

Sutherland Shire Development Control Plan 2015 – Compliance Table

REQUIRED	PROPOSAL	COMPLIANCE	NOTES
1.2 Subdivision – N/A			
2.2 Streetscape and Building Form			
2.2.1. Facades are to be composed with an appropriate scale, rhythm and proportion responding to the building's context and use.	Satisfactory	Yes	
2.2.2. Where visible from the street, the façade should be articulated. Where blank walls are unavoidable, landscape screen planting is to be utilised to reduce visual impact of the building when viewed from the public domain or residential development.	Satisfactory	Yes	
2.2.3. Building entrances are to be clearly defined and located so that visitors can readily distinguish the public entrance to each building, with entrances oriented to the street. Access to each entrance is to be provided by a safe direct route, avoiding potential conflict with vehicles maneuvering on site.	Satisfactory	Yes	
2.2.5. Highly reflective materials are not acceptable for roof or wall cladding.	Satisfactory / condition	Yes	
2.2.6. Incorporate passive solar building design principles into development, including the optimisation of sunlight access and natural ventilation and the minimisation of heat loss, to avoid the need for additional artificial heating and cooling. For example, give careful consideration to the orientation and layout of the building and the location and design of window openings to incorporate sun shading devices and to facilitate summer cooling by cross ventilation.	Satisfactory	Yes	
2.2.7. For sites in excess of 1,000m ² , an outdoor staff recreation area is to be provided. This area: a. must be a minimum of 16m ² in area with a minimum dimension of 3m. b. may be located within the front building setback, but not within the required 3m	No outdoor space provided	No – Unsatisfactory	

landscaped setback. The area may also be located within an upper floor balcony or in an enclosed courtyard. c. should be designed to accommodate a table and chairs. d. should be sited so that 6m ² receives direct sunlight for the four hours between 10am and 2pm during mid winter e. should provide shading in summer.			
2.2.14. Frontage works for all developments must be in accordance with the SSC Public Domain Design	Satisfactory Condition	/ Yes	
3.2 Building Setbacks			
3.2.1. A minimum setback from the street frontage of 9m is required.	9m (Willarong Road)	Yes	
3.2.2. In the case of corner properties the 9m setback applies to the primary street frontage, which is taken to be the narrowest street frontage.	Setback to Willarong acceptable in context		
3.2.3. Where a corner site has two or more street frontages a minimum setback of 3m applies to the secondary street frontage. However, a transitional setback greater than 3m may be required along part of a secondary frontage where a corner site adjoins a property with a 9m primary setback.	3.545m (building façade Koonya Cct) 1.2m – 2.5m (external path / egress)	Yes No - Satisfactory	
3.2.4. Nil setbacks to side and rear boundaries are permitted.	Nil to side / rear	Yes	
4.2 Daylight Access			
4.2.1. Wherever possible, provide for the potential use of solar energy collectors by incorporating pitched roofs facing north.	Pitch roof enables future solar collection.	Yes – could be conditioned.	
4.2.3. Provide skylights wherever possible to improve energy efficiency.	Satisfactory	Yes	
5.2 Acoustic Privacy			
5.2.1. All noise generating equipment must be designed to protect the acoustic amenity of residential neighbours. All such noise generating equipment must be acoustically treated and/or screened to meet the project specific noise	Satisfactory subject to condition	Yes	

criteria as determined by the NSW Industrial Noise Policy.			
6.2 Landscaping			
6.2.1. A landscaped strip with minimum width of 3m must be provided adjacent to the front boundary (see Figure 1).	3.8m Willarong Road 1.2m – 2.5m Koonya Cct	Yes / No	
6.2.3. Landscaping should consist of a mix of small to large indigenous canopy trees informally spaced at 3m intervals, in conjunction with screen shrubs and ground covers. At least 50% of the trees must be capable of achieving a height of at least 6 m at maturity (see Figure 1).	Satisfactory	Yes	
6.2.4. All trees and 50% of the understorey species used in landscaping must be chosen from the species list in the Sutherland Shire Council Native Plant Selector database except in Greenweb 'Core' and 'Support' areas where a greater percentage is required. Potentially invasive exotic species must not be used.	Satisfactory / Condition	Yes	
6.2.6. All landscaped areas are to be separated from hard paved areas by a dwarf wall or kerb to minimise damage caused by vehicles.	Satisfactory	Yes	
6.2.8. Any fencing built within a front or side setback or the boundary of a public reserve is to have maximum height 1.8m, be open form and finished in black to ensure it is visually recessive.	No fencing proposed	Yes	
6.2.9. All new developments will be required to install street frontage works including street trees and/or footpath in accordance with the Public Domain Design Manual.	Satisfactory / Condition	Yes	
7.2 Access			
7.2.1. Continuous, independent and barrier free accessways must be incorporated into the building design, including effective signage, sufficient illumination, tactile ground surface indicators and pathways with limited cross-falls, sufficient width, seating and slip-resistant floor surfaces.	Satisfactory	Yes	
7.2.2. Entrances are to enable convenient access for all.	Satisfactory	Yes	

7.2.3. Safe emergency egress is to be provided for all users.	Satisfactory	Yes																												
7.2.4. Ramps, walkways, lifts and stairs are to be conveniently located and safe for all users.	Satisfactory	Yes																												
7.2.5. Signage is to be provided that clearly identifies and directs access routes.	Satisfactory/ condition	Yes																												
7.2.6. Building controls, services and amenities are to be located in accessible positions and be of a suitable design to allow operation by all people.	Satisfactory	Yes																												
8.2 Safety and Security																														
8.2.1. Development should be in accordance with CPTED Guidelines	Satisfactory	Yes																												
9.2 Parking Requirements																														
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<table><tr><td colspan="2">Commercial Premises – minimum rates</td></tr><tr><td>Office and Business Premises</td><td>1 space per 45m² GFA</td></tr><tr><td>Retail Premises,</td><td>1 space per 45m² GFA</td></tr><tr><td colspan="2">Land Use Terms Outside Commercial Premises Group Term – minimum rates</td></tr><tr><td>Service stations:</td><td>6 spaces per service bay 1 space per 30m² of any convenience store within the service station 1 space per 8m² of gross floor area for any food shop within the service station. Where no service / work bays, 1 space per 2 employees.</td></tr><tr><td colspan="2">Industrial Premises – minimum rates</td></tr><tr><td></td><td>1 space per 100m², with a minimum of 2 spaces for each industrial unit. Any ancillary office component to an industrial development shall provide 1 space per 30m² of gross floor area.</td></tr><tr><td colspan="2">Other Uses – minimum rates</td></tr><tr><td>Childcare Centres</td><td>1 space per 4 children in attendance Provision for flexibility if : -centre is near a public reserve - centre is located on a corner block - centre provides a safe drop off zone on the street - the centres has a street frontage</td></tr><tr><td></td><td>greater than 15 metres, or -if the centre operates as a long day care centre.</td></tr><tr><td>Warehouse or distributions centres</td><td>1 space per 300 m²</td></tr><tr><td>Passenger transport facilities Transport depots</td><td>1 space per commercial vehicle plus 1 space per 2 employees</td></tr><tr><td>Vehicle and Mechanical Repair Stations</td><td>4 spaces per service bay</td></tr><tr><td>Vehicle sales and hire premises</td><td>1.5 spaces per 200m²</td></tr></table>	Commercial Premises – minimum rates		Office and Business Premises	1 space per 45m² GFA	Retail Premises,	1 space per 45m² GFA	Land Use Terms Outside Commercial Premises Group Term – minimum rates		Service stations:	6 spaces per service bay 1 space per 30m² of any convenience store within the service station 1 space per 8m² of gross floor area for any food shop within the service station. Where no service / work bays, 1 space per 2 employees.	Industrial Premises – minimum rates			1 space per 100m², with a minimum of 2 spaces for each industrial unit. Any ancillary office component to an industrial development shall provide 1 space per 30m² of gross floor area.	Other Uses – minimum rates		Childcare Centres	1 space per 4 children in attendance Provision for flexibility if : -centre is near a public reserve - centre is located on a corner block - centre provides a safe drop off zone on the street - the centres has a street frontage		greater than 15 metres, or -if the centre operates as a long day care centre.	Warehouse or distributions centres	1 space per 300 m²	Passenger transport facilities Transport depots	1 space per commercial vehicle plus 1 space per 2 employees	Vehicle and Mechanical Repair Stations	4 spaces per service bay	Vehicle sales and hire premises	1.5 spaces per 200m²	Medical Centre - 40 spaces Child care centre 27 spaces Total – 67 spaces	Satisfactory – Refer to assessment discussion
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9.2.4. Where a site has more than one street frontage, vehicle access should be from the lowest order road. Vehicle entry points from classified roads are only acceptable where no other access point is possible. Reciprocal rights of carriageway will be required where they can assist in achieving this outcome.	Satisfactory																													
9.2.5. Bicycle parking spaces must be provided at the rate of 1 space per 10 car parking spaces for	Satisfactory	Yes																												

the first 200 car spaces, then 1 space per 20 parking spaces thereafter. In addition, 1 unisex shower is required per 10 employees.			
9.2.6. Bicycle parking facilities are to be installed in accordance with Australian Standard AS2890.3 – Bicycle Parking Facilities (as amended), Austroad's Guide to Traffic Engineering Practice – Part 14 Bicycles and the Austroads Bicycle Parking Facilities: Guidelines for Design and Installation (AP-R527-16).	Satisfactory	Yes	
9.2.11. Where a proposed development comprises two or more land uses with different peak parking demands, the total requirement may be reduced such that the peak demand is met at any one time where supported by a study by a suitably qualified traffic engineer.	Traffic Report Submitted and satisfactory	Yes	
9.2.12. Car parking layout and vehicular access requirements and design are to be in accordance with the Australian Standards, in particular AS 2890.1-2004.	Satisfactory / condition	Yes	
9.2.13. The location of driveways is to be determined with regard to building design and orientation, street gully pits and street trees, and is to maximize the availability of on-street parking.	Satisfactory	Yes	
9.2.14. Planting and walls adjacent to driveways must not block lines of sight for pedestrians, cyclists and vehicles.	Satisfactory	Yes	
10 Late Night Trading - The guidelines for Late Night Premises are in Chapter 37 - Late Night Trading.			
Both land uses are not identified as late night trading premises accord to the base hours of operation which are hours anticipated within the zone / locality			
11.2 Waste from Industrial, Commercial and Educational Establishments			
11.2.1. A waste storage area is to be provided for all developments to store bins for general waste and recyclables.	Satisfactory	Yes	
11.2.2. Waste storage areas must not be within: a. the front setback; or b. the parking area; or c. the landscaping area; or d. within 3 metres of the waterway; and	Within frontage however could be resolved via condition	Unsatisfactory	

must not interfere with maneuverability, efficiency and safety of site access.			
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