

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 2 Site Considerations: Part 2.1 Site Analysis: Section 1 – Site Analysis Plans			
1.1	<i>Development for the following purposes must submit a site analysis plan:</i> <i>(a) attached dwellings</i> <i>(b) boarding houses</i> <i>(c) manor houses</i> <i>(d) multi dwelling housing</i> <i>(e) multi dwelling housing (terraces)</i> <i>(f) residential flat buildings</i> <i>(g) serviced apartments</i> <i>(h) shop top housing</i> <i>(i) housing estates</i> <i>(j) mixed use development containing dwellings</i> <i>(k) Torrens Title subdivision that proposes three or more lots.</i>	YES	A Site Analysis Plan is provided in Appendix 8 .



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 2 Site Considerations: Part 2.2.Flood Risk Management: Section 3 - Development Controls			
3.1	<i>The proposed development should not result in any significant increase in risk to human life, or in a significant increase in economic or social costs as a result of flooding.</i>	YES	The proposed development will not result in any risk to human life or increase in economic social costs as a result of flooding.
3.2	<i>The proposal should only be permitted where effective warning time and reliable access is available to an area free of risk from flooding, consistent with any relevant flood plan or flood evacuation strategy.</i>	YES	As detailed in the Flood Impact Assessment provided in Appendix 22 , a Flood Safety and Evacuation Plan is proposed which includes triggers for appropriate warning times and access to areas free of risk from flooding.
3.3	<i>Development should not significantly increase the potential for damage or risk other properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.</i>	YES	The proposed development will not result in increase for damage or risk to other properties,
3.4	<i>Motor vehicles are able to be relocated, undamaged, to an area with substantially less risk from flooding, within effective warning time.</i>	YES	As above, a Flood Safety and Evacuation Plan is proposed which will allow for appropriate evacuation in the event of a flood.
3.5	<i>Procedures would be in place, if necessary, (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate motor vehicles during a flood and are capable of identifying the appropriate evacuation route.</i>	YES	As above.
3.6	<i>To minimise the damage to property, including motor vehicles arising from flooding.</i>	YES	The proposed development has been designed to minimise impacts to property arising from flooding.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 2 Site Considerations: Part 2.3. Tree Management: Section 2: Tree Management			
2.1	<i>A person must not cut down, fell, uproot, kill, poison, ringbark, burn, commit tree vandalism, or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit.</i>	YES	This development seeks consent of the removal of trees.
2.6	<i>Council will consider, but not be limited to, the following matters when determining an application to prune or remove a tree:</i> <i>(a) the suitability of the tree for site conditions;</i> <i>(b) the condition of the tree;</i> <i>(c) the contribution of the tree to the local landscape;</i> <i>(d) the environmental contribution of the tree;</i> <i>(e) the impact of the tree on the property and associated infrastructure;</i> <i>(f) the amenity of the occupants of the site;</i> <i>(g) the impact on the heritage significance of an item or area;</i> <i>(h) any damage to the tree that may or may not be the result of tree vandalism.</i>	YES	An Arboricultural Impact Assessment has been provided in Appendix 6 in support of the proposed tree removal. Where appropriate, additional planting has been proposed to compensate the loss of any canopy cover.



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Chapter 3 General Requirements: Part 3.1. Development Engineering Standards: Section 1: Introduction			
2.1	<i>Development requiring vehicular access across the Council footpath area must provide a vehicular footway crossing (VFC) with maximum and minimum widths in accordance with the following table. Maximum size is dependent on providing at least a 6m separation between wings, at the kerb, to adjoining VFCs. Minimum widths will apply in areas with high on street parking demands, and where on street time restrictions are in place.</i>	YES	One (1) additional vehicular crossover is proposed which has been designed to comply.
2.2	<i>For any vehicular footway crossing (VFC) application, approval may depend upon the impact of the VFC on existing infrastructure. The VFCs should be designed and located to:</i> <i>• Maintain clear distances of at least 6m, and multiples of 6m between proposed VFCs.</i> <i>• Maintain 6m minimum distance from adjoining existing VFC wings. Kerb lengths of 3m-5.9m between crossing wings should be avoided to reduce the potential for parked vehicles obstructing other vehicular crossings.</i> <i>• Maintain a minimum separation of 1.8m between VFCs at the road boundary. This will provide a minimum of 0.2m kerb length between laybacks.</i> <i>• Avoid services such as Telstra, Sydney Water, Council stormwater drainage pits and any other existing structures. The cost of relocating any services must be borne by the applicant.</i> <i>• Be 0.6m clear of power poles to satisfy the electricity authorities' requirements.</i>	YES	The proposed vehicular crossover has generally been designed to comply.



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Chapter 3 General Requirements: Part 3.1. Development Engineering Standards: Section 1: Introduction			
	• The wing of the crossing is to be a minimum of 0.5m clear of the lintel of any street drainage pit. • Be at least 1m minimum from site boundaries at the road boundary. • Be no closer to the intersection of the side road than 6m from the tangent points of the kerb returns of the intersection in accordance with the Australian Standard AS 2890.1. • Maintain adequate sight lines to pedestrians and traffic as required by the Australian Standard AS 2890.1. • Avoid existing street and regulatory signs. Existing street signs may be relocated with prior approval from Council. The cost to relocate signs must be borne by the developer. • Avoid existing bus shelters and consider sight distance problems associated with the walls of the bus shelter. Any relocation of the bus shelter must be approved by Council. The relevant local bus company and, if applicable, the bus shelter owner, if not Council. The cost to relocate the bus shelter must be borne by the developer. Due to demand for on-street parking around sites such as hospitals, railway stations and centres, a second crossing should not be proposed where the site is within 200m to these types of facilities or services. If on-street parking is subjected to a time limit along the frontage of the site, then the number of VFCs will be restricted to one only. In general, development is required to retain at least one on-street parking space adjacent to the site.		



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.1. Development Engineering Standards: Section 1: Introduction			
2.3	<i>The on-site driveway layout must be designed so that a car may be able to access and exit all required car spaces in one motion. In addition, a required car parking space must be located so as to be outside and clear of any vehicular manoeuvring area or right of carriage way. Austroads standard turning path templates are to be used to determine acceptability.</i>	YES	No change to the existing car parking is area is proposed; however it is noted that the driveway layout complies.
2.4	<i>Adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway. Refer to the Australian Standard AS 2890.1 for minimum sight distance requirements.</i> <i>If adequate sight distance for the access to any development cannot be achieved and considered a concern, the applicant may be required to install regulatory signs, at the boundary of the development, as agreed with Council.</i>	YES	Adequate sight distance is provided for all existing and proposed driveways.

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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.1. Development Engineering Standards: Section 3: Stormwater Drainage Systems			
3.2	<i>Site stormwater drainage systems should be designed to flow under gravity, and be connected to Council's stormwater drainage system at the nearest suitable location or CDL benefiting the site. Site drainage design should follow the natural fall of the catchment to a pipeline connection point that has been designed for the runoff. Catchment redirections</i>	YES	As detailed in the Civil Engineering Report provided in Appendix 13 , the proposed stormwater drainage system has been designed to copy.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.1. Development Engineering Standards: Section 3: Stormwater Drainage Systems			
	<i>may be permitted subject to compliance with requirements outlined below.</i> <i>A separate approval to connect to Council's stormwater drainage system must be obtained from Council. Permission to carry out the works must be obtained by applying for the relevant Work Permit.</i> <i>The final number of drainage outlets will be determined by Council through the WP process and the Storm Water Connection Plan Approval.</i> <i>Pipelines constructed across the footway must generally be confined to within the site frontage. In certain circumstances Council may consider allowing the pipeline to extend a maximum of 20m along the footway in front of adjoining site. The applicant must demonstrate that the development potential of the adjoining site, including construction of VFCs, will not be adversely affected.</i>		
3.4	<i>Roof, eave and/or box gutters and downpipes must be sized using the formulas and tables provided in accordance with the Australian Standard AS/NZS 3500 and Table 4b. In the case of OSD design, where overflow of the roof system cannot be directed to the OSD system, the roof stormwater drainage system must be designed for the 100-year ARI storm.</i>	YES	All roof areas have been designed to comply.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT																				
Chapter 3 General Requirements: Part 3.1. Development Engineering Standards: Section 3: Stormwater Drainage Systems																							
3.5	The following design ARIs should be applied to the relevant components of the stormwater drainage system: Table 3b <table><tr><th>Stormwater design element</th><th>Design average recurrence interval (years)</th></tr><tr><td>Site Piped Drainage (Residential)</td><td>10</td></tr><tr><td>Eave Gutters and Downpipes (Residential)</td><td>10</td></tr><tr><td>Site Piped Drainage (Commercial & Industrial)</td><td>20</td></tr><tr><td>Eave Gutters and Downpipes (Commercial & Industrial)</td><td>20</td></tr><tr><td>Box Gutters and Downpipes</td><td>100</td></tr><tr><td>Common Drainage Line (Residential) *</td><td>10</td></tr><tr><td>Common Drainage Line (Com & Ind)*</td><td>20</td></tr><tr><td>Inter-allotment Drainage no OLFP</td><td>100</td></tr><tr><td>Outlet to Natural Watercourse **</td><td>5</td></tr></table> * Where an OLFP for flows in excess of the pipe capacity has been provided. ** See Section 4	Stormwater design element	Design average recurrence interval (years)	Site Piped Drainage (Residential)	10	Eave Gutters and Downpipes (Residential)	10	Site Piped Drainage (Commercial & Industrial)	20	Eave Gutters and Downpipes (Commercial & Industrial)	20	Box Gutters and Downpipes	100	Common Drainage Line (Residential) *	10	Common Drainage Line (Com & Ind)*	20	Inter-allotment Drainage no OLFP	100	Outlet to Natural Watercourse **	5	YES	As detailed in the Civil Engineering Report provided in Appendix 13 , the proposed stormwater drainage system has been designed to copy.
Stormwater design element	Design average recurrence interval (years)																						
Site Piped Drainage (Residential)	10																						
Eave Gutters and Downpipes (Residential)	10																						
Site Piped Drainage (Commercial & Industrial)	20																						
Eave Gutters and Downpipes (Commercial & Industrial)	20																						
Box Gutters and Downpipes	100																						
Common Drainage Line (Residential) *	10																						
Common Drainage Line (Com & Ind)*	20																						
Inter-allotment Drainage no OLFP	100																						
Outlet to Natural Watercourse **	5																						
3.14	Overland flow paths must be considered and designed where stormwater runoff, in excess of the design capacity of the pipelines for the upstream catchment, has the potential to flow through a site. Overland flow paths must be considered and designed for the stormwater runoff developed from within the site as well. The applicant may be required to provide Council with a flood study to determine the OLFP requirements, for assessment with the application plans. If a site has all of or part of a natural depression forming an OLFP within it, then Council may require an unobstructed OLFP, of adequate capacity, be maintained or constructed within the site. Often the natural depression coincides with a drainage easement, over a pipeline within the site. If the drainage easement is not coincidental to the natural depression where overland flow may occur, then Council may require a depression be created over the easement or an easement for overland flow be created over the natural depression area. In general, Council does not allow structures	YES	Overland flow paths have been appropriately considered in the proposed stormwater system.																				



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Chapter 3 General Requirements: Part 3.1. Development Engineering Standards: Section 3: Stormwater Drainage Systems			
	<i>that will obstruct, block or adversely divert overland flow to be placed or constructed in the OLFP.</i> <i>Applicants should plan a development so OLFPs are directed along driveways, through common grassed areas and where fencing requirements are minimised or limited. OLFPs through courtyard areas are discouraged and should not be proposed on new sites. Redirection of OLFP is permitted within the site provided there is no adverse effect on adjacent sites.</i>		
3.15	<i>All boundary fencing must be elevated at least 50mm from the finished ground level to the bottom of the fence panel or palings to allow for overland flow. Boundary fencing crossing Council's drainage easement or OLFP, if required by Council, must incorporate provision for the passage of overland flow from stormwater runoff.</i> <i>Council may require the fence to be raised higher off the finished ground level or openings be placed in the bottom of the fence where necessary to achieve acceptable overland flow path levels as recommended in an approved flood study for new development.</i>	N/A	No change to the existing site fencing is proposed.
3.17	<i>Minimum flood freeboard is the height above the design flood level for a finished floor level of a structure adjacent to an OLFP or flood plain of a stream, creek or river. The design flood level is determined by a flood study for the particular flows and storm event.</i> <i>Minimum flood freeboard and flood planning levels (FPL) are specified in Chapter 2.2 of this DCP. In cases, where different freeboard requirements apply to the same site, the highest freeboard must be adopted. Finished floor levels for buildings</i>	N/A	the proposed development does not involve any built form development within the 1% AEP Salt Pan Creek flood extent.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.1. Development Engineering Standards: Section 3: Stormwater Drainage Systems			
	on lands, subject to OLFP flows, must also be set in accordance with Chapter 2.2 of this DCP. Finished floor levels for buildings on lands not affected by any known form of flooding must be set in accordance with the guidelines in the Building Code of Australia.		

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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.1. Development Engineering Standards: Section 4: On-Site Detention Systems			
4.2	4.2 Multi-dwelling development and non-residential development will require OSD regardless of the impervious area before and after the development, and regardless of whether the site falls toward or to the street. For the purpose of this clause, impervious area includes buildings, outbuildings, roofs, concrete driveways, concrete paths, paved and hard surface areas. Driveways, courtyards and pathways constructed with gravel, grasscrete or pervious pavers are considered to be impervious for drainage calculation purposes. Swimming pools are considered as porous landscaping and calculated similar to grass.	Acceptable	As detailed in the Civil Engineering Report provided in Appendix 13, the inclusion of traditional OSD shows that, although local flows would be reduced, the peak of flow from the Subject Site is drawn out over a longer period which coincides with that of the larger and delayed peak flow within the Creek. This results in an overall increase in peak flows; hence, an adverse effect results which confirms that there is no impact without OSD and an impact with OSD.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.2. Parking: Section 2: Street Off Parking Rates			
2.1	<i>Development must use the Off-Street Parking Schedule to calculate the amount of car, bicycle and service vehicle parking spaces that are required on the site.</i>	Acceptable	The proposed development does not seek to alter the existing parking arrangements at the Subject Site which represent a shortfall of 27 spaces. The number of staff will be unaltered by the proposed development. Therefore, it is expected that the existing car parking spaces will sufficiently accommodate the future parking demand. For sensitivity, a conservative assessment has been conducted to demonstrate that the existing car parking supply would provide enough spaces for the proposed development. In this assessment, a car parking rate was calculated based on the maximum existing car parking demand and total GFA. This derived rate was then applied to the proposed development's GFA to determine the required number of car parking spaces. The proposal is expected to require 196 car parking spaces, which can be accommodated by the existing 223 car parking spaces. Based on the above, the proposed parking demand is anticipated to be similar to the existing demand, which can be accommodated by the existing car parking supply and is therefore considered acceptable. Further, a grass area adjacent to the easternmost internal driveway may be converted to 25 overflow bays if required.
2.7	<i>Accessible parking is required to be designed and constructed in accordance with the following rates:</i> <i>Industrial and commercial premises (BCA Classes 5-8) where development contains 10 or more car spaces:</i> <i>1 accessible car space per 50 car spaces for staff;</i> <i>1 accessible car space for visitors per 50 cars paces where a car park has less than 500 car spaces</i>	YES	The proposed development would generate a demand for six (6) accessible parking spaces. Six (6) accessible parking spaces are provided which complies.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.2. Parking: Section 2: Street Off Parking Rates			
	<i>1 additional accessible car space per 100 car spaces above 500 car spaces for visitors</i>		

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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.2. Parking: Section 3: Design and Layout			
3.1	<i>Development must not locate entries to car parking or delivery areas: (a) close to intersections and signalised junctions; (b) on crests or curves; (c) where adequate sight distance is not available; (d) opposite parking entries of other buildings that generate a large amount of traffic (unless separated by a raised median island); (e) where right turning traffic entering may obstruct through traffic; (f) where vehicles entering might interfere with operations of bus stops, taxi ranks, loading zones or pedestrian crossings; or (g) where there are obstructions which may prevent drivers from having a clear view of pedestrians and vehicles.</i>	YES	The proposed development does not seek to alter the existing parking arrangements at the Subject Site
3.2	<i>Parking areas for people with disabilities should be close to an entrance to development. Access from the parking area to the development should be by ramps or lifts where there are separate levels.</i>	YES	Accessible parking spaces have been located adjacent to the building entrances.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.2. Parking: Section 3: Design and Layout			
3.3	<i>Where above ground parking is the only solution possible, locate to the rear of buildings.</i>	YES	The proposed development does not seek to alter the existing parking arrangements at the Subject Site
3.8	<i>The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.</i>	YES	The proposed driveway has been located so as to provide the most direct access practicable.
3.9	<i>The appropriate driveway width is dependent on the type of parking facility, whether entry and exit points are combined or separate, the frontage road type and the number of parking spaces served by the access facility.</i>	YES	The proposed driveway is of an appropriate width for its function.
3.15	<i>The design of loading docks must: (a) be separate from parking circulation or exit lanes to ensure safe pedestrian movement and uninterrupted flow of other vehicles in the circulation roadways; (b) allow vehicles to enter and leave the site in a safe manner; and (c) have minimum dimensions of 4m by 7m per space</i>	YES	All loading areas are separate to the car parking areas and have been designed to comply.
3.16	<i>Access to and from the service area is to be convenient with a lift or ramp provide</i>	YES	Access to and from services area is generally flat.
3.17	<i>Service vehicles are to enter and leave the site in a forward direction</i>	YES	All vehicle sand may enter and exit the Subject Site in a forward direction.
3.19	<i>For all development, adequate sight distance must be provided for vehicles exiting driveways. Clear sight lines are to be provided at the street boundary to ensure adequate visibility between vehicles on the driveway and pedestrians on the footway and vehicles on the roadway</i>	YES	All driveways have adequate sight distances.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.2. Parking: Section 3: Design and Layout			
3.20	<i>Parking areas should be designed so that through-traffic is excluded, and pedestrian entrances and exits are separate from vehicular entrances and exits.</i>	YES	Through-traffic is excluded in the car parking areas and pedestrian access is separate to the vehicle access.
3.28	<i>Development must incorporate the following elements into the design and location of bicycle parking: (a) all facilities are clearly visible and as close as possible to the main entrances/exits to the street and within the building; (b) short-stay and visitor parking is at-grade and floor and wall-mounted rails are acceptable; (c) long-stay and resident parking is on the uppermost level of a basement car park; (d) a safe path of travel between bicycle parking and the main entrances/exits is clearly marked; (e) bicycle facilities are not to hinder vehicle and pedestrian movements, or contribute to the likelihood of injury to passing pedestrians; (f) access paths to bicycle parking are a minimum of 1.5m wide for one-way access path to allow the passage of a pedestrian pushing a bicycle; and (g) standardised information signs are to be used to give directions to bicycle parking areas.</i>	YES	All bicycle facilities will be designed to comply.
3.29	<i>Bicycle parking facilities are to be well lit to minimise theft, vandalism, reduce pedestrian hazard and to improve safety of the cyclists.</i>	YES	All bicycle facilities will be well lit.
3.30	<i>Visitor spaces must not be located behind security grills and must be easily accessible.</i>	YES	No visitor spaces are located behind security grills.
3.31	<i>Clearly mark and signpost visitor parking, and locate on the ground floor where possible, so that it is easy to find and access</i>	YES	All visitor parks will be clearly marked and signposted.
3.32	<i>Visitor parking should be located near the main pedestrian entrance to the building and can be located in front of the</i>	YES	All visitor parking will be suitably located.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.2. Parking: Section 3: Design and Layout			
	<i>building alignment, but not encroach upon the front setback areas</i>		
3.43	<i>Avoid car parking areas and access driveways characterised by large expanse of bare concrete</i>	N/A	The proposed development does not seek to alter the existing parking arrangements at the Subject Site.
3.44	<i>Use a combination of different surface materials to delineate pedestrian thoroughfares, vehicular access and parking areas.</i>	N/A	The proposed development does not seek to alter the existing parking arrangements at the Subject Site.
3.45	<i>Use perforated paving materials (for example, paving units with wide bands of gravel aggregates) that allow infiltration of stormwater</i>	N/A	The proposed development does not seek to alter the existing parking arrangements at the Subject Site.
3.46	<i>Trees are to be planted at the ratio of one tree per five car park places allocated. Species are to be selected for their ability to thrive where compaction and deoxygenation are characteristic of the soils.</i>	N/A	The proposed development does not seek to alter the existing parking arrangements at the Subject Site. The introduction of trees within the car parking area would result in a further non-compliance to the parking provision.
3.47	<i>For proposed car parks of capacity 40 cars or more, raised landscape island beds of minimum dimensions 2m by 4m shall be provided to break up row of cars, spaced at every ten car places for placement of a canopy tree</i>	N/A	As above.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.3. Waste Management: Section 5: Industrial Development			
5.1	<i>Development must provide bin storage and separation facilities within each tenancy and within the communal bin room</i>	YES	Compliant bin storage and separation facilities have been provided.
5.2	<i>Development must provide an appropriate and efficient waste storage system that considers: (a) the type of business; (b) the volume of waste generated on-site; (c) the number of bins required for the development and their size; (d) additional recycling needs e.g. cardboard, pallets and milk crates; (e) waste and recycling collection frequencies</i>	YES	As detailed in the Operational Waste Management Plan provided in Appendix 31 , the proposed waste storage system is sufficient to accommodate the expected waste generation.
5.3	<i>Development is to consider potential future uses, particularly where separate waste containers may be required for industrial process type waste and bunding of bin storage areas.</i>	YES	The development has been designed to consider potential future uses, incorporating separate waste containers for industrial process type waste and ensuring adequate bunding of bin storage areas as necessary.
5.5	<i>Bin storage areas are to integrate with the overall design and functionality of development and are to locate within the building envelope to enable these areas to be screened from view from the public domain.</i>	YES	The bin storage area has been appropriately integrated.
5.6	<i>The design of the bin storage area must comply with the requirements of the applicable Waste Design for New Developments Guide.</i>	YES	The design of the bin storage area complies with the requirements outlined in the applicable Waste Design for New Developments Guide.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.3. Waste Management: Section 5: Industrial Development			
5.7	<i>An on-site collection point is to be nominated for development. The location of the collection point must allow collection vehicles to enter and exit the site in a forward direction and allow all vehicle movements to comply with the Australian Standard AS 2890.2. The location of the collection point must ensure waste servicing does not impact on any access points, internal roads and car parking areas.</i>	YES	An on-site collection point has been proposed which allows collection vehicles to enter and exit the Subject Site in a forward direction, thereby enhancing safety and operational efficiency. Access to the collection point will be facilitated via the adjacent road, providing a clear and unobstructed path for vehicles.
5.8	<i>Waste collection frequency is to be a minimum of once per week. Higher collection frequency may be required for development with larger waste generation rates and to ensure bin storage areas are kept clean, hygienic and free from odours. Higher collection frequencies must not impact on neighbouring residents in relation to noise, odour and traffic</i>	YES	Waste collection will occur at a minimum frequency of once per week, with the potential for increased collection frequency as required. The schedule will be designed to maintain clean, hygienic, and odour-free bin storage areas, ensuring that higher collection frequencies do not adversely affect neighbouring residents regarding noise, odour, and traffic.

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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.4. Sustainable Development: Section 2: Water Conservation			
2.2	<i>Proposals for new development or extensions with a floor area greater than or equal to 5,000m² of gross floor area must comply with Requirements W1 and W2.</i>	YES	The proposed development has Gross Floor Area in excess of 5,000m ² .
2.4	<i>All proposals with an intended gross floor area equal to or greater than 5,000m² (whether multi use or single use) must submit with the application, a site water management plan that investigates and where feasible provides for the integrated management and use of water for the proposed development.</i>	YES	As detailed in the Environmentally Sustainable Design Report provided in Appendix 19 , opportunities to maximise water conservation will be employed throughout the proposed development.



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CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.4. Sustainable Development: Section 2: Water Conservation			
	<i>Matters to be addressed in the water management plan include proposals for reducing mains water supply use by using other water sources including the following:</i> <i>(a) preparation of an integrated water collection and recycling system for the capturing and recycling of rainwater. The system should preferably be integrated with the mains supply water system and should provide for the reuse of captured water in the development. Appropriate uses for recycled water would include car washing, dust control, watering of gardens, flushing of toilets and similar uses;</i> <i>(b) proposals for capturing and reusing grey water on the site. Appropriate uses for recycled water would include car washing, dust control, watering of gardens, flushing of toilets and similar uses (refer to Appendix 1 for more information on grey water reuse);</i> <i>(c) proposals for capturing and reusing stormwater from the site. The need for any treatment of stormwater prior to reuse should be considered;</i> <i>(d) proposals (where feasible) of treating and reusing any process water generated</i>		



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.4. Sustainable Development: Section 3: Energy Minimization			
3.2	<i>The design and orientation of buildings must maximise solar access and natural lighting by:</i> <i>(a) Orientating the building so that its longest side is on the east west axis (where possible).</i> <i>(b) Maximising the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building (i.e. providing for most of the glazed areas on the northern face of the building).</i> <i>(c) Fitting warehouses with skylights to 10% of the roof area.</i> <i>(d) Considering and including where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features.</i>	YES	The proposed development is suitably oriented and designed to maximise solar access and natural light.
3.3	<i>Development must incorporate a hot water heating system that is energy rated to at least 4 stars. The preferred system is either a gas boosted solar system, or a 5-star gas system, with appropriate insulation to the tank and pipes (refer to box for a list of different types of water heaters that have a rating of 4 stars or higher)</i>	YES	The hot water system may be designed to comply.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.7. Landscape: Section 2: Landscape Design			
2.1	<i>New landscaping is to complement the existing street landscaping and improve the quality of the streetscape</i>	YES	The new landscaping will complement the existing street landscape and improve the quality of the streetscape.
2.2	<i>Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.</i>	YES	Earthworks and excavation have been minimised where practicable.
2.3	<i>The landscape design is to contribute to and take advantage of the site characteristics.</i>	YES	The landscape design has considered the existing site layout and provided additional planting where practicable.
2.4	<i>The landscape design is to improve the quality of the streetscape and communal open spaces by:</i> <i>(a) providing appropriate shade from trees or structures;</i> <i>(b) defining accessible and attractive routes through the communal open space and between buildings;</i> <i>(d) providing screens and buffers that</i> <i>(e) contribute to privacy, casual surveillance, urban design and environmental protection, where relevant; Page 6 DCP 2023-Chapter 3.7 (Amended August 2024)</i> <i>(f) improving the microclimate of communal open spaces and hard paved areas;</i> <i>(g) locating plants appropriately in relation to their size including mature size; (f) softening the visual and physical impact of hard paved areas and building mass with landscaping that is appropriate in scale; (g) including suitably sized trees, shrubs and groundcovers to aid climate control by providing shade in summer and sunlight in winter.</i>	YES	The proposed landscaping has generally been designed to comply, noting that there is limited opportunity for additional planting given the existing improvements at the Subject Site.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.7. Landscape: Section 2: Landscape Design			
2.5	<i>The landscape of setbacks and deep soil zones must: (a) provide sufficient depth of soil to enable the growth of mature trees; (b) use a combination of groundcovers, shrubs and trees; (c) use shrubs that do not obstruct sightlines between the site and the public domain; and (d) where buffer or screen planting is required, use continuous evergreen planting consisting of shrubs and trees to screen the structure, maintain privacy and function as an environmental buffer.</i>	YES	As above.
2.6	<i>Development must consider the retention of existing trees, including street trees, in the building design.</i>	YES	Trees have been retained where practicable. Only those trees required to be removed as a result of the proposed development are proposed to be removed.
2.7	<i>Development must plant at least one canopy tree for every 12m of front and rear boundary width and: (a) Canopy trees are to be of a minimum 75 litre pot size. (b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. (c) Place evergreen trees well away from the building to allow the winter sun access. (d) Select trees that do not inhibit airflow. (e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.</i>	Acceptable	Given the existing improvements, the required planting is not achievable at the Subject Site however appropriate landscaping has been provided where practicable throughout.
2.8	<i>Development must provide street trees that will contribute to the canopy where possible</i>	N/A	No street tree planting is proposed.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 3 General Requirements: Part 3.7. Landscape: Section 3: Biodiversity			
3.1	<i>Development must retain, protect and enhance indigenous/native vegetation and natural site features and incorporate it into the landscape design</i>	YES	As detailed in the Biodiversity Development Assessment Report provided in Appendix 10 , the proposed development will not result in any unreasonable impacts to biodiversity.
3.2	<i>Development must create a buffer zone to adjoining bushland and use indigenous planting in the buffer zone.</i>	YES	An existing buffer already exists to the vegetation within Salt Pan Creek which will not be altered by the proposed development.
3.3	<i>Development must manage habitat values by reinforcing biodiversity links.</i>	YES	The proposed development will not impact any biodiversity links.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 2 - Building Form and Landscape			
2.1	<i>The sum of the total area of building(s) on the ground floor level must not exceed 70% of the site area.</i>	YES	The total area of the buildings on the ground floor do not exceed 70% of the site area.
2.2	<i>This clause applies to land within the former Bankstown Local Government Area:</i> <i>(a) Where sites adjoin a state or regional road (refer to Appendix 1), the minimum setback to the primary and secondary street frontages is 15m.</i> <i>(b) Where sites do not adjoin a state or regional road, the minimum setback to:</i>	N/A	The proposed development does not seek to alter the existing setbacks.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 2 - Building Form and Landscape			
	(i) the primary street frontage is 10m; and (ii) the secondary street frontage is 3m.		
2.5	2.5 Council may require minimum setbacks to the side and rear boundaries of the site: (a) to maintain reasonable solar access or visual privacy to neighbouring dwellings; or (b) to avoid an easement or tree dripline on the site or adjoining sites; or (c) to comply with any multi-level risk assessment undertaken for a development that ascertains the need for an appropriate setback or buffer zone between the development and any adjoining or neighbouring land within a residential zone.	N/A	The proposed development does not seek to alter the existing setbacks.
2.6	The design of buildings must ensure that: (a) At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling (b) A minimum 50% of the required private open space for a dwelling that adjoins a development receives at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected private open space.	N/A	No dwellings adjoin the Subject Site.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT																								
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 2 - Building Form and Landscape																											
2.8	<i>Development must achieve a minimum setback of 15m from a riparian corridor (measured from the top of the watercourse banks) and must revegetate the riparian corridor to Council's satisfaction.</i>	YES	The proposed development does not exceed the existing setback to the riparian corridor.																								
2.10	<i>Development must provide a landscaped area along the primary and secondary street frontages of a site in accordance with the following minimum widths</i> <table border="1"> <thead> <tr> <th>Site area</th><th>Sites adjoining a state or regional road Minimum width for landscaped area</th><th>Sites not adjoining a state or regional road Minimum width for landscaped area to the primary street frontage</th><th>Sites not adjoining a state or regional road Minimum width for landscaped area to secondary street frontage</th></tr> </thead> <tbody> <tr> <td>Less than 600m²</td><td>2.5m</td><td>2.5m</td><td>2.5m</td></tr> <tr> <td>600m²–999m²</td><td>3.5m</td><td>3.5m</td><td>3m</td></tr> <tr> <td>1,000m²–1,999m²</td><td>4.5m</td><td>4.5m</td><td>3m</td></tr> <tr> <td>2,000m²–3,999m²</td><td>6m</td><td>6m</td><td>3m</td></tr> <tr> <td>Greater than 4,000m²</td><td>10m</td><td>10m</td><td>3m</td></tr> </tbody> </table>	Site area	Sites adjoining a state or regional road Minimum width for landscaped area	Sites not adjoining a state or regional road Minimum width for landscaped area to the primary street frontage	Sites not adjoining a state or regional road Minimum width for landscaped area to secondary street frontage	Less than 600m ²	2.5m	2.5m	2.5m	600m ² –999m ²	3.5m	3.5m	3m	1,000m ² –1,999m ²	4.5m	4.5m	3m	2,000m ² –3,999m ²	6m	6m	3m	Greater than 4,000m ²	10m	10m	3m	N/A	The proposed development does not reduce the landscaped area to the street frontage.
Site area	Sites adjoining a state or regional road Minimum width for landscaped area	Sites not adjoining a state or regional road Minimum width for landscaped area to the primary street frontage	Sites not adjoining a state or regional road Minimum width for landscaped area to secondary street frontage																								
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2.12	<i>Development must plant at least one street tree at 5m intervals along the length of the primary and secondary street frontages. Council may vary this requirement in response to proposed tree species, site constraints limit their inclusion or a street tree already exists in good condition</i>	Acceptable	Given the existing improvements, the required planting is not achievable at the Subject Site however appropriate landscaping has been provided where practicable throughout.																								
2.13	<i>Development must plant trees in the landscaped area at a minimum rate of one canopy tree per 30m² of the landscaped area. The canopy tree must be capable of achieving a mature height greater than 5m</i>	Acceptable	Given the existing improvements, the required planting is not achievable at the Subject Site however appropriate landscaping has been provided where practicable throughout.																								



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 2 - Building Form and Landscape			
2.14	<i>Where development proposes an outdoor car park with 20 or more car parking spaces, the car park design must include at least one tree per 5 car parking spaces to the following specifications: (a) a tree must be a single trunk species to allow a minimum visibility clearance of 1.5m measured above the ground level (existing); and (b) a tree must be planted in an island bed that is a minimum 2m in width and 4m in length</i>	N/A	The proposed development does not seek to alter the existing car parking arrangements.
2.15	<i>Development must provide an outdoor employee amenity area with a minimum area of 25m². This area should include a combination of grass, plantings, pavement, shade, and seating to allow employees to engage in a pleasant working environment.</i>	YES	There is an existing outdoor staff amenity area adjacent to the existing office which provides an area and facilities for employees to engage in a pleasant working environment.
2.16	<i>Development must locate the employee amenity area away from sources of intrusive noise (such as loading and servicing, and heavy machinery), dust, vibration, heat, fumes, odour or other nuisances</i>	N/A	No change to this area is proposed, however it is located away from such areas.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 3 - Building Design			
3.1	<i>Development must articulate the facades to achieve a unique and contemporary architectural appearance that: (a) unites the facades with the whole building form;</i>	YES	The proposed development adheres to the architectural requirements by articulating the facades to achieve the unique and contemporary building form.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 3 - Building Design			
	<i>(b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character;</i> <i>(c) combines high quality materials and finishes;</i> <i>(d) considers the architectural elements shown in Figure 3a; and</i> <i>(e) considers any other architectural elements to Council's satisfaction.</i>		
3.2	<i>Development may have predominantly glazed facades provided it does not cause significant glare nuisance.</i>	YES	The proposed development employs precast concrete panel, aluminium framed glazing, windows frames and opaque panels on the front façade.
3.4	<i>Where development proposes a portal frame or similar construction, Council does not allow the 'stepping' of the parapet to follow the line of the portal frame.</i>	YES	The proposed development does not involve stepping of the parapet.
3.6	<i>Development must use:</i> <i>(a) quality materials such as brick, glass, and steel to construct the facades to a development (Council does not permit the use of standard concrete block); and</i> <i>(b) masonry materials to construct a factory unit within a building, and all internal dividing walls separating the factory units</i>	YES	The proposed development employs precast concrete panel, aluminium framed glazing, windows frames and opaque panels on the front façade.
3.7	<i>Development must incorporate an innovative roof design that:</i> <i>(a) achieves a unique and contemporary architectural appearance; and</i>	YES	The proposed roof is of a suitable design and materials to accommodate the servicing requirements of the proposed development.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 3 - Building Design			
	<i>(b) combines high quality materials and finishes</i>		
3.8	<i>The front door to buildings should face the street</i>	YES	The front door to the proposed building faces the Gow Street.
3.9	<i>The administration offices or industrial retail outlets must locate at the front of buildings.</i>	N/A	No change to the existing office is proposed.
3.10	<i>Windows on the upper floors of a building must, where possible, overlook the street.</i>	N/A	Windows have been designed to overlook the street.
3.11	<i>Access to loading docks or other restricted areas in buildings must only be available to tenants via a large security door with an intercom, code or lock system</i>	YES	Loading docks are securely accessible.
3.13	<i>Development must provide lighting to the external entry paths, common lobbies, driveways and car parks using vandal resistant, high mounted light fixtures</i>	YES	Appropriate lighting will be provided.
3.15	<i>Council must take into consideration the following matters for development in the industrial zones:</i> <i>(a) whether the proposed development will provide adequate off-street parking, relative to the demand for parking likely to be generated;</i> <i>(b) whether the site of the proposed development will be suitably landscaped, particularly between any buildings and the street alignment;</i> <i>(c) whether the proposed development will contribute to the maintenance or improvement of the character and appearance of the locality;</i>	YES	For those reasons detailed throughout this table, the proposed development is considered to provide suitable parking, vehicle access and landscaping and is of an appropriate design and operation so as to not result in any unreasonable adverse impacts to the Subject Site or surrounding land.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 3 - Building Design			
	<i>(d) whether access to the proposed development will be available by means other than a residential street but, if no other means of practical access is available, the consent authority must have regard to a written statement that:</i> <i>(i) illustrates that no alternative access is available otherwise than by means of a residential street; and</i> <i>(ii) demonstrates that consideration has been given to the effect of traffic generated from the site and the likely impact on surrounding residential areas; and</i> <i>(iii) identifies appropriate traffic management schemes which would mitigate potential impacts of the traffic generated from the development on any residential environment;</i> <i>(e) whether goods, plant, equipment and other material used in carrying out the proposed development will be suitably stored or screened;</i> <i>(f) whether the proposed development will detract from the amenity of any residential area in the vicinity; and</i> <i>(g) whether the proposed development adopts energy efficiency and resource conservation measures related to its design, construction and operation</i>		



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 4 – Environmental Management			
4.1	Development must: (a) consider the Noise Policy for Industry and the acoustic amenity of adjoining residential zoned land; and (b) may require adequate soundproofing to any machinery or activity that is considered to create a noise nuisance.	YES	A Noise and Vibration Impact Assessment is provided in Appendix 30 which demonstrates compliance.
4.2	Development must adequately control any fumes, odour emissions, and potential water pollutants in accordance with the requirements of the relevant public authority	YES	The development will implement measures to effectively control fumes, odours, and potential water pollutants, ensuring compliance with the requirements set by the relevant public authority.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 5 – Site Facilities			
5.1	The storage and use of hazardous materials must comply with the requirements of WorkCover NSW and other relevant public authorities.	YES	The storage and use of hazardous materials will comply with the requirements of WorkCover NSW and other relevant public authorities.
5.2	The storage and use of dangerous goods must comply with the Dangerous Goods (Road and Rail Transport) Act 2008 and its regulations, and any other requirements of WorkCover NSW	YES	The storage and handling of dangerous goods will adhere to the Dangerous Goods (Road and Rail Transport) Act 2008 and its regulations, as well as any other requirements from WorkCover NSW.
5.3	The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.	YES	The plans clearly indicate the location and design of utilities and building services, such as plant rooms, hydrants, and equipment.



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

CLAUSE	CONTROL	COMPLIANCE	COMMENT
Chapter 9 Industrial Precincts: Part 9.1. General Requirement: Section 5 – Site Facilities			
5.4	<i>Utilities and building services are to be integrated into the building design and concealed from public view.</i>	YES	These utilities will be seamlessly integrated into the building design and concealed from public view.
5.5	<i>External lighting to industrial development must give consideration to the impact of glare on the amenity of adjoining residents</i>	YES	External lighting for the industrial development will be designed to minimize glare and protect the amenity of adjoining residents.
5.6	<i>Council may require development to include public domain improvements to an adjacent footpath in accordance with a design approved by Council's Landscape Architect</i>	Noted.	Noted
5.7	<i>The location and design of substations must be shown on the plans.</i>	YES	The proposed substation location will be confirmed on the plans following confirmation of the location with Ausgrid.
5.11	<i>The maximum fence height for front fences is 1.8m</i>	N/A	No change to the existing fencing is proposed.

