Attachment B - Development Control Plan Compliance Table

Note: The Hornsby Development Control Plan 2024 was approved by Council on 10 July 2024 and implemented on 18 July 2024.

Control	Requirement	Proposal	Comply
Part 1.2 - Administration			
1.2.6.1 Tree Preservation	a. The prescribed trees that are protected by the Biodiversity and Conservation SEPP and/or Clause 5.10 of the HLEP and this Section of the DCP includes: - trees except exempt tree species in Hornsby Shire, as listed in Table 1.2.6 (a) or subject to the Biodiversity Offset Scheme, - all trees on land within a heritage conservation area described within the HLEP, and - all trees on land comprising heritage items listed within the HLEP. b. To damage or remove any tree protected under this DCP is prohibited without the written consent of Council, except in accordance with the exemptions prescribed in this part (under the heading 'Exempt Tree Work').	The proposed development will remove both exotic and indigenous vegetation. The indigenous vegetation is protected as discussed in the above report. The Biodiversity Offset Scheme applies to the proposed development. No works to protected trees will be carried out until approval is granted.	Yes.
1.2.6.2 Vegetation Preservation	a. The prescribed vegetation that is protected by the Biodiversity and Conservation SEPP and/or Clause 5.10 of the HLEP and this Section of the DCP includes: - Native vegetation except subject to the Biodiversity Offset Scheme (BOS), and - vegetation on heritage listed properties under the HLEP. b. To damage or remove any vegetation protected under this DCP is prohibited without the written consent of Council, except in accordance with the exemptions prescribed in this part (under the heading 'Exempt Vegetation Work').	The proposed development will remove both exotic and indigenous vegetation. The indigenous vegetation is protected as discussed in the above report. The Biodiversity Offset Scheme applies to the proposed development. No works to protected trees will be carried out until approval is granted	Yes.
Part 1.3 - General Controls			
1.3.1 Natural Environment			
1.3.1.1 Biodiversity	**General** a. Development should seek to: - avoid potential adverse impact on biodiversity, - if that impact cannot be avoided, minimise that impact, or - if the impact cannot be minimised, to mitigate the impact. b. A flora and fauna assessment is required for development that may impact on:	The proposed development involves direct and indirect impacts to the biodiversity values within the development footprint. The avoid and minimize principles and flora and fauna assessment are outlined in the BDAR	Yes

Control	Requirement	Proposal	Comply
	- land mapped as Biodiversity on the HLEP Terrestrial Biodiversity Map, or - native vegetation, which is habitat for species listed in Schedule 1, 1A or 2 of the Threatened Species Conservation Act 1995. c. Development should avoid the fragmentation of existing native vegetation. d. Development should seek to retain unique environmental features of the site including: - rock outcrops, - wetlands and the like, - watercourses, drainage lines and riparian land, e. Development should incorporate and maintain a buffer zone to significant flora and fauna. Development should not include buildings, structures and earthworks within the required buffer zone prescribed in Table 1.3.1.(a). f. Notwithstanding the buffers presented in Table 1.3.1.(a) above, certain native vegetation that is habitat for species listed in the Threatened Species Conservation Act may require larger buffer zones in order to avoid potential adverse impacts on biodiversity. **Landscaping adjacent to bushland** g. Fencing adjoining bushland should be designed to allow for the movement of native fauna, and limit predation on native wildlife by domestic animals. The use of barb wire fencing is not supported. h. Where landscaping is proposed within the buffer zones, it should comprise trees, shrubs, understorey and groundcover species indigenous to the adjoining vegetation community. **Roadside Vegetation** i. Native vegetation along roadsides should be retained where possible as it provides fauna habitat, links bushland areas, and maintains the scenic qualities of the area. j. Accessway crossings and utilities should be located and designed to minimise impacts on roadside vegetation. **Land Adjoining Public Open Space** k. Development within or adjoining land zoned or reserved for public open space should address means to protect and minimise bushland disturbance. l. Development should provide buffers for bushfire protection on private land, not on public land. **Riparian Areas** o. Development should be designed and located to maintain an effective watercourse riparian zone comprising native vegetation.	which has been assessed and considered acceptable. A total of 64 ecosystem credits and 34 species credits are required to offset the residual impacts across the subject land. This will be addressed as a condition of consent. The proposed development has had consideration to the remaining matters considered in this section and is considered acceptable.	

Control	Requirement	Proposal	Comply
	See planning controls for watercourses at Section 1.3.1.3 of this DCP		
1.3.1.2 Stormwater Management	**Sediment and Erosion Control** a. Development should have appropriate controls to stabilise and retain soil and sediments during the construction phase, designed in accordance with Landcom's Managing Urban Stormwater (2006) also known as The Blue Book and/or Council's water management guidelines. b. Applicants should submit a plan with the development application according to the level of sensitivity and amount of disturbed area on the site. **Water Hydrology** c. An on site stormwater management system that deals with detention, retention and discharge rates is required for all development involving external works to maintain environmental flow* rates in the receiving watercourses. d. An on-site detention (OSD) system, designed in accordance with the HSC Civil Works Specification, should be provided for the following types of development: - Subdivision, - Single dwellings where required by covenant, - Two or more dwellings, or - Non-residential developments with external alterations. e. Natural flow paths within a site and the discharge point from the site should be retained and directed to its natural catchment. f. Stormwater should be gravity drained to Council's drainage system, which may require inter-allotment drainage, except for single dwellings on existing lots where inter-allotment drainage is not available. g. Where an inter allotment drainage easement is required, proponents should negotiate the creation of easement/s over downstream properties for drainage purposes. A letter of consent from the owner/s of the downstream properties is to be submitted with the development application. h. On non-urban properties, development should not prevent or significantly alter water flows to adjoining properties or natural ecosystems. Flows from impervious areas should be dispersed on-site to minimise erosion and impacts on adjoining properties. **Water Quality** k. In non-urban areas, intensive rural activities should include water management systems	A temporary stormwater basin is proposed to manage stormwater during the construction stages to manage the unfinished stormwater piping between Stage 1A and Stage 2. This is detailed in the Civil Stormwater Report prepared by TTW. Subject to the recommended mitigation measures and conditions specified by the CEMP prepared by Willow Frank and dated 22 September 2023 and as subsequently amended it is considered that the construction impacts will be appropriately managed. These requirements will be imposed via recommended conditions of consent. The proposed development has had consideration to the remaining matters considered in this section and is considered acceptable.	Yes

Control	Requirement	Proposal	Comply
	designed to achieve water quality that complies with targets specific to aquatic ecosystem protection in south east Australian, lowland east flowing rivers that comply in accordance with Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000). l. Chemical storage should be bundled and located away from watercourses, drainage lines or drainage pits which lead to the storm water system. **Submission Requirements** m. Where development is required to address the water quality targets in Table 1.3.1.(c), a Water Sensitive Urban Design (WSUD) Strategy should be submitted that addresses water hydrology, water quality and water conservation. n. For an application requiring a WSUD Strategy, the application is to be accompanied by a Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or equivalent demonstrating compliance with the relevant prescriptive controls. o. The WSUD Strategy should include measures for access to and the maintenance of WSUD elements. p. Where WSUD facilities serve more than one property, these facilities should be held in strata or community title. q. A Water Cycle Management Plan (WCMP) should be submitted with an application for any intensive rural activity detailing how water will be sourced, stored, used, treated and recycled for use.		
1.3.1.3 Watercourses	**General** a. Existing natural drainage lines and water bodies on a site should be utilised as part of the major drainage network rather than piping stormwater flows. b. All work should not cause bed and bank instability and any bank stabilisation measures should preferably use soft engineering techniques. c. Watercourses should be linked with other areas of indigenous vegetation, wildlife corridors and/or natural or visually important site features. d. Stormwater outlets proposed in the vicinity of a watercourse should: - point downstream for the final entry point of the structure, - be graded to the bed level of the stream, or just below any permanent water, and	The site is not located on flood prone land. The site contains two watercourses, one named watercourse, Dog Pound Creek, which is located to the north, and one unnamed creek ('Larool Tributary North'), which drains to the northeast. However, construction activities are not anticipated to significantly impact any of the waterways. All stormwater and discharge management measures have been designed to ensure the	Yes

Control	Requirement	Proposal	Comply
	- be located to avoid existing native vegetation e. The environmental flow characteristics of downstream watercourses should be maintained. f. Watercourses should not be piped, filled, excavated, or relocated. In some instances, Council will permit these works to occur. In determining whether to retain or restore a watercourse, consideration should be given to the following: - the sustainability of actual or potential biodiversity and habitat, - the actual or potential ability of the watercourse to enhance water quality, - the actual or potential visual/aesthetic character of the watercourse, - the actual or potential recreational value of the watercourse, - the effect on the watercourse of the existing and likely future development in the catchment, - the effect on the catchment and existing development of any treatment to the watercourse, - the influence of previously altered sections on the watercourse, - the actual or potential influence of the watercourse on public health and safety, and - the mitigation of flooding and the hazard to property **Riparian Areas** g. The design and location of any development should seek to maintain an effective riparian area and comply with best practice guidelines, that may require: - A core riparian zone (CRZ) that is the land within and adjacent to the channel. The width of the CRZ from the banks of the stream is determined by assessing the importance and riparian function of the watercourse, and - A vegetated buffer (VB) that protects the environmental integrity of the CRZ, with a minimum width of 10 metres. h. In addition, development should comply with any applicable Foreshore Building Line as prescribed by Clause 6.5 of the HLEP. i. The riparian area should be fully vegetated with local native vegetation (trees, shrubs and groundcover species) at a density that would occur naturally. Species should be consistent with the existing native species present and Council's Riparian Species List. j. A permanent physical barrier should be placed at the landward extent of the riparian area to prevent inadvertent damage to riparian vegetation where vehicle access to the riparian	protection and management of the natural drainage lines, water bodies and surrounding biodiversity and habitat. All stormwater, and water quality measures will be enforced via the imposition of recommended conditions.	

Control	Requirement	Proposal	Comply
	land or mowing or slashing of vegetation may otherwise occur. k. Any Bushfire Asset Protection Zone (APZ) should be measured from the asset to the outer edge of the vegetated buffer (VB). The APZ should contain managed land which should not be part of the CRZ or VB.		
1.3.1.4 Earthworks and Slope	**Development Above MHWM** a. Development should be sited on the area of land presenting the least topographic constraints and away from ridge lines. b. Earthworks involving filling should not exceed 1 metre in height from the existing ground level. c. Excavation that extends outside of the building platform should be limited to a depth of 1 metre from the existing ground level, unless the excavation is required to: - achieve a high quality built form, or - provide for safe vehicular access to the site, and - it maintains the amenity of adjoining properties and the desired streetscape character. d. Filling or excavation should not occur on or adjacent to, or have adverse impacts on sensitive environments, such as watercourses*, riparian land, wetlands, bushland, or significant vegetation. e. Sloping sites with a gradient in excess of 20% require certification from a geotechnical engineer as to the stability of the slope in regard to the proposed design.	The proposed development involves earthworks and regrading of the site to facilitate the construction of the three sports field platforms (northern, central/middle and southern) and associated supporting infrastructure - roads, stormwater infrastructure, etc. The impacts of the civil works have been adequately documented and sufficient information has been received to demonstrate the impacts of the earthworks and that the proposal will minimize impacts.	Yes
1.3.2 Built Environment			
1.3.2.1 Transport & Parking	**General** a. Direct vehicular access to main roads should be avoided and/or access points consolidated. b. For development (other than single dwelling houses on existing lots), vehicle access and parking should be designed to allow vehicles to enter and exit the site in a forward direction. c. Design and dimensions of car parks, loading areas and driveways should comply with AS2890.1 and AS2890.2. d. Planning and design layout of parking areas for people with disabilities should be in accordance with AS2890.6 and AS1428.1. e. Planning and design layout of loading and manoeuvring areas should be provided in accordance with AS2890.2 and: - preferably be located to the side or rear of buildings,	A range of traffic-related investigations and modelling of the road network surrounding the site have been carried out to inform the proposed development, including site access, public transport as well as opportunities for active transport. The TIA concludes that the traffic generated by the proposed development will not contribute to adverse impacts upon the surrounding road	Yes

Control	Requirement	Proposal	Comply
	- screened from view from local and main roads, and - located so that vehicles do not stand on any public road, footway, laneway or service road. f. Planning and design layout of bicycle parking (rails, racks or lockers) should be designed in accordance with AS2890.3. **Service Vehicles** k. On site loading and unloading areas for non-residential developments should be provided in accordance with the RTA Guide to Traffic Generating Development (2002). l. The onsite loading and unloading area in a non-residential development should incorporate provision for 1 car space and 1 motor cycle space for use by couriers, sited in a convenient location. Larger developments may require more. m. On site pick up and manoeuvring areas for waste collection vehicles should be provided in accordance with the waste collection provisions at Section 1.3.2.3 of the DCP. n. On site parking for a removalist vehicle should be provided for a residential development with more than 20 dwellings that adjoins a public road where kerb side parking for removalist vehicles is difficult or restricted. Parking for a removalist vehicle should be designed to accommodate at least a small rigid vehicle (SRV), and preferably a medium rigid vehicle (MRV) as defined by AS2890.2. **Car parking** o. Car parking should be provided on site in accordance with the minimum parking rates in Tables 1.3.2(c). Parking spaces are for cars, unless otherwise specified. p. The car parking rate for sites less than 800m from a railway station in Table 1.3.2(c) is a radial distance from the main pedestrian entry. Where a development site falls partly within the 800m radius, the parking rate for "sites <800m" is to apply to the whole development. q. A Car Parking Demand Assessment should be provided for: - any significant variation proposed to the minimum parking rates prescribed in Table 1.3.2(c), - land uses not specified in Table 1.3.2(c), or - intensive traffic generating developments. r. Before granting approval to depart from on-site parking rates specified in Table 1.3.2(c), Council will consider the Car Parking Demand Assessment and any other relevant planning consideration.	network and sufficient off—street car parking is proposed to adequately accommodate the activities to be carried out on site. The remaining matters outlined in this section have been considered by the applicant in the traffic and carparking design response. Any outstanding issues will be resolved through conditions of consent. 6 EV charging stations/ spaces will be provided at Stage 1A via a recommended condition of consent.	

Control	Requirement	Proposal	Comply
	s. A Car Parking Demand Assessment should address at minimum the following matters: - any relevant parking policy, - the availability of alternative car parking in the locality of the land, including: - efficiencies gained from the consolidation of shared car parking spaces on the same site, - public car parks intended to serve the land, - extent of existing on-street parking in non residential zones, - extent of existing on-street parking in residential zones, - the practicality of providing car parking on the site, particularly for constrained development sites, - any car parking deficiency associated with the existing use of the site, - local traffic management in the locality of the site, - the impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas, - the need to create safe, functional and attractive parking areas, - access to or provision of alternative transport modes to and from the land, and - the character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome. t. The minimum number of car parking spaces is to be rounded up to the nearest whole number if it is not a whole number. u. Stacked parking spaces may be provided if reserved for use by a particular dwelling, commercial unit or the like. v. Shade trees should be provided in open parking areas at the ratio of 1 shade tree for every 6 spaces. **Motor Cycle Parking** w.In all buildings that provide on site parking - 1 space suitable for motor cycles should be provided per 50 car parking spaces, or part thereof. - motorcycle parking should be available as part of the common property for use by residents and visitors. **Parking for people with disabilities** cc. Car parking for people with disabilities should be provided on-site in accordance with the parking rates in Table 1.3.2(c) **Bicycle parking and associated facilities** dd. Bicycle parking and facilities should be provided on site in accordance with the minimum rates in Table 1C.2.1(e).		

Control	Requirement	Proposal	Comply
	ee. Secure and safe bicycle parking should be separated from motor vehicles **Safety and Energy Collection Data** mm. All EV charging infrastructure is to comply with the applicable Electric Vehicle safety and energy consumption data collection requirements of the National Construction Code.		
1.3.2.2 Accessible Design	**General** a. All new building work should comply with the accessibility provisions of the Building Code of Australia (BCA) and the Disability (Access to Premises - Buildings) Standards 2010 where required. b. Continuous unobstructed paths of travel should be provided from public footpaths, accessible car parking, and set down areas to public building entrances. Paths of travel should be designed in accordance with the Disability (Access to Premises - Buildings) Standards 2010. c. Accessways for pedestrians and for vehicles are to be separated.	A BCA Statement prepared by Blackett Maguire & Smith demonstrates that the proposed amenities buildings are capable of complying with the relevant Australian Standards. Prescribed conditions of consent will be imposed on any consent granted.	Yes
1.3.2.3 Waste Management	**Demolition and Construction Waste** a. A Waste Management Plan should be prepared in accordance with Council guidelines and submitted with the development application, to address demolition and construction waste, and include: - An estimate of the types and volumes of waste and recyclables to be generated, - A site plan showing sorting and storage areas for demolition and construction waste and the vehicle access to these areas, - How excavation, demolition and building waste materials will be re-used or recycled and where residual wastes will be disposed, and - The total percentage (by weight) of demolition and construction waste that will be reused or recycled to achieve the minimum waste minimisation target established by the State Government. **Waste Facility Design** b. The location and design of waste storage and collection areas and facilities should: - accommodate a sufficient number of mobile waste containers to contain the volume of waste and recycling expected to be generated between collection services, and sufficient aisle space to access and manoeuvre the containers within the Material Separation Area (see Note 1).	A detailed Waste Management Plan (WMP) for the handling of demolition and construction waste has been prepared by Willow Frank and supports the EIS. The Council's Waste Management Team reviewed the application and raised no objection subject to the imposition of recommended conditions of consent.	Yes

Control	Requirement	Proposal	Comply
	- have regard to streetscape aesthetics, odour, and noise generation and be sited away from adjacent sensitive land uses and comply with the location guidelines in Table 1.3.2.(f), - comply with Council's design guidelines (see Note 2), - include bunding in impervious materials where Dangerous Goods may be stored, - incorporate an additional bulky waste storage area of at least 8m2 and every 50 dwellings or part thereof for residential flat buildings, multi dwelling housing and town houses. - allow ease of access for tenants, the path of travel should comply with AS 1428 Disabled Access. **Ongoing Waste Management Submission** Requirements j. A Waste Management Plan should be prepared in accordance with Council's guidelines and submitted with the development application, to address the generation of waste from the occupation of the development, and include: - an estimate of the amount of waste and recyclables to be generated, - identify the number of, and capacity of, waste storage bins and volume handling equipment required, - a site plan showing: - areas allocated for waste storage and recycling, - details of any volume handling equipment, - nomination of the waste collection point for the site, and - identification of the path of access for users and collection vehicles. - details of the on-going management of the storage and collection of waste, including responsibility for cleaning, transfer of bins between storage areas and collection point, maintenance of signage, and security of storage areas		
1.3.2.5 Noise & Vibration	**Construction Noise Management** a. Development proposals should be accompanied by documentation that includes a conceptual description of the measures to be applied to minimise construction noise. **Noise Generating Development** e. Development should be sited and designed so that noise is kept to a minimum and does not create offensive noise as defined by the Protection of the Environment Operations Act 1997.	The applicant has submitted specialist reports to specifically address construction noise management and operational noise. The CEMP recommends conditions to manage noise and vibration from construction from design	Yes

Control	Requirement	Proposal	Comply
	f. Noise generating developments should be accompanied by an acoustic report that demonstrates the development is sited and designed to: - minimise the effect of noise and vibration on surrounding sensitive land uses, and - comply with relevant State Government and Council guidelines. g. The location and design of noise generating activities, such as loading and unloading areas, garbage collection areas, driveways, parking areas, active recreation areas, air conditioning or mechanical plants, should be sited away from adjacent sensitive land uses and/or screened by walls or other acoustic treatments. h. In addition to physical noise mitigation measures, noise impact management measures should be used to further limit potential noise impacts on sensitive land uses such as: - scheduled times to undertake noise generating activities and/or use of noise generating machinery, and - reasonable hours of operation including delivery hours.	considerations, site layout and sequence of operations. Subject to the recommended mitigation measures and conditions specified in the Acoustic Impact Assessment (AIA) prepared by Marshall Day Acoustics and dated 19 September 2023 (and as amended) it is considered the both the construction and operation noise and vibration impacts generated by the construction and operation of the recreational facility will be appropriately managed. These requirements will be imposed via recommended conditions of consent.	
1.3.2.6 Air Quality	**General** b. Buffer zones should be provided between potentially air polluting activities and air quality sensitive land uses. **Air Quality Sensitive Development** c. Air quality sensitive landuses adjoining a major road are to include siting and design measures to ameliorate the potential impact of vehicle emissions on the site. d. An Air Quality assessment report that takes into account the provisions of the Transport and Infrastructure SEPP should be provided for air quality sensitive landuses within 100 metres of a major road (excluding a single dwelling house on an existing lot). Air Quality Impacting Development e. Any development that is likely to, or capable of, generating levels of air emissions exceeding the requirements of the Protection of the Environment Operations Act 1997 should incorporate appropriate measures to mitigate against air pollution. f. Land uses that have the potential to generate offensive odour should be sited and designed to minimise odour impacts on adjoining land uses.	An Air Quality Impact Assessment (AQIA) has been prepared by Northstar Air Quality Pty Ltd and provides an assessment of the potential air quality impacts associated with the construction and operation of the proposed development. The recommendations contained within the Air Quality Impact Assessment (AQIA) will be imposed as specific conditions of consent.	Yes

Control	Requirement	Proposal	Comply
1.3.2.7 Crime Prevention	**Surveillance** a. Development should be designed to provide or enhance opportunities for effective surveillance by providing: - clear sight lines between public and private places, - effective lighting of public places, and - landscaping that makes places attractive but does not provide offenders with a place to hide or entrap victims. **Access Control** b. Development should be designed to incorporate physical or symbolic barriers to attract, channel or restrict the movement of people to clearly defined public spaces. c. For sites located next to rail corridors, any window or balcony that is adjacent to and is within 20 metres of the corridor must provide screening or barriers to prevent objects being thrown from open space areas of the development. A high glass wall/ balustrade should be installed at ground level, and louver screening should be installed at higher levels. d. Development should comprise elements that contribute to effective access control by creating: - landscapes and physical locations that channel and group people into public areas, - public spaces that attract, rather than discourage people from gathering, and - restricted access to high crime risk areas such as car parks and other rarely visited areas. **Territorial Reinforcement** e. Development should incorporate design elements that contribute to the creation of a sense of community ownership of public spaces by: - encouraging people to gather in public spaces and feel some responsibility for its use and condition, - clearly defining transitions and boundaries between public and private spaces, and - clearly defining the use of public spaces. **Space Management** f. A Crime Prevention Through Environmental Design (CPTED) report is required for large scale or crime sensitive developments and should detail: - how the proposal has incorporated CPTED principles, - strategies to be implemented to ensure site cleanliness, rapid repair of vandalism and graffiti, removal or refurbishment of decayed physical buildings and elements, and	The EIS provides an assessment against the principles of CPTED. Having regard to the measures the proposed design is considered to satisfactorily respond to the principles of CPTED.	Yes

Control	Requirement	Proposal	Comply
	- measures to be incorporated into the development to reduce the potential for crime.		
1.3.2.8 Building Sustainability	**Non-Residential Buildings** b. The energy efficiency provisions of the Building Code of Australia should be incorporated into the design of non-residential buildings. This may require the inclusion of the following: - Windows that are appropriately sized and shaded to reduce summer heat load and permit entry of winter sun, - Building materials selected to assist thermal performance and ceiling insulation used where appropriate, - Natural ventilation, - Buildings should have an area, orientation and roof pitch that is suitable for the installation of solar collectors, - Low energy, high efficiency plant, fittings and appliances should be specified, and - The use of solar collectors for hot water heating and power is encouraged to reduce energy consumption. c. Water conservation principles should be incorporated into non-residential developments, including the following: - Water efficient fittings and appliances including: 4 star dual-flush toilets and taps, 3 star showerheads and urinals, water efficient washing machines and dishwashers, - Rainwater tanks should be provided to meet 80% of non-potable demand including outdoor use, toilets and laundry, - Cooling Towers are designed in accordance with best practice guidelines to reduce potable water consumption, and - Water use within open spaces (for irrigation, water features etc.) should be supplied from sources other than potable mains water (eg stormwater, greywater or wastewater) to meet 80% water use demand. d. Ecologically sustainable, second hand and recycled building materials should be considered for use in building construction.	A BCA Statement prepared by Blackett Maguire + Goldsmith demonstrates that the proposed amenities buildings are capable of complying with the relevant Australian Standards. A prescribed condition of consent will be imposed upon any consent granted and will ensure compliance with these requirements.	Yes.
1.3.2.9 Landscaping	a. Landscaping on site should be incorporated into the site planning of a development to (where appropriate): - reinforce the desired future character of the locality, - maintain significant landscape features, - provide planting within setback zones (setbacks identified within the relevant applicable parts of the DCP),	The EIS provides a detailed summary of the proposed planting scheme and accompany Landscaping plans and Vegetation Management Plans (VMP) which demonstrate the stages and extent of new plantings across the site.	Yes

Control	Requirement	Proposal	Comply
	- soften the visual impact of buildings, carparks and roads, - cater for outdoor recreation areas, - separate conflicting uses, - screen undesirable elements, and - improve the aesthetic quality of the development. b. Landscape planting should achieve a mature height in scale with the structures on the site. c. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants. d. Street tree planting within public land should comply with Council's Tree Management Plan. e. Topsoil and mulch should be included in landscape areas and should contain organic matter to support plant growth.	The Council's independent Landscape and Arboricultural consultant has reviewed the application and provided no objection subject to the inclusion of conditions of consent.	
1.3.2.10 Services & Lighting	**Services** a. Applicants should consult service providers for energy, electricity, gas, water, telephone, national broadband network (NBN) fibre cables and fire requirements. b. Any services and structures required by the providers should be located within the basement, or concealed within the facade, with appropriate access. Where this is not possible, an alternative method of minimising street impact should be demonstrated, such as screening with landscape or built elements. c. With the exception of dwelling houses, all buildings should accommodate proposed or future air conditioning units within the basement or on rooftops, with provision of associated vertical/ horizontal stacks to all sections of the building. d. Air conditioning units and mechanical plant located on the roof should be well screened and integrated into the building form. e. Air conditioning units and mechanical plant should be sited away from adjacent sensitive land uses and/or screened by walls or other acoustic treatments. **Lighting** f. External and security lighting should be positioned to avoid light spillage, particularly to adjacent sensitive areas in accordance with AS4282- Control of the Obtrusive Effects of Outdoor Lighting.	Existing and proposed site utilities and services including water, waste water, electricity and communication services are detailed in the reports prepared by JHA. An Obtrusive Lighting Assessment of the sports lighting, amenities blocks, and lighting of public roads and carpark lighting has been provided in support of the proposed development. This assessment found that the proposed lighting design meets the lighting criteria requirements for Australian Standard 4282:2019 for category A3 medium district brightness being for suburban areas. Recommended conditions of consent will also ensure compliance against the requirements of the controls in this section.	Yes.

Control	Requirement	Proposal	Comply
1.3.3 Hazards			
1.3.3.1 Bushfire	a. Development on land identified as bushfire prone on Council's Bushfire Prone Land Map should address the bush fire protection measures in the publication Planning for Bushfire Protection (2019). b. Development should be located and designed to minimise the need for bushfire hazard reduction within native vegetation areas. c. Bushfire Asset Protection Zones should be located entirely within the development site. d. Measures such as higher fire resistant construction standards, improved access and water supplies should be considered for infill developments where they would reduce the need for removal of significant native vegetation, provided the development still complies with Planning for Bushfire Protection (2019).	Much of the site is within Bushfire Prone Lane Vegetation Category 1 and the rest of the land categorised as a Vegetation Buffer. A Bushfire Risk Assessment report prepared by Ecological Australia supports the application. The report addresses the requirements of the NSW Rural Fire Service (NSW RFS) and Planning for Bushfire Protection 2019. RFS have issued concurrence conditions, and these will be imposed as a condition of consent.	Yes
1.3.3.4 Land Contamination	a. Developments applications should prepare and submit a preliminary contamination assessment in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) where land is suspected to be contaminated, and: - The application proposes a change of use to a sensitive land use such as residential, educational, recreational, child care purposes, or for the purposes of a hospital land, or - Work is proposed that may disturb contaminated land (for example, earthworks at a petrol station). b. Where a preliminary assessment identifies that a contaminant is present on the site, a detailed investigation of the site should also be prepared and lodged with the development application. c. A remedial action plan, validation report and a site audit statement may also be required to be completed.	The site has been subject to historical contaminating uses. A Remediation Action Plan and Site Audit were submitted as part of the DA. The remediation of the site throughout each stage of development to full operation will be enforced, regulated and monitored via the imposition of specific conditions upon the consent.	Yes.
Part 9 - Heritage			
9.1.2 Development Application Submission Requirements	a. Development applications for heritage items normally require: - Heritage Impact Statement; and - measured drawings of the existing building including elevations.	A Heritage Impact Statement and Aboriginal Cultural Heritage Assessment	Yes.

Control	Requirement	Proposal	Comply
		were submitted as part of the DA.	
	b. Conservation Management Plans (CMPs) are required for changes to State significant heritage items and development applications that rely on the conservation incentive provisions of Clause 5.10(10) of the HLEP.	A CMP was not required.	
	c. A heritage conservation management plan should accompany a development application that proposes a change of use to a purpose that would otherwise not be permissible but for Clause 5.10(10) of the HLEP.	As required as a condition of consent, the Applicant must therefore seek an authority from Heritage NSW, in the form of an AHIP, to relocate AHIMS site 45-6-3657 (the Westleigh scarred Tree).	
9.2.3 Gardens, Trees and Landscaping	e. The removal of trees that are identified as heritage items or are within the curtilage of heritage items should be avoided unless the tree is diseased, dying or dangerous.	The ACHA identifies that retaining the scarred tree in its current position will not conserve its significant cultural values for future generations. Justification has been provided as to the tree's relocation.	Yes.
9.5.1 Aboriginal Heritage	a. An assessment of Aboriginal heritage should accompany any development application on lands that contain culturally modified trees or recorded Aboriginal objects.	An ACHA was submitted as part of the DA.	Yes.