

Provision	Proposal	Compliance
(1) <i>All development applications are to be generally in accordance with the Indicative Layout Plan.</i>	<p>The proposed use and development at 311 South Street, Marsden Park is consistent with the Marsden Park Industrial Precinct Indicative Layout Plan (ILP). The ILP identifies the site as a Business Park use with a major north-south road running through the eastern boundary of the site before cutting through the south eastern portion of the site.</p> <p>The proposed development is consistent with the land use planned for the site and responds to the proposed road network within the Marsden Park Industrial Precinct ILP.</p>	Yes
(2) <i>When assessing development applications, council will consider the extent to which the proposed development is consistent with the Indicative Layout Plan, including the degree to which the target density is exceeded and impact on, cumulative and precedent implications for the planned infrastructure, and services and amenities provision.</i>	The proposed development is consistent with the Indicative Layout Plan for the Marsden Park Industrial Precinct.	Yes
(3) <i>Any proposed variations to the general arrangement of the Indicative Layout Plan, including variations from the target density must be demonstrated by the applicant, to council's satisfaction, to be consistent with the Precinct Planning vision in the relevant Precinct Schedule.</i>	The proposed development is consistent with the Indicative Layout Plan for the Marsden Park Industrial Precinct.	Yes
2.3 Subdivision site analysis		
2.3.1 Flooding and water cycle management		
(1) <i>No residential allotments are to be located at a level lower than the 1% Annual Exceedance Probability (AEP) flood level plus a freeboard of 500 mm (i.e. within the 'flood planning area').</i>	The site is not subject to flooding or overland flow paths. The site is also not identified in any local flood studies or Council flood risk mapping systems. No proposed development within the site is lower than the 1% AEP flood level.	Yes

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<p>(2) <i>Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, provided the safe access criteria contained in the NSW Floodplain Manual are met. The Flood Prone Land figure in the relevant Precinct's Schedule shows indicatively the extent of the 1% AEP flood level.</i></p> <p><i>Note: Where development is proposed within or adjacent to land that is shown on the Flood Prone Land figure, in the relevant Precinct's Schedule, as being affected by the 1% AEP level, council may require a more detailed flood study to be undertaken by the applicant to confirm the extent of the flood affectation on the subject land.</i></p>	<p>The site is not subject to flooding or overland flow paths. The site is also not identified in any local flood studies or Council flood risk mapping systems. No proposed development within the site is lower than the 1% AEP flood level.</p>	Yes
<p>(3) <i>Stormwater is to be managed primarily through the street network in accordance with council's Water Sensitive Urban Design Development Control Plan.</i></p>	<p>Stormwater management for the proposed development is in accordance with Council's Water Sensitive Urban Design DCP. Given the provision of a regional stormwater detention system which reduces peak flows as required by Council is consistent with the Little Creek Catchment strategy also, no on-site detention if required for the development.</p> <p>Refer to the Water Cycle Management Strategy in Appendix X.</p>	Yes
<p>(4) <i>Roads on primary drainage lines shown on the Key elements of the water cycle management and ecology strategy figure, in the relevant Precinct Schedule, are to be constructed in the locations shown, and are to be designed in accordance with specifications of council in relation to management of stormwater flows and quality.</i></p>	<p>Schedule 3 Marsden Park Industrial Precinct of the DCP does not contain a water cycle management and ecology strategy figure.</p>	N/A
<p>(5) <i>Roads are generally to be located above the 1% AEP level.</i></p>	<p>The site is not subject to flooding or overland flow paths. The site is also not identified in any local flood studies or Council flood risk</p>	Yes

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	mapping systems. No proposed road within the site is lower than the 1% AEP flood level.	
<p>(6) <i>Management of 'minor' flows using piped systems for the 20% AEP (residential land use) and 10% AEP (commercial land use) shall be in accordance with Blacktown Council's Engineering Guidelines for Subdivision and Development. Management measures shall be designed to:</i></p> <ul style="list-style-type: none"> ▪ prevent damage by stormwater to the built and natural environment, ▪ reduce nuisance flows to a level which is acceptable to the community, ▪ provide a stormwater system which can be economically maintained and which uses open space in a compatible manner, ▪ control flooding, ▪ minimise urban water run-off pollutants to watercourses, and ▪ meet the standards for a 20% AEP flood level. 	<p>The drainage proposed can be described as an in-ground drainage system designed to the 5% AEP (1 in 20yr ARI) for an industrial land use. It is designed in accordance with Blacktown Council's Engineering Guidelines.</p> <p>Refer to the Water Cycle Management Strategy in Appendix X.</p>	Yes
<p>(7) <i>Management of 'major' flows using dedicated overland flow paths such as open space areas, roads and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 20% AEP shall be in accordance with Blacktown Council's Engineering Guidelines for Subdivision and Development. Management measures shall be designed to:</i></p> <ul style="list-style-type: none"> ▪ prevent both short-term and long-term inundation of habitable dwellings, ▪ manage flooding to create lots above the designated flood level with flood free access to a public road located above the 1% AEP flood level, 	<p>A desktop review of overland flow and flooding in relation to the proposed development has found the potential for flood risk is low and the assessment requirements have been met.</p> <p>Refer to the Water Cycle Management Strategy in Appendix X.</p>	Yes

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<ul style="list-style-type: none"> control flooding and enable access to lots, stabilise the land form and control erosion, provide for the orderly and safe evacuation of people away from rising floodwaters, stabilise the land form and control erosion, and meet the standards for a 1% AEP flood level. 		
(8) <i>Where practical, development shall attenuate up to the 50% AEP peak flow for discharges into the local tributaries, particularly Category 1 and 2 creeks. This will be achieved using detention storage within water quality features and detention basins.</i>	<p>Given the provision of a regional stormwater detention system which reduces peak flows as required by Council is consistent with the Little Creek Catchment strategy also, no on-site detention if required for the development.</p> <p>Refer to the Water Cycle Management Strategy in Appendix X.</p>	Yes
(9) <i>The developed 1% AEP peak flow is to be reduced to pre-development flows through the incorporation of stormwater detention and management devices.</i>	<p>Given the provision of a regional stormwater detention system which reduces peak flows as required by Council is consistent with the Little Creek Catchment strategy also, no on-site detention if required for the development.</p>	Yes
(10) <i>In general, council will not support development, including the filling of land, within the floodway due to its function as the main flow path for flood waters once the main channel has overflowed and the possibility of a significant threat to life and property in a major flood.</i>	<p>The site is not subject to flooding or overland flow paths.</p>	Yes
(11) <i>The trunk stormwater system is to be constructed and maintained by council in accordance with the Riparian and Water Cycle Management Strategy at Appendix B, and to achieve water quality targets set by the Department of Environment, Climate Change and Water in Table 2-1.</i>	<p>Discharge from the site is noted to be via proposed infrastructure in South Street, which then connects to existing public trunk drainage system approximately 200m west of the site.</p> <p>Refer to the Water Cycle Management Strategy in Appendix X.</p>	Yes
(12) <i>Where development on land affected by local runoff or local overland flooding – major drainage is proposed, it must be designed in</i>	<p>The site is not subject to flooding or overland flow paths.</p>	Yes

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<i>accordance with council's Engineering Guide for Development.</i>		
<i>(13) Where development within the floodway is proposed, it must meet the requirements of the Controls – development within the floodway, below.</i>	The site is not subject to flooding or overland flow paths.	Yes
2.3.1.3 Controls – development within the floodway		
<p><i>(14) In determining any application for development on land designated as being within the floodway or flood fringe, council will consider the following:</i></p> <ul style="list-style-type: none"> ▪ Whether the proposed building materials are suitable; ▪ Whether the buildings are to be sited in the optimum position to avoid flood waters and allow evacuation; ▪ Whether proposed structures or the filling of land are likely to affect flood flows; ▪ Whether earthworks required to maintain the capacity of the floodplain and flood flow velocities will impact on soil salinity and soil stability; ▪ The potential impact of the development, including earthworks, on native vegetation; ▪ The views of other authorities, as considered necessary and whether the applicant has consulted with those authorities and the outcomes of that consultation; and ▪ Consistency with the NSW Floodplain Manual. 	The site is not subject to flooding or overland flow paths.	N/A
<i>(15) An application lodged for development in a floodway (other than agriculture, cultivation and minor alterations to existing buildings) shall be accompanied by</i>	The site is not subject to flooding or overland flow paths.	N/A

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<p><i>a survey plan to satisfactorily demonstrate that:</i></p> <ul style="list-style-type: none"> ▪ The development will not increase flood hazard or damage to other properties or adversely affect them in any way, by the provision of a report from a professional civil engineer experienced in hydraulics. ▪ The building can withstand the force of flooding, by the provision of a detailed report from a professional structural engineer. 		
<p><i>(16) Applications may be required to indicate that permanent fail-safe, maintenance-free measures are incorporated in the development to ensure the timely, orderly and safe evacuation of people from the area should a flood occur. In addition, it may also be necessary to demonstrate that the displacement of these people during times of flood will not significantly add to the overall community cost and community disruption caused by the flood.</i></p>	<p>The site is not subject to flooding or overland flow paths.</p> <p>Refer to the Water Cycle Management Strategy in Appendix X.</p>	N/A
<p><i>(17) Applications may be required to indicate proposed flood proofing of the structure to the satisfaction of council.</i></p>	<p>The site is not subject to flooding or overland flow paths.</p> <p>Refer to the Water Cycle Management Strategy in Appendix X.</p>	N/A
2.3.2 Salinity and soil management		
<p><i>(1) Every subdivision development application for land identified in the Areas of potential salinity and soil aggressivity risk figure, in the relevant Precinct Schedule, as having a high risk of salinity or mildly to moderately aggressive soil is to be accompanied by a salinity report prepared by a suitably qualified person. The report is to cover the conditions of the site, the impact of the proposed subdivision on the saline land and the mitigation measures that will be required</i></p>	<p>A Salinity Assessment has been submitted as part of the Geotechnical Investigation completed by PSM at Appendix V.</p>	Yes

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<p>during the course of construction. The qualified person is to certify the project upon completion of the works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR). Where applicable, the salinity report shall also report on the issues of soil aggressivity and sodicity and any mitigation measures required. All works are to comply with the Western Sydney Salinity Code of Practice 2004 (WSROC).</p>		
<p>(2) A comprehensive Salinity Management Plan must be submitted based on the findings of the site-specific investigation and prepared in accordance with the Western Sydney Salinity Code of Practice 2004 (WSROC) and Appendix C.</p>	<p>The soil investigations as part of the Detailed Site Investigation at Appendix W classified the site as being “non-saline to moderately saline”. It identifies a series of relevant management measures to manage salinity during both the construction and operational phases.</p>	Yes
<p>(3) All subdivision, earthworks and building works are to comply with the Salinity Management Plan.</p>	As above.	Yes
<p>(4) Salinity and sodicity management related to Appendix C is to complement WSUD strategies, improving or at least maintaining the current condition, without detriment to the waterway environment. Provide for the appropriate re-use of native plants (including but not limited to seed collection) on site and re-use of topsoil that contains known or potential native seed bank;</p>	<p>As above.</p> <p>A series of mitigation measures have been identified and discussed within Section 7. Refer to Appendix I</p>	Yes
<p>(5) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with Blacktown DCP</p>	<p>The mitigation measures introduced within the Detailed Site Investigation in Appendix W respond to soil conservation measures</p>	Yes

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<i>and Managing Urban Stormwater - Soils and Construction (Landcom 3rd Edition March 2004 ('The Blue Book')) are to be submitted with each relevant subdivision Development Application.</i>		
<p>(6) <i>Salinity shall be considered during the planning, design and carrying out of earthworks, rehabilitation works and during the siting, design and construction of all development including infrastructure:</i></p> <ul style="list-style-type: none"> ▪ To protect development and other works from salinity damage; and ▪ To minimise the potential impacts that development and other works may have on salinity. 	<p>Considerations for the management of salinity during the planning, design and carrying out of earthworks are provided within the Detailed Site Investigation in Appendix W and Geotechnical Assessment provided in Appendix V.</p>	Yes
2.3.3 Aboriginal and European Heritage		
<p>(1) <i>Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).</i></p>	<p>An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been completed as part of the EIS at Appendix GG.</p> <p>There were no Aboriginal artefacts found during the survey or test excavations as part of the ACHA.</p> <p>The ACHA identifies that no further assessment or works are required to be undertaken for the study area.</p>	Yes
<p>(2) <i>Developments or other activities that will impact on Aboriginal heritage may require consent from the Department of Environment, Climate Change and Water (DECCW) under the National Parks and Wildlife Act 1974 and consultation with the relevant Aboriginal communities.</i></p>	<p>The site does not contain any Aboriginal heritage items. There were no Aboriginal artefacts found during the survey or test excavations as part of the ACHA.</p>	Yes
<p>(3) <i>Any development application that is within or adjacent to land that contains a known Aboriginal cultural heritage site, as indicated on the Aboriginal cultural heritage sites</i></p>	<p>The site is adjacent to an area identified as of moderate Aboriginal significance to the south. The proposed development complies with the National Parks and Wildlife Act 1974 in that it</p>	Yes

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<i>figure, in the relevant Precinct Schedule, must consider and comply with the requirements of the National Parks and Wildlife Act 1974.</i>	does not impact on the area of Aboriginal significance.	
<i>(4) Where the necessary consents have already been obtained from the DECCW, the development application must demonstrate that the development will be undertaken in accordance with any requirements of that consent.</i>	The site does not contain any Aboriginal heritage items and hence consent is not required from the DECCW.	N/A
<p><i>(5) Applications for subdivision and building on the properties identified on the European cultural heritage sites figure, in the relevant Precinct's Schedule, are to be accompanied by a report from a suitably qualified heritage consultant detailing the results of archaeological investigations undertaken to confirm the presence of archaeological material relating to the heritage site. Where archaeological material is identified, the proposal is to address the requirements of the Heritage Act 1977.</i></p> <p><i>Notes:</i></p> <p><i>Any works, development or other activity that will impact on a known site of Aboriginal cultural heritage significance may require approval under the National Parks and Wildlife Act 1974, in addition to any approval requirements of council under the relevant Precinct Plan. Applicants should consult with DECCW to determine requirements for assessment and approval where developments or other works are to be carried out on or near Aboriginal heritage sites identified on the Aboriginal cultural heritage sites</i></p>	The site does not contain any heritage items.	N/A

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<p><i>figure, in the relevant Precinct Schedule.</i></p> <p><i>Council or the DECCW may require additional investigations to be undertaken as part of a development application to confirm the presence of Aboriginal cultural heritage on the land.</i></p> <p><i>Where works uncover items that may be Aboriginal cultural heritage, the applicant is to consult with DECCW to determine an appropriate course of action.</i></p>		
2.3.4 Native vegetation and ecology		
<p>(1) <i>Native trees and other vegetation are to be retained where possible by careful planning of subdivisions to incorporate trees into areas such as road reserves and private or communal open space.</i></p>	<p>The Biodiversity Assessment at Appendix S confirms that the site is biodiversity certified and does not contain any waterfront land or native vegetation.</p> <p>The native vegetation development controls under the Growth Centres SEPP do not apply to the site and no mitigation measures are proposed or required in relation to biodiversity.</p>	N/A
<p>(2) <i>Where practical, prior to development commencing, applicants are to:</i></p> <ul style="list-style-type: none"> ▪ provide for the appropriate re-use of native plants and topsoil that contains known or potential native seed bank; and ▪ relocate native animals from development sites. Applicants should refer to OEH's Policy on the Translocation of Threatened Fauna in NSW. 	As above.	N/A
<p>(3) <i>Within land that is in a Riparian Protection Area as shown on the figure in the relevant Precinct Schedule:</i></p> <ul style="list-style-type: none"> ▪ all existing native vegetation is to be retained and rehabilitated, except where clearing is required for 	As above.	N/A

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<p>essential infrastructure such as roads; and</p> <ul style="list-style-type: none"> native vegetation is to be conserved and managed in accordance with the Riparian Protection Area controls at Appendix B. 		
<p>(4) <i>Development on land that adjoins land zoned E2 Environmental Conservation is to ensure that there are no significant detrimental impacts to the native vegetation and ecological values of the E2 zone.</i></p>	<p>The site does not adjoin land zoned E2 Environmental Conservation.</p>	<p>N/A</p>
<p>(5) <i>All subdivision design and bulk earthworks are to consider the need to minimise weed dispersion and eradication. If council believes that a significant weed risk exists, a Weed Eradication and Management Plan outlining weed control measures during and after construction is to be submitted with the subdivision DA.</i></p>	<p>A Weed Eradication and Management Plan will be prepared in later stages of the DA subject to Council review.</p>	<p>Yes</p>
<p>(6) <i>A landscape plan is to be submitted with all subdivision development applications, identifying:</i></p> <ul style="list-style-type: none"> all existing trees on the development site and those that are proposed to be removed or retained; the proposed means of protecting trees to be retained during both construction of subdivision works and construction of buildings; proposed landscaping including the locations and species of trees, shrubs and ground cover to be planted as part of subdivision works; and the relationship of the proposed landscaping to native vegetation that is to be retained within public land, including factors such as the potential for weed or exotic species invasion and the contribution of the proposed landscaping to the creation of 	<p>A landscape plan has been completed by Site Image at Appendix Q.</p>	<p>Yes</p>

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habitat values and ecological linkages throughout the Precinct.		
<p>(7) <i>The selection of trees and other landscaping plants is to consider:</i></p> <ul style="list-style-type: none"> ▪ The prescribed trees in Appendix D; ▪ The use of locally indigenous species where available; ▪ Contribution to the management of soil salinity, groundwater levels and soil erosion. 	The landscape plan includes a selection of trees and landscape planting in accordance with the prescribed trees under the DCP.	Yes
<p>(8) <i>For the purposes of clause 5.9 of the relevant Precinct Plan, prescribed trees include:</i></p> <ul style="list-style-type: none"> ▪ Trees taller than the minimum height and greater than the minimum trunk diameter specified in Appendix D, and ▪ Tree species listed in Appendix D. <p>Note: Where applicable, clause 5.9 of the Precinct Plan requires development consent or a permit to ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation that is prescribed by this DCP, except where other requirements of clause 5.9 are met.</p>	As above.	Yes
2.5 Bushfire hazard management		
<p>(1) <i>Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006, except where varied by controls that follow.</i></p>	A Bushfire Protection Assessment has been completed by Travers Bushfires & Ecology in accordance with PBP at Appendix EE .	Yes
<p>(2) <i>Subject to detailed design at development application stage, the indicative location and widths of Asset Protection Zones (APZs) are to be provided generally in accordance with the Bushfire risk and asset Protection Zone requirements figure in the relevant Precinct Schedule.</i></p>	APZs as part of the proposed development are proposed in accordance with the standards for APZ.	Yes

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<p>(3) <i>APZs:</i></p> <ul style="list-style-type: none"> are to be located wholly within the Precinct; may incorporate roads and flood prone land, are to be located wholly outside of a core riparian zone (CRZ) but may be located within the vegetated buffer (subject to the conditions set out in Appendix B and other controls in the clause), may be used for open space and recreation subject to appropriate fuel management, are to be maintained in accordance with the guidelines in Planning for Bushfire Protection 2006, may incorporate private residential land, but only within the building setback (no dwellings are to be located within the APZ), are not to burden public land except where consistent with control 4 below, and are to be generally bounded by a public road or perimeter fire trail that is linked to the public road system at regular intervals in accordance with Planning for Bushfire Protection 2006. 	As above.	Yes
<p>(4) <i>Vegetation outside core Riparian Protection Area, Native Vegetation Protection Areas and Existing Native Vegetation is to be designed and managed as a 'fuel reduced area'.</i></p>	The site does not contain vegetation outside core riparian area, native vegetation protection areas and existing native vegetation.	N/A
<p>(5) <i>Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88B instrument.</i></p>	The APZ provided as part of the proposed development is at an appropriate depth and responds to the minimum requirements.	Yes
<p>(6) <i>Temporary APZs, identified through a Section 88B instrument, will be</i></p>	The site is not adjacent to undeveloped land which presents as a bushfire hazard, with the	Yes

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<i>required where development is proposed on allotments next to undeveloped land that presents a bushfire hazard. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease.</i>	<p>site to the south recently developed for warehousing.</p> <p>There is also a permanent APZ provided along the southern interface of the proposed development.</p>	
2.3.6 Site contamination		
<i>(1) All subdivision Development Applications shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act 1995.</i>	<p>A Detailed Site Investigation (DSI) by WSP has been completed for the site at Appendix W.</p> <p>An assessment of the site's suitability for the proposed development and use has been undertaken in accordance with the requirements of SEPP 55 and with the NSW EPA (2020).</p>	Yes
<i>(2) Where the Stage 1 Investigation identifies potential or actual site contamination a Stage 2 Detailed Site Investigation must be prepared in accordance with State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act 1995. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.</i>	The DSI identifies a low-medium risk of contamination on site, which are unlikely to trigger any additional planning requirements and outcomes.	Yes
<i>(3) All investigation, reporting and identified remediation works must be in accordance with the protocols of council's policy – Management of Contaminated Lands, the NSW EPA's (now DECCW) Guidelines for Consultants Reporting on Contaminated Sites and SEPP 55 – Contaminated Land.</i>	<p>As above.</p> <p>Refer to Appendix I.</p>	Yes
<i>(4) Prior to granting development consent, the Consent Authority must be satisfied that the site is suitable, or can be made suitable, for the proposed use. Remediation works</i>	The findings of the DSI concluded that contamination within the site would not impact the proposed development and land use on the site, subject to a series management measures. It is also identified	Yes

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<i>identified in any RAP will require consent prior to the works commencing.</i>	that risk mitigation measures and an implementation of a Construction Environmental Management Plan (CEMP) be considered as part of the development process.	
(5) <i>Council may require a Site Audit Statement (SAS) (issued by a DECCW Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.</i>	Noted.	Yes
(6) <i>Applicants should refer to, and ensure applications are consistent with, Blacktown Development Control Plan. Flood behaviour for existing and developed scenarios for the full range of flooding including the 5% Annual Exceedance Probability (AEP), 1% AEP, 0.5% AEP, 0.2% AEP and Probable Maximum Flood (PMF);</i>	The site is not subject to flooding or overland flow paths.	N/A
2.3.7 Odour assessment and control		
<p><i>There are no controls for odour assessment within the DCP.</i></p> <p><i>Prior to the commencement of this DCP the BCC Growth Centre precincts were mostly zoned for rural purposes. The Precincts, and nearby rural areas, contain a number of existing rural uses that have the potential to generate odour and other associated impacts that may affect the amenity of nearby urban areas. While these activities may cease operation at some point in the future (such as when the land is rezoned and developed for urban purposes) the timing of cessation of odour generating land uses is not known nor able to be controlled by council or the Department of Planning, Industry and Environment. Developers and buyers of property within the BCC Growth Centre precincts should be aware that their property may</i></p>	The only potential odour emissions as part of the proposed development are through any unexpected, contaminated materials found during the construction phase and also the laying of asphalt.	Yes

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<p><i>be subject to odour impacts from these uses for an indeterminate period of time.</i></p> <p><i>Where land is affected by an odour buffer or adjacent to odour generating activities council will consider whether the type of development in this area is appropriate and will also consider the need for the applicant to provide additional supporting information with the Development Application.</i></p>		
6 Employment lands subdivision and development controls		
6.1 Land to which this part applies		
<p>(1) <i>This Part applies all land to which a Precinct Plan with Employment Land zones applies. The Employment Land zones are:</i></p> <ul style="list-style-type: none"> ▪ IN1—General Industrial ▪ IN2—Light Industrial ▪ B5—Business Development ▪ B7—Business Park <p><i>This part does not apply to land zoned IN2 – Light Industrial under the Riverstone Precinct Plan. Controls for that land are located in Schedule Two – Riverstone Precinct of this DCP.</i></p>	<p>The site is zoned B7 under the Growth Centre SEPP under the proposed development and use is permissible.</p> <p>The employment land subdivision and development controls are applicable to the proposed development.</p>	Yes
6.2 Subdivision		
6.2.1 Lot Subdivision		
<p>(1) <i>Lots are to be relatively regular in shape, although lot sizes should also be diverse to meet a range of land uses. These may range from those requiring wide street frontages and a minimum depth to those that require less frontage but a greater depth. Irregular shaped allotments with narrow street frontages should be avoided.</i></p>	<p>The Master Plan for the proposed development does not contain the subdivision of lots. The proposed development does however comply with the street frontage and minimum depth requirements within the site.</p>	Yes

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<p>(2) <i>Lots should be orientated and aligned:</i></p> <ul style="list-style-type: none"> so that future buildings can face the arterial, sub-arterial, collector and local streets to increase visual surveillance and to avoid streetscapes with loading docks and long blank walls; to facilitate solar efficiency; to encourage building design that has frontage to landscaped areas and riparian corridors. 	<p>The proposed development has built form frontages along South Street and the North-South Collector Road. The proposed built form also has frontage to landscaped setbacks along the road interfaces.</p>	Yes
<p>(3) <i>Access to lots shall be sited to ensure unimpeded sight lines for exiting vehicles.</i></p>	<p>Access to the proposed development does not impede on sight lines for exiting vehicles.</p>	Yes
<p>(4) <i>Subdivisional roads should incorporate a road hierarchy that will accommodate the anticipated traffic volumes and vehicle types and be practical and legible for users.</i></p>	<p>The internal road network within the site responds to the traffic volume generated within the proposed development and the vehicle types used.</p> <p>Refer to Traffic Impact Assessment at Appendix N.</p>	Yes
<p>(5) <i>Where a residue lot is created, the applicant must demonstrate that future development of that residue lot can meet the controls in this DCP.</i></p>	<p>There is no residue lots created within the proposed development.</p>	N/A
6.2.2 Strata or Community Title		
<p>(1) Where a Strata or Community Title subdivision is proposed, any space for parking or other purposes forming part of a sole occupancy unit required by council must be included in the same strata lot as the unit.</p>	<p>The proposed development does not consist of a strata or community title subdivision.</p>	N/A
<p>(2) All landscaping, access areas and directory board signs not forming part of an individual unit are required by council to be included in any strata plan of subdivision as common property.</p>	<p>As above.</p>	N/A
6.2.3 Battle-Axe Lots		

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(1) <i>The minimum allotment dimensions for battle-axe lots must be in accordance with Figure 6-1.</i>	There is no battle-axe lots as part of the proposed development.	N/A
(2) <i>There shall be a maximum of two lots per battle-axe handle. Side access onto the battle-axe handle from adjoining lots will not be permitted.</i>	As above.	N/A
(3) <i>All battle-axe handles should be provided with a minimum concrete carriageway of 7m.</i>	As above.	N/A
(4) <i>For a shared battle-axe handle a concrete pedestrian path of 1.2m wide that is set 1m off from the adjacent kerb face on one side of the handle is to be provided.</i>	As above.	N/A
(5) <i>A 1.2m high safety fence is to be provided between the face of kerb and the concrete path to prevent any incursion by pedestrians into the path of vehicles.</i>	As above.	N/A
(6) <i>A minimum 8m x 8m splay must be provided at each end of the handle. Larger splays will be required where truck-turning movements cannot be accommodated within this minimum splay. A truck swept path plan must be provided at subdivision DA stage to assist council officers in determining the required minimum splay required.</i>	As above.	N/A
(7) <i>Drainage within battle-axe handles must be managed by stormwater treatment devices to council's satisfaction.</i>	As above.	N/A
(8) <i>Land within battle-axe handles that is not required for vehicle or pedestrian carriageways is to be landscaped.</i>	As above.	N/A
6.3 Landscape Design		

Provision	Proposal	Compliance
6.3.1 Streetscape and allotment frontages		
(1) <i>The streetscape design is to integrate vertical elements (trees, light poles and allotment signage) to provide consistency of elements and materials across the zone.</i>	<p>The proposed development is supported by sufficient landscaping designed in accordance with DCP controls.</p> <p>The proposed development is supported by a series of communal areas, which make up 5.5% of the total developable area, each are defined by vertical elements such as trees.</p> <p>Refer to the Landscape Plan for the proposed development by Site Image at Appendix Q and the architectural drawings and perspectives at Appendix C.</p>	Yes
(2) <i>Service lids and above ground structures are to be minimised in street frontages. Service lids are to be located adjoining pavement or kerbs to avoid small areas of turf or planting beds.</i>	Noted.	Yes
(3) <i>Street tree planting is to be implemented at the subdivision stage to ensure plantings are visually consistent in height, spread and form across the zone.</i>	Noted.	Yes
(4) <i>In the Business Development zone, a minimum 7m wide landscape area must be provided along the street front, except where zero setback controls apply.</i>	The site is zoned B7 Business Park.	N/A
(5) <i>The selection of plant species for street tree planting must be in accordance with Appendix D Prescribed Trees, Preferred Species and Street Trees.</i>	<p>The selection of plant species for street tree planting is in accordance with Appendix D of the DCP.</p> <p>Refer to the Landscape Plan for the proposed development by Site Image at Appendix Q.</p>	Yes
6.3.2 Allotment landscape		
(1) <i>A Landscape Plan must be prepared in accordance with Appendix F of this DCP for all new industrial subdivisions and new buildings.</i>	A Landscape Plan has been prepared in accordance with Appendix F of the DCP at Appendix Q .	Yes

Provision	Proposal	Compliance
(2) <i>Landscaped areas are required between buildings (i.e. within the building separation zone).</i>	<p>Landscape areas are provided to buffer the proposed built form within the site where appropriate with adjacent uses and street frontages.</p> <p>The bulk of the landscaped area is located between the street frontage and the warehouses, ensuring that landscape treatment helps to soften the built form where it can be seen from important view corridors (i.e. South Street).</p>	Yes
<p>(3) <i>Allotment landscape design is to be integrated with site planning and building design to:</i></p> <ul style="list-style-type: none"> ▪ reduce the perceived scale of built form from the street; ▪ reduce visual impact and the extent of continuous building facades. ▪ highlight architectural features and complement façade articulation; ▪ identify site and building entries, car park entries and parking areas, in coordination with signage; ▪ mitigate adverse site conditions through buffering of western sun, provision of shade, wind protection, and screening of poor views; ▪ maximise northern sun exposure; and ▪ integrate usable and attractive external seating and amenity areas for staff incorporating paved areas, soft landscape, and shade planting (and canopies where necessary). 	<p>The proposed landscaping provides sufficient landscape buffers and setbacks along the South Street and North-South Collector Road interfaces to enable a better streetscape design outcome. The proposed landscaping addresses key interfaces and nodes such as the access point off the Collector Road.</p> <p>Refer to the Landscape Plan for the proposed development by Site Image at Appendix Q.</p> <p>Variety in tree species and canopy width, along with diverse understory planting, provides a layered visual screen to soften the built form</p> <p>Similarly, the organic nature of the planting within the setback, paired with the structured street tree planting complements the façade and building articulation</p> <p>The communal areas have been designed to provide areas of shaded amenity as well as seating and open lawn areas positioned in a sunny aspect</p>	Yes
(4) <i>Allotment landscape should incorporate hard and soft landscape elements in pavements, retaining walls, low walls and terracing, trees, garden bed planting, turfed areas and irrigation.</i>	<p>There are a variety of soft landscaping, with some hard landscaping provided within the pavements of the proposed development. Refer Appendix Q.</p> <p>The landscape design (particularly within the communal areas, provides a variety of materials, elements and surfaces</p> <p>Features within the landscape include formed concrete seating, timber benches, shade</p>	Yes

Provision	Proposal	Compliance
	structure, unit paving, concrete paving, turf areas, garden beds, entry features and feature trees.	
(5) <i>Indigenous species from the area are encouraged for all landscape plantings however, non-native species may be considered in limited use to external courtyard areas to achieve seasonal climate management. Trees should be a minimum height of one metre at the time of planting. Mass plantings may use a variety of sizes including viro tubes.</i>	<p>Plant selection for the proposed development adopts a number of species. Refer Appendix Q.</p> <p>The planting design is focused predominantly on native local species (Cumberland plain woodland species) to help restore fragmented bushland and increase biodiversity on site.</p> <p>There are some key areas where exotic species are proposed to highlight key areas entries, frontages or communal areas .</p> <p>All trees are proposed at a minimum pot size of 100L which typically (at install) range from 2.2-3m high.</p>	
(6) <i>The allotment landscape is to be provided with an automatic trickle irrigation system installed below mulch level. The system is to be supplied by rainwater collected from the site.</i>	Noted. All allotment landscape will be provided with an automatic trickle irrigation system, to be installed as part of the proposed development.	Yes.
(7) <i>Landscaped areas are to be separated from vehicular access areas by an appropriate edge, preferably a raised kerb.</i>	<p>The landscaped areas provided are separated from vehicular access areas.</p> <p>Where communal areas are located in close proximity to the carpark/ vehicular access areas planter buffers are proposed as an additional screening & safety measure.</p>	Yes
(8) <i>Landscaped areas are to be separated from storage areas by an appropriate edge, preferably low walls. Signage and management strategies are to be put in place to ensure that storage activities do not impact on, or extend into, landscaped areas. No storage is allowed in landscaped areas.</i>	There are no storage areas provided within the landscape areas of the Master Plan.	Yes
6.3.3 Landscaping of car parking areas		

Provision	Proposal	Compliance
(1) <i>Landscaping of car parking areas is to comply with Table 6-1.</i>	The proposed landscaping within car parking areas complies with Table 6-1, with large canopy trees provided below the maximum internal of 25m, a minimum 2m bay of deep soil condition and raised kerb barriers. Refer to Appendix Q .	Yes
(2) <i>Allotment car parking areas are to be effectively landscaped to:</i> <ul style="list-style-type: none"> ▪ reduce their visual impact; ▪ reduce heat generation and glare from hard paved surfaces; ▪ provide shade for parked vehicles; and ▪ maximise potential for soft drainage (non-piped) to soft landscaped areas or collection zones. 	<p>There is sufficient landscaping provided within the car parking areas within the north western and south eastern peripheries of the site. Refer to Appendix Q.</p> <p>In addition to island planters within carpark areas, 1m diamond-shaped flush tree pits (planted with structural cell beneath paving) have been proposed to parking spaces to provide extra canopy coverage and shade for parked vehicles.</p>	Yes
(3) <i>Car park lighting design is to be coordinated with the preferred tree layout.</i>	Noted. Car park lighting is to be coordinated with preferred tree layout.	Yes
(4) <i>Dividing zones between parking bays should be landscaped as applicable to specific site conditions:</i> <ul style="list-style-type: none"> ▪ where pedestrian access will generate desire lines across the dividing zone, pedestrian trafficable wearing surface is required (e.g. stabilised gravel); ▪ where pedestrian access is not required and some infiltration drainage may be provided, mass planted landscape areas (requiring flush kerb edge and wheel stops to car parking bays) must be provided; and ▪ where a major drainage role is envisaged and pedestrian access is not required, a gravel surfaced trench with collection pipework draining to on site storage or stormwater must be provided. 	<p>The dividing zones within parking bays are provided at suitable distances in accordance with proposed layout of the site, whilst maintaining pedestrian access and drainage systems.</p> <p>Where possible, the garden beds within the carpark will be passively irrigated via a flush kerb and wheel stops.</p>	Yes
(5) <i>Clearly defined and appropriately surfaced pedestrian access links from parking areas to building entry points must be provided, incorporating kerb crossing ramps as required.</i>	The pedestrian access link from the parking areas to the building entry points are clearly defined. Refer Appendix Q .	Yes

Provision	Proposal	Compliance
(6) <i>Car park landscaping is to be provided with an automatic trickle irrigation system installed below mulch level. Irrigation services provision must be implemented before car park surfacing. The system is to be supplied by the rainwater tanks on site.</i>	Noted. All car park landscaping will be provided with an automatic trickle irrigation system, to be installed as part of the proposed development.	Yes
(7) <i>Retaining wall elements must be no greater than 3m in height. All retaining walls must be screened by vegetation.</i>	There are retaining walls proposed within the Master Plan which are greater than 3m in height in localised spots. The localised retaining walls in close proximity to car parking have been sufficiently screened by vegetation and landscaping to ensure it does not result in any visual impacts. Refer to the landscape plans in Appendix L .	Yes
6.3.4 Communal areas		
(1) <i>Provision of communal areas must comply with Table 6-2 below. Communal areas must include soft landscaping.</i>	<p>The communal areas provided within the Master Plan are designed in accordance with Table 6-2. Refer Appendix C and Appendix Q.</p> <p>The total communal areas provided within the proposed development makes up approximately 5.5% of the total developable area, including easements and road.</p> <p>The provision of communal areas along the north eastern and eastern peripheries of the site are supported by trees and vegetation to screen the proposed development from the future adjoining residential uses to the north and east. The communal areas not only improve the amenity for workers within the site but also provide a buffer along these key interfaces and complements the streetscape character.</p>	Yes
(2) <i>Each development shall be provided with at least 1 communal area for the use and enjoyment of employees and visitors to that development. The area shall be suitably landscaped and accessible from the main office component of the development.</i>	There are a total of three (3) communal areas provided within the site, which make up a total of 4,080m ² , one of which is located within the north-eastern corner of the site, adjacent to the car park and two situated along the north-south Collector Road frontage. The communal areas are in accessible locations from both warehouses, and also contribute to the public domain	Yes

Provision	Proposal	Compliance
	<p>along South Street and the north-south Collector Road.</p> <p>The communal areas provided within the proposed development are located away from the bio-retention basins.</p> <p>The additional communal areas are located at accessible locations to the warehouse and office entry points, ensuring safe access to future workers within the site.</p>	
(3) <i>Small pockets of open space designed to enhance the appearance of the development will not be counted in the communal area allocation, neither will car parking areas, manoeuvring areas, or landscaped setback areas.</i>	Noted.	Yes
(4) <i>In locating communal areas, consideration should be given to the outlook, natural features of the site, and neighbouring buildings.</i>	The communal areas are both within visible locations of the site from neighbouring residential uses to the north and west which provides a more suitable outlook.	Yes
(5) <i>Communal areas shall be embellished with appropriate landscaping, shade, paving, tables, chairs and the like.</i>	The communal areas are provided with sufficient landscaping and outdoor furniture. Refer Appendix Q .	Yes
(6) <i>Communal areas shall be relatively flat and not contain impediments which divide the area or create physical barriers which may impede use.</i>	The communal areas provided within the site are all relatively, particularly given the site is also relatively flat.	Yes
(7) <i>Solar access to communal open spaces is to be provided. Communal areas must receive a minimum of 2 hours direct sunlight between 11am and 3pm on the 21st of June.</i>	The communal areas are both north facing, with no overshadowing from the proposed warehouses or any proposed future development on adjacent sites.	Yes
(8) <i>Appropriate shading is to be provided, preferably using trees, so that communal spaces are useable during summer.</i>	Trees are provided within the landscaped areas to provide appropriate shading. Refer Appendix Q .	Yes
6.4 Built form and streetscape		

Provision	Proposal	Compliance
6.4.1 Setbacks		
(1) <i>All buildings erected in industrial areas are to be set back a minimum of 7.5m from the front property boundary unless otherwise specified in a Precinct's Schedule.</i>	<p>The setbacks provided within the proposed development exceeds the 5m minimum for a setback at this location from the front property boundary.</p> <p>The proposed development achieves a 7.5m setback along the South Street and north-south Collector Road interfaces, in order to provided additional landscaping and a buffer zone to future urban character to the north and east.</p>	Yes
(2) <i>No building or hardstand area (concrete or bitumen pavement) other than a public utility undertaking shall be erected within any setback.</i>	There are no building or hardstand areas erected within the setback areas.	Yes
(3) <i>All setback areas should be landscaped and maintained in accordance with the landscape provisions in clause 6.3.</i>	<p>Setback areas are landscaped and designed in accordance with the landscape provisions.</p> <p>There is no setback requirement indicated within the DCP for the south western boundary of the site.</p> <p>Due to the bushfire constraints within the south western boundary of the site, landscaping within this setback area is restricted in order to comply with the APZ requirements. Refer to the Bushfire Protection Assessment in Appendix EE.</p>	Yes
(4) <i>Pedestrian access should be provided to all landscaped setback areas for maintenance and security purposes.</i>	Pedestrian access is provided along all landscaped setback areas.	Yes
6.4.2 Building design and siting		
(1) <i>Blank building facades facing the primary street frontage are not permitted.</i>	The façade treatment along the primary street frontage of South Street is defined by an architecturally designed façade which creates interest.	Yes
(2) <i>The built form and architecture of buildings located at street corners should enhance its location and</i>	The proposed built form of Warehouse 2 which is located at the intersection between South Street and the North-South Collector Road is characterised by a unique façade	Yes

Provision	Proposal	Compliance
<i>positively respond to and emphasise the street corner.</i>	<p>and landscape setbacks to positively respond to the street corner.</p> <p>The architecturally designed façade of the office frontage the street corner contributes to the urban character, particularly in relation to the future residential uses to the north and east.</p> <p>The provision for a communal area directly fronting the intersection between South Street and the north-south Collector Road also adds to the public domain of the street. It also forms a buffer zone between the change in land use between B7 Business Park to the adjacent R3 Medium Density Residential uses.</p>	
(3) <i>Building orientation and siting should respond to natural elements such as topography, wind and sunlight.</i>	Building orientation and siting responds to natural elements such as topography, wind and sunlight. Refer to the Urban Design Report in Appendix L .	Yes
(4) <i>The layout and orientation of buildings should be in a manner that minimises lengthy or deep areas of car parking along the street front.</i>	Refer to the Architectural Drawings in Appendix C and the Urban Design Report in Appendix L .	Generally compliant
(5) <i>Buildings should provide variety to facades by the use of projecting upper storeys over building entries, upper storey display windows, emphasising street corners and varying roof forms.</i>	The proposed development is defined by a series of overhanging eaves and awnings to create interest in the façade. Refer to the 3D renders in Appendix E .	Yes
(6) <i>Buildings should provide effective sunshading for windows, wall surfaces and building entries, (other than loading docks) by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sunshading devices including screens.</i>	The proposed development is defined by a series of overhanging eaves and awnings to create interest in the façade and also to provide sunshading for windows. Refer to the 3D renders in Appendix E .	Yes
(7) <i>Building design should be integrated with landscape elements.</i>	The proposed building design complemented with landscape elements which buffer the site. Refer to the Architectural Drawings in	Yes

Provision	Proposal	Compliance
	Appendix C and the Urban Design Report in Appendix L .	
(8) <i>The bulk and scale of the building should minimise impact on district views.</i>	The proposed development is of a relatively low bulk and scale and does not significantly impact on district views, as demonstrated in the Visual Impact Assessment at Appendix M .	Yes
(9) <i>Building facades should be articulated by elements such as:</i> <ul style="list-style-type: none"> ▪ external structures, finishes, etchings and recessed patterns; ▪ decorative features, textures and colours; ▪ locating offices and highlighting entries within front facades; ▪ emphasised customer entries and service access doors; ▪ protrusions and penetrations in building elements. 	The proposed building facades emphasis key features within the warehouses, such as access points, office areas, as well as a series of feature to create interest in the built form design. There are also patterns in the external colours and materials created.	Yes
(10) <i>Buildings with dual street frontage should be designed to ensure:</i> <ul style="list-style-type: none"> ▪ the building addresses the primary street frontage; and ▪ distinctive identifying architectural elements are incorporated to provide sufficiently interesting and varied facades; 	Warehouse 2 which has a dual street frontage address the primary road of South Street, with distinctive architectural features to reinforce the building entry.	Yes
(11) <i>The building design should consider the amenity of any landscaped or communal areas in adjoining properties;</i>	The proposed development provides sufficient buffer areas to the proposed development on adjoining sites.	Yes
(12) <i>The location of roller shutters, loading docks and other building openings should be so that they do not detract from the overall appearance of the building. Where possible, roller shutters and the like should not be located on the primary street frontage;</i>	Roller shutter doors predominately address the internal hardstand area which do not impact on the primary street frontage.	Yes
(13) <i>Roof design should be visually interesting and provide for natural lighting, and compatibility with the</i>	The roof design contains patterns and variations in material which creates interest.	Yes

Provision	Proposal	Compliance
<i>overall building design. Where visible from a public area, all rooftop or exposed structures (lift motor rooms, plant rooms etc), must be suitably screened and integrated with the building.</i>	There are no prominent roof areas visible from public areas.	
6.4.3 External building materials and colours		
(1) <i>External finishes should be constructed of durable, high-quality and low maintenance materials.</i>	Noted. The external finishes of the proposed buildings will contain high-quality and low maintenance materials.	Yes
(2) <i>External finishes should contain a combination of materials and/or colours.</i>	Noted. The external finishes of the proposed buildings will contain a combination of materials and colours.	Yes
(3) <i>Any wall visible from the public domain must be finished with a suitable material to enhance the appearance of that façade.</i>	Public domain facing facades, particularly on the main street frontages are defined by architectural features.	Yes
(4) <i>Building materials should be selected to minimise reflection.</i>	The building materials used minimises reflection.	Yes
(5) <i>The following should be considered in the choice of building materials in all developments:</i> <ul style="list-style-type: none"> ▪ energy efficiency; ▪ use of renewable resources; ▪ maintenance cost and durability; ▪ recycled or recyclable materials; ▪ non-polluting; and ▪ minimal PVC content. 	Noted.	Yes
(6) <i>Where concrete roofs are proposed for the purpose of additional parking, parapeted edges are preferred with appropriate screening to conceal roof top car parking.</i>	No concrete roofs are proposed.	N/A
(7) <i>Materials that are likely to contribute to poor internal air quality and those containing Volatile Organic Compounds (VoCs) should be avoided.</i>	These materials will not be used within the proposed development.	Yes

Provision	Proposal	Compliance
(8) <i>Applicants are required to submit with all Development Applications a materials sample board detailing external colours and finishes.</i>	A materials sample board will accompany the development application later in the SSDA process.	Yes
6.4.4 Entrance treatment		
(1) <i>Entries to buildings should be clearly visible, well sign posted and lit to pedestrians and motorists.</i>	The entrance to warehouses is clearly visible to pedestrian and motorists, defined by architectural features, façade treatment and landscaping.	Yes
(2) <i>Architectural features are to be provided at ground level giving an entrance element to the building and addressing the primary street frontage.</i>	As above.	Yes
(3) <i>All entrance treatments, such as directory boards, must be located on private property, with appropriate positive covenants and restrictions on title to ensure the ongoing management of such treatments.</i>	The directory boards for the proposed development will be located within the site.	Yes
(4) <i>No third-party advertising will be permitted on any entrance treatment facility.</i>	No third-party advertising will appear on directory boards.	Yes
6.4.5 Ancillary buildings, storage and service areas		
(1) <i>Ancillary buildings and storage sheds are to be located behind the setback lines and be consistent with the design of the main building.</i>	There are no ancillary buildings proposed. Storage and services are all proposed within the proposed warehouse buildings which are within the setback lines.	Yes
(2) <i>Details of any proposed ancillary buildings, open storage and services areas must be submitted with all Development Applications.</i>	As above.	Yes
(3) <i>Storage areas should be located within the confines of the primary building. Appropriate screening must be provided where this cannot be achieved.</i>	As above.	Yes

Provision	Proposal	Compliance
(4) <i>Above ground open storage areas visible from the public domain are not permissible.</i>	As above.	Yes
(5) <i>Above ground open storage areas should not compromise truck or vehicle manoeuvring and car parking areas.</i>	Above ground storage are within the proposed warehouse buildings and do not comprise truck or vehicle manoeuvring and car parking areas.	Yes
(6) <i>Vehicular access to loading facilities is to be provided from secondary and tertiary streets.</i>	Vehicular access to the hardstand areas of Warehouse 1 and 2 are provided off the secondary street frontage, along the North-South Collector Road. No access is provided off South Street.	Yes
<p>(7) <i>Rubbish and recycling areas must be provided in accordance with Part O Site Waste Management and Minimisation of Blacktown DCP 2006. These areas must:</i></p> <ul style="list-style-type: none"> ▪ be integrated with the development; ▪ minimise the visibility of these facilities from the street; and ▪ be located away from openable windows to habitable rooms. 	The rubbish and recycling areas on site are designed in accordance with the DCP.	Yes
(8) <i>Barrier free access is to be provided to all shared facilities.</i>	Barrier free access is provided to for all shared facilities for Warehouses 1 and 2.	Yes
(9) <i>Provide at least one shower and changing facility that is accessible to the building users.</i>	One shower facility will be provided within each warehouse and will be accessible to all building users.	Yes
<p>(10) <i>The following information must be provided at Development Application stage for outdoor storage areas:</i></p> <ul style="list-style-type: none"> ▪ Size of outdoor storage area ▪ Maximum storage height ▪ Types of goods, materials and equipment being stored outdoors; and ▪ Details on landscaping and screening structures. 	Outdoor storage details	Yes
(11) <i>Sunken loading docks should be avoided.</i>	No sunken loading docks are proposed.	Yes

Provision	Proposal	Compliance
(12) <i>A minimum 225 mm clearance is required between finished floor level and finished ground level.</i>	The minimum 225m clearance is achieved within both buildings.	Yes
(13) <i>Above ground water tanks must not be located forward of the front facade of the primary buildings. They should not be visible from the public domain and must be suitably screened. Details (including elevations) of all water tanks must be submitted with the DA.</i>	The above ground water tanks are not located within the front of the primary buildings. The water tanks are located towards the southern end of the site, away from the South Street interface.	Yes
6.5 Ecologically sustainable development		
(1) <i>A Site Water Management Plan must be prepared in accordance with Appendix F.</i>	A Water Management Plan has been prepared as part of the Water Cycle Management Strategy at Appendix X .	Yes
<p>(2) <i>Development Applications are required to demonstrate consideration of:</i></p> <ul style="list-style-type: none"> ▪ measures that will reduce waste and conserve water through water recycling; ▪ measures to minimise run-off and stormwater generation; ▪ implementing total water cycle management by including measures that reduce consumption of potable water for non-potable uses, minimise site run-off and promote stormwater re-use; ▪ utilising recycled materials and renewable building resources; ▪ promoting biological diversity through appropriate retention, planting and maintenance of indigenous flora of the area; ▪ implementing a waste management strategy that promotes the overall reduction of waste levels. ▪ and promoting the achievement of the 60 percent waste reduction target for New South Wales; and ▪ implementing energy conservation measures that include reducing energy consumption and increasing 	The proposed development is supported by an ESD and Water Cycle Management Strategy. Refer Appendix X .	Yes

Provision	Proposal	Compliance
inherent energy efficiency through design and materials selection, and adopting energy management plans.		
(3) <i>Development Applications are required to demonstrate that consideration has been given to promoting ecologically sustainable transport by complementing and reinforcing the development and use of the existing and planned integrated public transport, pedestrian and cycling networks servicing the site.</i>	As above.	Yes
(4) <i>Roof stormwater should be collected in tanks or street level reticulation which would serve as a retention system. The water in the retention system would be available for use for non-potable uses such as the watering of landscaped areas and use in toilet and hot water systems.</i>	The proposed development will be supported by the installation of a rainwater capture and reuse system for all buildings on-site. Refer Appendix X .	Yes
(5) <i>Consideration should be given to the feasibility of any measures to substitute grid-source power with environmentally sustainable alternatives such as tri-generation (green transformers), co-generation (i.e. recovery of waste energy) or photovoltaics.</i>	High efficiency electrical systems and large scale on-site renewable energy generation are some of the key measures identified as part of the ESD for the proposed development. Refer Appendix R .	Yes
(6) <i>New commercial buildings must achieve a minimum 4-star Green Star rating from the Green Building Council of Australia. Refer to the 'Green Star – Office as Built v3 Technical Manual'.</i>	The proposed development will be delivered as a 6 Star Green Star rated buildings.	Yes
(7) <i>New industrial and light industrial buildings must achieve a minimum 4-star Green Star rating from the Green Building Council of Australia from such time that an Industrial Tool has been adopted.</i>	The proposed development will be delivered as a 6 Star Green Star rated buildings.	Yes
(8) <i>Development shall incorporate water efficient fixtures such as taps,</i>	Noted.	Yes

Provision	Proposal	Compliance
<i>showerheads, and toilets. The fixtures must be rated to at least AAA under the National Water Conservation Rating and Labelling Scheme. Where the building or development is water intensive (i.e. high-water user), specific water conservation objectives must be resolved with council.</i>		
(9) <i>Appropriate use of energy efficient materials during construction is to be demonstrated</i>	Noted.	Yes
(10) <i>Development should incorporate energy efficient hot water systems, air-conditioning, lighting and lighting control systems</i>	The proposed development will adopt the increased use of daylight to reduce power usage as well as energy efficient heating, ventilation and air conditioning including natural ventilation to open spaces. Refer Appendix R.	Yes
6.6 Fencing, signage and lighting		
6.6.1 Fencing		
(1) <i>Low feature walls are encouraged at entry driveways. These walls should be used for retaining purposes, as garden beds or as landscaped features and should be integrated into the overall design of the development.</i>	There are no low feature walls provided at the entry driveways into the site. However these entry points are reinforced and defined by landscaped features and garden beds.	Partially compliant
(2) <i>Front and side boundary fences forward of the building line shall consist of an open wrought iron palisade style fence, finished in either dark green or black.</i>	Noted.	Yes
(3) <i>Side fencing behind the building line may comprise chain wire mesh or similar open style fence, plastic coated in dark green or black.</i>	Noted	Yes
(4) <i>Pre-painted solid metal fencing and other solid fencing is not permissible.</i>	Noted.	Yes

Provision	Proposal	Compliance
(5) <i>Fencing must be set back 1m from the front property boundary.</i>	Fencing will be setback 1m from the front property boundary,	Yes
(6) <i>Fencing should be sited so it does not impede sightlines for drivers.</i>	Noted.	Yes
(7) <i>Fencing along boundaries should not exceed a height greater than 3m, measured from finished ground level.</i>	Noted.	Yes
(8) <i>Pedestrian fencing within the road reserve is to be RTA Type 1, without embellishment and black in colour.</i>	Noted.	Yes
(9) <i>The use of timber fencing or bollards within public reserves or roads is not permitted.</i>	Noted.	Yes
6.6.2 Signage and lighting		
(1) <i>Signage is to relate to the use occurring on the respective property, and should identify the relevant business name.</i>	<p>The signage provided for the proposed development will identify the business name and the uses operating on site.</p> <p>A proposed signage plan has been prepared for the Concept Master Plan and will be included in the final lodgement package at Appendix C. The signage plan identifies proposed location of signage as well as indicative locations and size of artwork on the warehouse facades. The indicative location for artwork is also depicted in the architectural elevations in Appendix C and Appendix Q.</p> <p>Further details of the tenant identification signage and wayfinding signage will be incorporated as part of later stages once tenants have been identified. Signage will have been designed to suit the architectural language of the proposal.</p>	Yes
(2) <i>Business identification signage should be attached to the wall of the main building and be designed to complement the architectural style of the building. Free standing signs will only be permitted where signs</i>	Noted.	Yes

Provision	Proposal	Compliance
<i>are integrated with the landscaping and visual character of the site and surrounding area.</i>		
(3) <i>Directional signs for car parking areas, loading docks, delivery areas and the like should be located close to the main access of a development site. The design, colouring, type and scale of signage within individual properties should be consistent with signage across the zone as a whole.</i>	Noted.	Yes
(4) <i>Signage is only to display corporate logos and company names and is not to occupy more than 10% of any façade or wall of a building, unless it can be demonstrated that characteristics of the site or the building require a larger area of signage.</i>	Noted.	Yes
(5) <i>Details of all signage, including free standing, fascia, and wall signs must accompany Development Applications.</i>	Noted.	Yes
(6) <i>The design and lux of any internal or spot lighting shall be designed to avoid off-site or traffic safety impacts.</i>	Noted.	Yes
(7) <i>No form of moving or flashing signage or lighting is permitted.</i>	Noted.	
(8) <i>Signage is not to have a detrimental impact on the visual character of the site or surrounding area.</i>	Noted.	
6.7 Access and parking		
(1) <i>A site-specific Traffic Impact Report must be prepared in accordance with Appendix F of this DCP.</i>	A Traffic Impact Assessment has been completed by Positive Traffic at Appendix N .	Yes
<i>Industrial areas</i> (2) <i>Applicants are required to submit plans and details of proposed</i>	Refer to architectural drawings for the proposed development in Appendix C .	Yes

Provision	Proposal	Compliance
<i>vehicular access and circulation for council's approval with the Development Application. Details must specifically relate to vehicular movement, layout and turning circles.</i>		
<i>(3) Adequate vehicular entrance to and exit from the development is to be provided and designed in order to provide safety for pedestrians and vehicles using the site and adjacent roadways. In some cases, combined ingress and egress will be permitted.</i>	There are three vehicular access points provided along the North-South Collector, all of which are for entry and exit. It is ensured access point are provided at suitable distances to provide safety for pedestrians and vehicles.	Yes
<i>(4) Vehicular ingress and egress to the site must be in a forward direction at all times.</i>	All ingress and egress to the site is in a forward moving direction.	Yes
<i>(5) Driveway crossovers accesses by heavy vehicles should be a minimum of 9m wide, when measured at the kerb alignment.</i>	The southern access point along the North-South Collector is for both cars accessing the Warehouse 2 car park and heavy vehicles accessing the hardstand areas. This driveway meets the 9m wide minimum requirement.	Yes
<i>(6) Turning circles will not be permitted to encroach upon any building.</i>	The turning circles proposed is within the centre of the hardstand area and away from the warehouse buildings.	Yes
<i>(7) Adequate space is to be provided within the site for the loading, unloading and fuelling (if applicable) of vehicles. These areas are to be screened from the road.</i>	The hardstand areas for Warehouses 1 and 2 are sufficient for loading, unloading and fuelling.	Yes
<i>(8) All parking areas and access roadways must be provided with a drainage system comprising surface inlet pits. Details of pipe sizes (with calculations) and drainage layouts (including discharge points) must be submitted with the Development Application.</i>	The parking areas will be supported with a drainage system which connects to the broader regional network.	Yes
B5 Business Development and B7 Business Park Areas	There are three vehicular access points provided along the North-South Collector, all of which are for entry and exit. It is ensured access point are provided at suitable	Yes

Provision	Proposal	Compliance
(9) <i>Vehicular access should be designed to avoid conflicts with pedestrians.</i>	distances to provide safety for pedestrians and vehicles.	
(10) <i>Adequate space shall be provided within any development site for the loading and unloading of service vehicles. The standard of loading facilities required will depend upon the nature of the development and the uses to be carried out.</i>	All warehouses are provided with adequate provision of individual loading docks. The loading and unloading of service vehicles will be provided within the hardstand area which is internal facing and away from the street frontages and access points.	Yes
(11) <i>Council may require the provision of parking for courier vehicles. Loading facilities should be located at the rear of developments.</i>	Noted.	Yes
(12) <i>Vehicular movements associated with loading facilities and customer/employee parking should be separated and all pedestrian movements should be segregated from vehicular movements to avoid possible conflict and congestion.</i>	Where possible the separation of large and light vehicles has occurred with only one location for shared access as agreed with both Transport for NSW and Blacktown City Council representatives. Only a proportion of informed staff vehicles would mix with service vehicles. Vehicular movements associated with loading facilities share the same access point as access to employee parking at Warehouse 1.	Partially compliant
(13) <i>Ingress to and egress from a site should be located where they will cause least interference with vehicular and pedestrian movement on public roads. Direct access will not be permitted off arterial and sub-arterial roads. Access to parking areas will not be permitted in close proximity to traffic signals, intersections or where sight distance is inadequate.</i>	All access driveways have been proposed following consultation with TfNSW and BCC with no driveway access proposed from any arterial or sub-arterial roads. No access driveways are proposed in close proximity to any signalised intersections.	Yes
(14) <i>The potential for on-street queuing should be eliminated by the provision of sufficient standing areas on-site for vehicles entering the car parking and loading areas.</i>	All access points to the development have been designed for free flowing of entry vehicles with no impediment to access. Refer Appendix N .	Yes
(15) <i>Provision is to be made for all vehicles to enter and leave a site in a forward direction.</i>	All vehicles both large and light would enter and leave the site in a forward direction. Refer Appendix N .	Yes

Provision	Proposal	Compliance
6.8 Car parking		
(1) <i>The provision of car parking must comply with the Table 6-3 unless otherwise specified in the relevant Precinct Schedule.</i>	<p>The Traffic Impact Assessment at Appendix N using a first principles multi-layered assessment confirms that the application of an office parking rate for the proposed warehouse use in accordance with the DCP at 1 space per 40m2 GFA is not appropriate.</p> <p>The traffic report has provided an extensive assessment of the potential parking needs of the proposal using:</p> <ul style="list-style-type: none"> • RTA Guide to traffic generating developments published rates • First principles assessment of parking demands based on anticipated number of employees (315) • Census mode of travel analysis of another representative industrial precinct <p>In all instances the proposed 327 parking spaces would more than cater for the potential parking needs of the proposed development. Further, overflow parking would made available as part of the development on the eastern side of the collector road.</p> <p>The potential impacts of the proposal during periods of least road capacity have been included in the revised traffic report.</p>	Non-compliant.
(1) <i>Refer to Sections 5.4 to 5.7 of Part A (Introduction and General Guidelines) of Blacktown DCP for general guidelines and principles for car parking, including design, materials, signs and monetary contributions.</i>	Noted.	Yes
(2) <i>Safe and secure 24-hour access to car parking areas is to be provided for building users.</i>	The proposed development will be operational at 24hrs a day, from which safe and secure access will be provided.	Yes
6.8.2.1 At-grade parking		

Provision	Proposal	Compliance
(1) <i>At-grade parking areas are to be located so as to minimise visual impacts from the street, public domain and communal open space areas, using site planning and appropriate screen planting or structures.</i>	The majority of the parking spaces are visible from the street frontages. There is however sufficient landscaping, planting within the setback areas to screen a portion of the parking areas.	Yes
(2) <i>Parking areas are to be located generally behind front building lines.</i>	The proposed parking areas are all behind front building lines. Refer Appendix N .	Yes
(3) <i>In the Business Park and Business Development zones, parking areas must not be located within the front setback area.</i>	The parking areas are not proposed within the front setback area. Refer Appendix N .	Yes
6.8.2.2 Industrial areas		
(4) <i>The car parking area should be located immediately behind the minimum setback area and in front of any activity on the site.</i>	The proposed car parking areas are all behind the minimum setback area	Yes
(5) <i>The car parking area should be accessible to all parts of the industrial development which it serves.</i>	The proposed parking areas are situated in accessible locations to each of the respective warehouses and office areas it serves.	Yes
(6) <i>The use of stack parking is not favoured and may only be permitted in special circumstances.</i>	No stack parking is proposed on site.	Yes
(7) <i>Parking facilities for commercial vehicles should be designed in accordance with Australian Standard 2890.2 to accommodate the largest type of truck which could reasonably be expected to park on the site.</i>	The proposed development accommodates B doubles.	Yes
(8) <i>The design of setbacks and hardstand areas should seek to minimise the visual impacts of the development (see also 4.2.3 Landscaping).</i>	The proposed hardstand area for Warehouses 1 and 2 is internal facing and shielded from the street frontage by the built form.	Yes
(9) <i>Sufficient spaces should be provided for disabled parking. All developments providing 50 parking spaces or more must provide at</i>	There are sufficient disabled parking spaces provided. Refer Appendix N .	Yes

Provision	Proposal	Compliance
<i>least 2% or part thereof of those spaces for disabled drivers, clearly marked and signposted for this purpose and located as close as possible to the building's entrance.</i>		
<i>(10) All parking areas shall be constructed of hard-standing, all-weather material, with parking bays and circulation aisles clearly delineated.</i>	Parking areas will be constructed of hard standing materials and circulation clearly marked on site.	Yes
6.9 Waste management		
<i>(1) A Waste Management Plan must be prepared in accordance with Appendix F of this DCP.</i>	A Waste Management Plan has been completed by Environmental Earth Sciences at Appendix Y .	Yes
<i>(2) Facilities to allow on-site source separation and re-use of materials on-site should be provided.</i>	Waste storage areas are located within the hardstand loading areas.	Yes
<i>(3) Waste collection should be provided on-site at the street frontage with clear access to facilitate pick up.</i>	Waste collection will be provided along the North-South Collector Road.	Yes
<i>(4) The siting of any stockpile must take into account environmental factors such as slope, drainage, location of watercourses and native vegetation.</i>	There are no watercourses or native vegetation on site. Stockpile siting will consider other environmental factors such as slope and drainage.	Yes
<i>(5) Sufficient space must be provided for the storage of garden waste and other waste materials on site.</i>	Noted.	Yes
<i>(6) Re-use of stockpile materials on-site should be facilitated.</i>	Noted.	Yes
<i>(7) Sufficient space for storage of recyclables and garbage should be provided on-site.</i>	There is space allocated for bins within the hardstand areas.	Yes
<i>(8) Adequate space should be provided for the temporary storage of recyclables, garbage and compostable materials in each unit.</i>	This is provided within the hardstand area.	Yes
<i>(9) Waste cupboards should be designed and located so as to be</i>	Noted.	Yes

Provision	Proposal	Compliance
<i>accessible, useable and cater for change of use.</i>		
<i>(10) The area or room allocated for garbage and recycling is to be of a sufficient size to store council's standard bins in an efficient manner.</i>	Garbage and recycling areas are provided to within both warehouses at sufficient size to store council bins.	Yes
<i>(11) Garbage and recycling areas/rooms must be accessible to all users and have unobstructed access to council's standard bins in an efficient manner.</i>	Noted.	Yes
<i>(12) Areas for the storage of bulky waste (e.g. clean up materials) should be provided.</i>	Noted.	Yes
<i>(13) Volume reduction equipment should be specified in the Development application.</i>	Noted.	Yes
<i>(14) Where the development is large or where the site characteristics warrant, multiple garbage and recycling areas should be provided.</i>	Noted.	Yes
<i>(15) External space for compostable materials should be provided and located separate to the garbage and recycling room.</i>	Noted.	Yes
<i>(16) Composting facilities should be purpose built and be incorporated into the landscape plan for development.</i>	Noted.	Yes
<i>(17) The siting of composting facilities should take into account the potential impact on neighbouring properties.</i>	Noted.	Yes
<i>(18) Composting facilities should be adequately signposted to indicate availability of composting facilities on-site.</i>	Noted.	Yes
6.10 Safety and surveillance		

Provision	Proposal	Compliance
(1) <i>A Crime Risk Assessment Report must be prepared in accordance with Appendix E of this DCP, for each development that involves the erection of new buildings, or new or modified landscaping works.</i>	Noted. A Crime Risk Assessment Report will be prepared in accordance with the DCP in later stages of the development.	Yes
(2) <i>Buildings should be designed to overlook public domain areas and provide casual surveillance.</i>	The proposed buildings overlook the communal areas within the site which enable casual surveillance to take place.	Yes
(3) <i>Building entrances should be orientated towards the street to ensure visibility between entrances, foyers, car parking areas and the street.</i>	Building entrances to Warehouses 1 and 2 are oriented towards South Street.	Yes
(4) <i>Appropriate lighting should be provided to all cycle and pedestrian paths, bus stops, car parks and buildings.</i>	Noted. Appropriate lighting will be provided for all pedestrians and cyclists.	Yes
(5) <i>Development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.</i>	The proposed development provides clear sight lines between the building and the street through the provision of sufficient landscape setbacks and buffers zones.	Yes
(6) <i>Consideration should be given to the use of landscape elements so as to not compromise the perceived level of safety.</i>	Noted.	Yes
Schedule 3 Marsden Park Industrial Precinct		
2 Subdivision Planning and Design		
2.2 Odour Management		
(1) <i>Sensitive uses (such as dwellings) located within the 2OU odour buffer, as shown on Figure 2-5, are to provide an assessment that demonstrates that the proposed development will not be adversely affected by odour.</i>	The proposed use is not considered a sensitive use.	N/A
2.3 Additional Controls		

Provision	Proposal	Compliance
(1) <i>Prior to granting consent for development on land within the 'Quarry Site' area shown on Figure 2-6 the consent authority must be satisfied that contamination, geotechnical stability, odour, gas, leachate and groundwater issues have been adequately addressed.</i>	The site contains a portion of the Quarry Site within the south eastern portion of the site. This area of the site is split from the proposed development area by the North-South Collector Road. No development is proposed within this area.	Yes
3 Neighbourhood and subdivision design		
3.1 Additional Controls		
(2) <i>Bus stops should be provided generally in accordance with Figure 3-2. The final location of bus stops will be determined by bus operators and the Ministry of Transport in consultation with Blacktown City Council.</i>	There is an indicative bus stop located at the intersection between South Street and the North-South Collector Road. The proposed development does not impact on this arrangement.	Yes
(3) <i>Provision for a future bus only link to the south and vehicle access to the Castlereagh Freeway should be made in accordance with Figure 3-2.</i>	Noted.	Yes
(4) <i>Pedestrian and cycle links and routes should generally be provided in accordance with Figure 3-3.</i>	A pedestrian and cycle link will be provided along South Street. The proposed development does not impact on this arrangement.	Yes
5 Employment Lands Subdivision & Development Controls		
5.1 Additional Controls		
(1) <i>Street types are to be provided generally in accordance with Figures 5-2 to 5-5.</i>	There are no industrial collector roads and sub-arterial roads provided within the proposed development. There are only slip/service roads which provide access to car parks and hardstand areas which are compliant with the DCP.	Yes
5.1.2 Connecting the E2 zone to a developable area		

Provision	Proposal	Compliance
(2) <i>Land with development potential must be attached to the E2 zone.</i>	The site does not contain or adjoin an E2 zone.	N/A
(3) <i>Refer to Figure 4.2 for guidance.</i>	As above.	N/A
5.1.3 Development adjoining Richmond Road and South Street		
(1) <i>In addition other provisions that may apply to development contained in this DCP, the following provisions apply to all development with a frontage to Richmond Road as set out in Table 5-1 below.</i>	The relevant development to which the provisions apply include child care centres, public places of worship, meeting halls and educational establishments along Richmond Road or South Street. The proposed development does not contain any of these uses.	N/A
5.1.4 Development surrounding the existing caravan park		
(1) <i>In addition other provisions that may apply to development contained in this DCP, the following provisions apply to all development adjacent to the existing Caravan Park.</i>	The site is located away and does not surround the existing caravan park within the Marsden Park Industrial Precinct.	N/A
(2) <i>A minimum 20 metre buffer zone is to be provided between the Caravan Park boundary and any industrial development.</i>	As above.	N/A
(3) <i>The buffer zone is to include high quality landscaping.</i>	As above.	N/A
(4) <i>Employee car parking, storage and other non-intrusive uses are permitted within the buffer zone. Noise generating activities are not permitted within the buffer zone.</i>	As above.	N/A
(5) <i>If the Caravan Park ceases to continuing operating as a business, Clause 5.1.4 will no longer apply.</i>	As above.	N/A
5.1.5 Environmentally Sustainable Design (ESD) Controls		
(1) <i>An architect or appropriate building design consultant with demonstrated ESD skills should be</i>	Northrop were engaged to complete an ESD Report for the proposed development at Appendix R.	Yes

Provision	Proposal	Compliance
<p><i>engaged to consider the following issues:</i></p> <ul style="list-style-type: none"> ▪ Scale and massing of the built form ▪ Building and window orientation ▪ Window size and glass type ▪ Roof materials and colour ▪ Thermal mass and floor material ▪ Façade material, colour and surface treatments ▪ Insulation ▪ Landscape to provide amenity, shade and moderation of the building microclimate ▪ External shading to reduce summer heat particularly on windows and roofs ▪ Natural ventilation with generous, all weather openings which take advantage of the height of the spaces ▪ Natural light preferred over artificial ▪ Utilise extensive roof areas for energy and water collection. 		
5.1.5.2 Building Services (excluding manufacturing plant and operations)		
<i>(1) Separate metering of water and electricity is required for buildings with multiple uses or multiple tenants.</i>	<p>The ESD Report at Appendix R introduces a series of Industry Best Practice initiatives for the development.</p> <p>The proposal will deliver a 6 Star Green Rated buildings which would incorporate a number of sustainability measures and climate change projection initiatives.</p>	Yes
<i>(2) Zoning of lighting to match use, and movement sensitive lighting controls.</i>	As above. The proposal will deliver high efficiency electrical systems.	Yes
<i>(3) Shut-off valve at stormwater outlets is required to trap any toxic spills into piped stormwater systems.</i>	As above.	Yes
<i>(4) Waterless urinals are required at a minimum.</i>	As above.	Yes

Provision	Proposal	Compliance
(5) <i>Energy efficient lighting to be used throughout.</i>	As above. The proposal will deliver high efficiency electrical systems.	Yes
(6) <i>Gas boosted solar hot water for staff amenities (kitchen, toilets, showers) unless approved otherwise.</i>	As above.	Yes
(7) <i>A rainwater and recycled water storage tank of 10,000 litres minimum is required for toilet flushing, irrigation or other permissible non-potable water uses.</i>	As above.	Yes
(8) <i>Strategic use of translucent/transparent wall and roof cladding to increase natural light.</i> ▪ Other opportunities include:	As above.	Yes
(9) <i>Waste heat recovery systems which use waste heat from refrigeration systems or other sources for uses such as preheating hot water.</i>	As above.	Yes
(10) <i>Alternatives to cooling towers such as air-cooled systems, ground source heat rejection or Pond heat rejection.</i>	As above.	Yes
(11) <i>State of the art energy storage systems combined with the use of photo voltaic cells for roof areas.</i>	As above.	Yes
5.1.5.3 Air Quality and Visual and Thermal Comfort		
(1) <i>Ventilation systems are to be designed to supply a generous amount of fresh air through the use of natural cross flow ventilation.</i>	The ventilation systems within the proposed buildings provides natural cross flow ventilation.	Yes
(2) <i>Low VOC paints and low-formaldehyde floor covering, adhesives and furniture are to be used;</i>	Noted.	Yes
(3) <i>Provision of natural light over artificial light.</i>	The proposed development achieves adequate sunlight to complement the artificial light.	Yes

Provision	Proposal	Compliance
(4) <i>Control of direct sun in working areas.</i>	Blind installation and other interior features will be installed to control direct sun in working areas.	Yes
(5) <i>Two component artificial lighting is required which includes reflected light to ceiling and task lighting for desks.</i>	Noted.	Yes
(6) <i>Radiant heat is to be controlled though glazed facades by shading and/or performance glass.</i>	Noted.	Yes
(7) <i>Occupant control of comfort parameters (e.g. operable windows, control of temperature and air flow).</i> ▪ Other opportunities include:	Noted.	Yes
(8) <i>Protection from excessive noise, particularly when windows are open or between production and office areas.</i>	Noted.	Yes
(9) <i>Provision of quality landscaped outdoor amenity areas for staff for lunch and recreation;</i>	Noted.	Yes
5.1.5.4 Water Sensitive Urban Design		
(1) <i>The early connection of building roof to on-site water storage or to discharge as early as possible.</i>	The proposed development includes the installation of a rainwater capture and reuse system for all building on-site.	Yes
(2) <i>Construction operations, including cleaning of equipment and tools, within the site boundaries and in designated areas to contain pollutants.</i>	Noted. A CEMP will inform the construction process for the proposal development.	Yes
(3) <i>Accidental spills of soil or other materials on roads, drains swales or other locations must be removed promptly. Washing of any such materials down drains is strictly prohibited.</i>	Noted.	Yes
(4) <i>A Construction Management Plan to address how WSUD will be</i>	A Construction Management Plan will be provided further in the development process to address how WSU will be implemented.	Yes

Provision	Proposal	Compliance
<i>implemented across the site is to be prepared.</i>		
(5) <i>Encourage localised raingardens on large sites prior to discharge from the site.</i>	Noted.	Yes
(6) <i>Landscape should be designed to minimise irrigation however, some limited irrigation may still be required. These irrigation systems are to incorporate demand management initiatives and practices such as drip flow irrigation and night-time/early morning irrigation to reduce evaporation losses.</i>	The proposed development includes the installation of a rainwater capture and reuse system for all building on-site.	Yes
(7) <i>All impervious surfaces must be adequately served with appropriate stormwater inlets to ensure all stormwater is handled within the site boundary prior to legal discharge.</i>	The site is served by a regional drainage system which ensures stormwater is managed appropriately.	Yes
5.1.5.5 Landscape Design		
<ul style="list-style-type: none"> A landscape design for each site is to be prepared. The design shall consider the following issues: <p>(1) <i>Provide a high level of amenity for workers and visitors by providing summer shade and winter sun.</i></p>	A Landscape Plan has been prepared by Site Image at Appendix Q .	Yes
(2) <i>Outdoor staff amenity areas should be comfortable and screened from potentially harmful uses on site.</i>	Outdoor staff amenity provided within the communal areas are screened from harmful uses with shading provided by trees.	Yes
(3) <i>Paved areas are to be shaded to reduce the 'heat island effect'. At least 30% of the paved areas (hardstand and car parking) is to be shaded.</i>	<p>The paved areas achieved within the proposed development is detailed as follows:</p> <ul style="list-style-type: none"> Hardstand 16,987 m² Light Duty 10,351 m² Paving 1,494 m² Total Paved area: 28,832 m² <p>The canopy shade to paved areas and warehouse awnings achieves an approximate of 25% of the paved area shaded.</p>	Non-compliant

Provision	Proposal	Compliance
	<p>Despite falling short of the 30% shade target for all paved areas on site, paving within the landscaped areas and treatment to the carparks has a great emphasis on canopy coverage and soft landscaping to help reduce the heat island affect. Paving within landscaped areas and communal areas has been kept to a minimum and paved seating zones are co-located with shade structures and surrounded by tree planting to ensure shaded amenity is provided for users. Although understory planting and turf areas do not provide shade, they help greatly in reducing the heat island effect which large expanse of paving create.</p> <p>Large canopy trees have been proposed to the carpark area within island planters and between carparking bays to help reduce the heat island effect. The large, planted buffer, to the north of the site along South Street, will provide additional shade to the carpark in the afternoon sun.</p>	
<i>(4) Minimum of 15% of the site area is to be pervious. Achieved via either landscaping or the use of permeable paving materials.</i>	<p>The soft landscaped areas including communal areas makes up a total of 11,335m² which makes up 15.5% of the developable area.</p> <p>Dexus has managed to achieve the minimum target despite the constraints within the site, which include the transmissions easement and transport corridor. The provision of 7.5m setbacks along the north and eastern boundaries of the site exceeds the minimum setback requirement of 5m which adds to pervious surface targets.</p> <p>There is also a potential to make parts of the carparking areas as permeable pavements.</p>	Yes
<i>(5) Irrigation systems are to be fed by water captured and reused on the site backed up by recycled water.</i>	The proposed development consists of the installation of a rainwater capture and reuse system for all buildings on site.	Yes
<i>(6) All areas must be landscaped with a particular emphasis on street frontages. Side and rear boundaries</i>	The proposed development is framed by landscape setbacks and areas.	Yes

Provision	Proposal	Compliance
<i>must be landscaped and maintained.</i>		