocated to staff and 4 temporary/delivery spaces at the front of the building.</p>	
Part G – General Controls			
Part G3 – Traffic, Parking, Transport & Access (Vehicle)			
3. Parking rate	<p>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.</p>	Noted.	Noted.
4.5 Development in industrial zone	<p>C1. Parking rates shall comply with the minimum parking rates for cars and bicycles in Section 3 of this Part of the DCP.</p> <p>Warehouse 1 space/300sq.m of GFA</p> <p>Centre based child care centre 1 space/ 4 children</p>	<p>Warehouse 18148.15 sq.m of GFA requires 60.49 ~61 car spaces. The proposal provides a total of 116 car spaces to service the warehouse component. The surplus in car parking spaces allows for flexibility in future uses of the warehouse component which may require a higher parking rate.</p> <p>Based on 110 children the proposal requires 27.5 ~ 28 car parking spaces.</p>	Yes

		The proposal provides 38 car parking spaces, 34 located to the rear of the building (including 2 accessible spaces), 5 of which are allocated to staff and 4 temporary/delivery spaces at the front of the building.	
	C2. On-site parking is to be designed so that large expanses of bland concrete paving in the car parking and driveway areas are avoided.	Satisfactory.	Yes
	C3. Car parking areas, particularly large areas shall be landscaped so as to break up large expanses of paving. Landscaping shall be required around the perimeter and within large carparks.	Satisfactory. Trees and landscaping have been proposed to reduce the amount of large areas of paving and car parking.	Yes
	C4. In open parking areas, 1 shade tree per 10 spaces shall be planted within the parking area.	The area behind the centre based child care centre and larger warehouse unit (unit 96) provides a total of 55 car spaces which would require 5.5 (6) trees, the proposal provides 5 shade trees in this space, in lieu of 6, a variation of 16.67%.	Acceptable on merit. Refer to main body of report for a detailed assessment.
	C5. A traffic and transport management plan is to be prepared for the development. The plan is to include, at a minimum, details on the following items: <ul style="list-style-type: none"> • type of transport used for the development, including operations, staff and visitors; • frequency and duration of movements, including operations, staff and visitors; • size of the largest vehicle accessing the site; • internal management arrangements for vehicle movements, parking and access; 	A traffic impact assessment was provided and is satisfactory.	Yes

	<ul style="list-style-type: none"> • potential scope for public transport, walking and cycling access and facilities for staff and visitors on the site; • management arrangements should traffic and transport impacts flow outside the site where the development is located; and • review mechanisms to confirm the effectiveness of the plan and to refine the plan as required. 		
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.	<p>Warehouse</p> <ul style="list-style-type: none"> • For Units 1 – 95, each small warehouse unit has roller shutter access capable of accommodating vehicles up to and including a 6.4-metre-long small rigid vehicle (SRV). • For Unit 96, the large warehouse unit has roller shutter access on the western side of the building and capable of accommodating service vehicles up to and including an 8.8-metre-long medium rigid vehicle (MRV). <p>The Childcare Centre Component given the moderate size of the childcare centre, it is expected that the largest service vehicle to be utilised is an SRV. It is proposed all deliveries occur within the parallel car parking spaces (Spaces 35-39), along the eastern frontage of the building.</p>	Yes
	C2. Loading/unloading areas shall be provided in accordance with applicable provisions of Australian Standard (AS 2890).	Satisfactory.	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.	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. 	Satisfactory.	Yes
	C6. A minimum of one loading space shall be provided internally within each industrial unit.	Satisfactory.	Yes
	C7. Loading areas shall be designed for the largest size vehicle accessing the site.	Noted.	Noted.
4.7 Other land use	C1. Parking rates shall comply with the minimum parking rates in Section 3 of this Part of the DCP.	Noted. Satisfactory, compliance is achieved.	Yes
	C2. All vehicles shall be able to enter and leave the site in a forward direction.	Satisfactory. Vehicles are able to enter and exit the site in a forward direction.	Yes
	C3. A reduction in car parking rates may be considered where: <ul style="list-style-type: none"> • the proposal is an adaptive re-use of a heritage item; • the site is in a high-density business or residential zone; • the site is in proximity to high frequency and well-connected public transport; • the site is co-located or in proximity to other uses where parking is appropriately provided (for example business centres, schools, public open space, car parks); and • a pick up or drop off zone is provided. 	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: <p>(a) a public drainage system, or (</p>	Council's Development Engineer reviewed the proposal and did not raise any objections subject to conditions.	Yes

	b) an inter-allotment drainage system, or (c) an on-site disposal system.		
2.6 Flood Risk Management	C1. The proposed development does not result in any increased risk to human life and does not increase the potential flood affectation on other development or properties.	Not applicable.	N/A
	C7. The filling of flood prone land, where acceptable and permitted by this Part, must involve the extraction of the practical maximum quantity of fill material from that part of the site adjoining the waterway.	Not applicable.	N/A
	C8. The proposed development shall comply with Council's Flood Risk Management Policy.	Not applicable.	N/A
2.7 Water Sensitive Urban Design, water quality and water re-use	Water Sensitive Urban Design (WSUD) C1. All development applications for sites of 2,500m ² , or more in area must be supported by a Water Sensitive Urban Design Strategy, prepared by a qualified civil engineer with suitable experience.	Satisfactory. Council's Development Engineer raised no objections to the proposal subject to conditions.	Yes
	C2. Development for the subdivision of sites of 2,500m ² or more in area must achieve the stormwater flow targets in the Water Sensitive Urban Design Strategy, unless public water quality and flow structures downstream of the site allow these targets to be met. Details of compliance must be included in the Water Sensitive Urban Design Strategy supporting the development application.	Sub-division is not proposed.	N/A
	C3. All other developments shall provide appropriate water sensitive treatments.	Not applicable.	N/A
	Water quality C4. Water quality devices are required to prevent pollutants from commercial, industrial developments and car parking areas entering the waterways in order to improve waterway health and to develop and	Satisfactory.	Yes

	maintain ecologically sustainable waterways.		
	Water reuse C5. For all developments (excluding single dwellings and dual occupancies), rainwater tanks or a water reuse device shall be incorporated into the stormwater drainage system with a minimum storage size of 5,000 litres (for site area less than 1500m ²) and 10,000 litres (for site area greater than 1500m ²).	Satisfactory.	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.	Satisfactory.	Yes
Part G5 – Sustainability, Biodiversity & Environmental Management			
2.1 Groundwater	C1. Operating practices and technology, including dewatering, shall not contaminate groundwater or adversely impact on adjoining properties and infrastructure. Any dewatering activities may require concurrence from the NSW Government. Any application to discharge ground and surface water to Council's stormwater system must be accompanied by a Dewatering Management Plan.	Excavation is not proposed for this proposal. The remainder of these controls are not applicable and an assessment was not required to be made.	N/A
	C2. Groundwater is to be recharged, where possible, while still protecting and/or enhancing groundwater quality, using water sensitive urban design.	Noted.	Noted.
	C3. Protection measures for groundwater are to be proportional to the risk the development poses. Where the potential risk to groundwater is high, a separate Groundwater Impact and Management Report will be required.	A condition has been imposed in the event groundwater is encountered.	Yes
	C4. The applicant must demonstrate that there will be no adverse impacts on surrounding or adjacent properties, infrastructure or groundwater	Satisfactory.	Yes

	<p>dependant ecosystems as a result of:</p> <ul style="list-style-type: none"> • changes in the behaviour of groundwater created by the method of construction chosen; and/or • changes to the behaviour of groundwater of the surrounding area, created by the nature of the constructed form and groundwater management system used. 		
2.3 Land contamination	<p>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.</p>	<p>A Targeted Detailed Site Investigation (TDSI) prepared by Geotechnical consultants Australia Pty Ltd dated 20th May 2024 Document No E23131-1-Rev A was submitted. The report identified some data gaps regarding the materials within the structures and land beneath the structures in the western portion of the premises. The report recommends that a Data Gap Investigation be conducted after the demolition of the existing structures.</p> <p>Council's EHU has reviewed the TDSI and raised not objections subject to conditions and provided that the recommendations of the report are undertaken and the results of a post demolition additional data gap investigation.</p> <p>As such, it is considered that the development application is satisfactory under Part 4.6 of Chapter 4 of the State Policy.</p>	Yes
	<p>C2. In accordance with Clause 7 (1) of SEPP No. 55 Council will</p>	<p>Satisfactory, refer to above comments.</p>	Yes

	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.		
2.5 Biodiversity	C1. Development is to be sited and designed to minimise the impact on indigenous flora and fauna, including canopy trees and understorey vegetation, and on remnant native ground cover species.	No trees of significant identified on site. Three existing trees on site are being retained and will be conditioned accordingly as per the Arborist report submitted with the application.	Yes
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.	The application is accompanied by a NCC Part J Energy and Efficiency report for both the child care centre and warehouses. The application is also accompanied by a NABERS Embodied emissions material form as required by the Sustainable Buildings SEPP.	Yes
Part G7 – Tree Management & Landscaping			
2.1 Preservation of trees	C1. The following are not considered to be substantive criteria for tree removal: <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	No trees are being removed as part of this application. The Arborist report submitted with the application will form part of any consent issued to ensure the recommendations made in the arborist report are adhered to.	Yes

	<ul style="list-style-type: none"> • to increase direct sunlight onto solar panels or pool heating apparatus. 		
	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.	No tree removal sought.	N/A
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.	No trees are being removed as part of this application. The Arborist report submitted with the application will form part of any consent issued to ensure the recommendations made in the arborist report are adhered to.	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.	Existing trees on adjoining sites will not be impacted by the proposed development.	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.	An Arborist report has been submitted with the application.	Yes
2.3 Landscaping	C1. Where a landscape plan is required, it shall be prepared by an appropriately qualified person such as an experienced Landscape Architect/Landscape Designer. The landscape plan shall be prepared at a minimum scale of 1:100, be fully documented with the inclusion of a plant schedule and show sufficient detail to enable construction.	A landscape plan prepared by a landscape architect has been submitted with the application. Council's Tree Management Officer reviewed the proposal and raised no objections subject to conditions.	Yes
Part G8 – Waste Management			

3.2 Commercial development	C1. The number of bins required, and size of storage area will be calculated against the current standard NSW commercial waste generation rates are those established by the Combined Sydney Region of Councils set out in Table 1.	Satisfactory.	Yes
3.5 Bin transfer requirements	C1. Waste and recycling bins shall be positioned in locations that permit easy, direct and convenient access for users of the facility and permit easy transfer of bins to the collection point.	Satisfactory.	Yes
	C6. An electric portable bin tug device must be used for bin movement where the grade exceeds 1:14. Specifications for a typical portable bin tug device are provided as a guide in Table 3.	Not applicable.	N/A
3.6 Collection area requirements	C1. All developments must allocate a suitable collection point for collection of waste and recycling bins from either inside the development (on-site) or from kerbside (off-site).	Satisfactory.	Yes
3.7 Collection vehicle requirements	C1. All proposed developments will need to accommodate a Heavy Rigid Vehicle (HRV) for all waste collection.	Proposal seeks private collection via a Small Ridged Vehicle (SRV).	Yes. Acceptable on merit. See below
	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.	Council's Resource Recovery Team has reviewed the proposal and raised no objections to the on-going waste management servicing the site.	Yes