

**DCP Compliance Table**

Proposed Concept Proposal and Early Works for Intermodal Facility – Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

**Liverpool Development Control Plan 2008 (LDCP2008)**

<b><u>LDCP2008 Controls</u></b>	<b><u>Clause/ Control description</u></b>	<b><u>Planning Assessment Compliance</u></b>	<b><u>Planning Assessment</u></b>
<b>Part 1 – General Controls for all Development</b>			
<p><b>2. Tree Preservation</b></p>	<p><b>Controls:</b></p> <ol style="list-style-type: none"> <li>1. <i>Any approvals to remove or prune trees issued with a development consent shall lapse when the development consent lapses or becomes invalid or void.</i></li> <li>2. <i>An application to remove a tree may be refused by Council if the tree:</i> <ul style="list-style-type: none"> <li>▪ <i>Form(s) a prominent part of the streetscape.</i></li> <li>▪ <i>Stands alone and is thus of more significant than if it were part of a group of trees.</i></li> <li>▪ <i>Is of historic or cultural significance or is/are registered on any Council register of significant trees. - Is prominent due to its height, size, position or age.</i></li> <li>▪ <i>Is a locally indigenous, rare or endangered species.</i></li> <li>▪ <i>Provides a significant visual screen. - Is part of an important habitat for wildlife.</i></li> <li>▪ <i>Is part of remnant or riparian vegetation.</i></li> <li>▪ <i>Can be effectively treated by applying appropriate remedial treatment such as pruning of branches, pruning of roots and removal of deadwood or by other appropriate action as recommended by an arborist.</i></li> <li>▪ <i>Is listed under the provisions of the Threatened Species Conservation Act 1995. (Listed as a threatened species, is habitat</i></li> </ul> </li> </ol>	<b>YES</b>	<p>The proposed modifications do not include tree removal.</p>

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	<p><i>to a threatened species or is part of a threatened ecological community).</i></p> <p><b>Note:</b> Council may refuse an application to remove a tree(s) but may give conditional consent for the appropriate remedial "branch or root pruning" for that tree(s).</p> <p>3. An application to remove a tree may be consented to by Council if the tree:</p> <ul style="list-style-type: none"> <li>▪ <i>Has sustained severe damage, e.g. from wind, lightning, flood or impact from a vehicle, and cannot respond to remedial treatment.</i></li> <li>▪ <i>Causes or is likely to cause structural damage to property including any building or pipeline, only if the damage cannot be contained by appropriate pruning of the tree's roots and installation of a root barrier.</i></li> <li>▪ <i>Is causing an allergic reaction in any local resident, and the reaction has been certified in writing by a medical allergy specialist.</i></li> <li>▪ <i>Causes considerable overshadowing to dwellings (restricts potential sunlight penetration to habitable rooms to under three hours per day).</i></li> <li>▪ <i>Obstructs the line-of-sight for motorists and presents dangerous traffic conditions.</i></li> <li>▪ <i>Is essential to mitigate a fire hazard.</i></li> <li>▪ <i>Is dead, dying, or has become dangerous.</i></li> </ul> <p>4. Applications for trees that have Aboriginal markings and/or constitute an item of Aboriginal significance shall be referred to the NSW Department of Environment and Climate Change (DECC). Intensive management options such, as fencing or buffer</p>		

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	<p><i>provisions will be considered to ensure adequate preservation.</i></p> <p>5. <i>Any pruning shall be undertaken in accordance with AS 4373/2007 – Pruning of amenity Trees.</i></p> <p>6. <i>All existing indigenous trees shall be retained or replaced. Where approval is given to remove trees, appropriate replacement planting will be required.</i></p> <p>7. <i>Significant trees that are identified as having habitat value shall not be relocated or removed.</i></p>		
<p><b>3. Landscaping and Incorporation of Existing Trees</b></p>	<p><b>3.1 Retention of Existing On-site Trees:</b></p> <p><b>Controls:</b></p> <p>1. <i>Existing trees and native vegetation are to be retained, protected and incorporated into the development proposal. This is particularly important for vegetation which forms part of a ridgeline tree canopy and in foreshore and riparian areas (with the exception of weed species).</i></p> <p>2. <i>Prior to the commencement of the design of a development existing trees should be identified. The design of a development should consider options to retain existing trees.</i></p> <p>3. <i>Existing indigenous trees within any building setback should be retained where possible, as an integral component of the site’s landscaping, and to protect local habitats.</i></p> <p>4. <i>It is important that all plans accompanying the development application including engineering and hydraulics plans are consistent with the landscape plan. This is particularly important where trees are to be retained. For example storm water lines and excavation should not be within the drip line of trees to be retained.</i></p>	<p><b>YES</b></p>	<p>The proposed modifications do not include tree removal.</p>

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	<p><b>3.2 Retention of Existing Street Trees:</b></p> <p><b>Controls:</b></p> <ol style="list-style-type: none"> <li><i>Prior to the commencement of the design of a development existing street trees should be identified. The design of a development should consider options to retain existing street trees.</i></li> <li><i>The design and location of access driveways should wherever possible be located to avoid removal of any existing street trees.</i></li> </ol>	<b>YES</b>	The proposed modifications do not include tree removal.
	<p><b>3.3 Protection of Existing Trees During Construction</b></p> <p><b>Controls:</b></p> <ol style="list-style-type: none"> <li><i>Trees nominated for protection must be enclosed within a 1.8m high protection fence that is installed to conform to a Tree Protection Zone (TPZ) that is consistent with current Arboriculture industry standards.</i></li> <li><i>A report which outlines the condition, dimensions and species of existing trees contained within a development site is to be included as part of any development application documents and is to be accompanied by a Tree Retention Management Plan which shows the dimension of any proposed TPZs and outlines any other protection/enhancement methods that are appropriate to encourage the viable retention of trees.</i></li> <li><i>All reports pertaining to trees on development sites are to be prepared by a suitably qualified person.</i></li> </ol>	<b>YES</b>	The proposed modifications do not include tree removal.
	<p><b>3.4 Landscape Specifications</b></p>	<b>YES</b>	The proposed modifications would incorporate an aesthetically pleasing architectural landscape

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	<p><b>Controls:</b></p> <ol style="list-style-type: none"> <li>1. <i>Landscape planting should be principally comprised of native species to provide an integrated streetscape appearance. Species selected in environmentally sensitive areas should be indigenous to the locality. However, Council will consider the use of deciduous trees in small private open space areas such as courtyards for control of local microclimate and to improve solar access. Environmental and noxious weeds in Liverpool shall not be used in the landscape design.</i></li> <li>2. <i>The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (0.6 – 1.8m) especially along paths and close to windows and doors.</i></li> <li>3. <i>Landscaping in the vicinity of a driveway entrance must not obstruct visibility for the safe ingress and egress of vehicles and pedestrians.</i></li> <li>4. <i>Trees, which are planted around high use facilities such as car parking areas, children's, play areas and walkways should have clean trunks to a height of 1.8m.</i></li> <li>5. <i>All topsoil used shall be sourced from a recognized commercial topsoil supplier. Site topsoil will only be considered suitable where the material has a high organic content. The consultant shall inspect and approve all top soiling prior to commencement of planting and application of mulch. An imported light and free draining topsoil mix is to be used in all planters.</i></li> <li>6. <i>The following minimum topsoil and mulch depths are to apply:</i> <ul style="list-style-type: none"> <li>▪ <i>Garden beds 300mm;</i></li> <li>▪ <i>Turfed areas 100mm;</i></li> </ul> </li> </ol>		<p>design, which is consistent with the Urban Design Development Report currently under assessment with the NSW DPIE.</p>

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	<ul style="list-style-type: none"> <li>▪ <i>Planters on structure 750mm; and</i></li> <li>▪ <i>Mulch over garden beds 75mm.</i></li> </ul> <p>7. <i>Trees shall be planted well clear of underground services or overhead wires. Trees shall be planted in general accordance with the following minimum distances from buildings:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Small trees less than 6m mature height 2m;</i></li> <li>▪ <i>Medium trees 6 – 15m mature height 3m; and</i></li> <li>▪ <i>Large trees more than 15m mature height 4m Refer to Appendix 2 for the Preferred Species.</i></li> </ul> <p>8. <i>To maintain tree health, all trees in lawn areas are to have a 75mm deep x 1m diameter layer of mulch around its base. The mulch layer is to be reduced in depth directly around the base of the stem to form a shallow watering dish. The tree is to be staked well clear of the root ball and tied using Hessian ties as required.</i></p> <p>9. <i>All approved landscaping must be maintained at all times to the satisfaction of Council.</i></p> <p>10. <i>All trees are to be planted at not less than 45 litre pot size.</i></p> <p>11. <i>Use low water/low maintenance plant selection by selecting drought tolerant species.</i></p> <p>12. <i>Applicants need to demonstrate that plant selection is suitable for the particular soil type of the site and comply with any site constraints such as Bushfire Prone Land.</i></p> <p>13. <i>Where possible, all landscaping designs should incorporate permeable paving options. Permeable paving includes the use of porous paving units, ornamental gravel and paving on a compacted sand bed. Permeable paving ensures that air and water is made available to tree roots while providing a</i></p>		

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	<p><i>safe and stable pedestrian surface and around trees. Benefits include:</i></p> <ol style="list-style-type: none"> <li>14. <i>Ensuring that air and water are available to tree roots to ensure healthy and secure growth.</i></li> <li>15. <i>Assisting in the protection of established trees where the root system extends beyond the drip line.</i></li> <li>16. <i>Reducing the amount of surface water runoff entering the stormwater system.</i></li> <li>17. <i>Maintaining the existing natural drainage patterns.</i></li> <li>18. <i>All landscaping should consider soil salinity. Sites identified as having moderate to high levels of salinity shall incorporate the following measures in the landscape plan:</i></li> <li>19. <i>Selection of salt tolerant plant species (generally natives).</i></li> <li>20. <i>Use mulch in all gardens beds.</i></li> <li>21. <i>Minimise large areas of lawn, as this requires large quantities of irrigation.</i></li> <li>22. <i>Use "water-wise" garden and landscape design.</i></li> <li>23. <i>Plant large native trees and shrubs.</i></li> </ol>		
<p><b>4. Bushland and Fauna Habitat Preservation</b></p>	<p><b>Controls:</b></p> <ol style="list-style-type: none"> <li>1. <i>Bushland, particularly that identified as a threatened community or habitat for a threatened species shall be substantially retained and incorporated within a development. Clearing of bushland in association with any development shall be limited to the extent necessary to facilitate the safe and orderly use of the land.</i></li> <li>2. <i>Where impacts on threatened biodiversity are unavoidable, offsetting utilising the NSW Government BioBanking Scheme will be required where practicable.</i></li> <li>3. <i>Where bushfire management measures are required that involve clearance or alteration to</i></li> </ol>	<p><b>YES</b></p>	<p>The letter of support prepared by Arcadis considers the ecological parameters previously considered under SSD 7709 (refer to <b>Appendix 12</b>).</p>

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	<p><i>bushland, details of proposed measures shall be submitted. Clearing for the purposes of bushfire management involving a substantial loss of bushland shall not be permitted.</i></p> <p><i>4. Prior to the commencement of the design of a development, existing bushland and fauna habitat should be identified. The design of the development should consider retention of this bushland and fauna habitat.</i></p> <p><i>5. Development shall not adversely impact on the long term viability of bushland. Existing connectivity and contiguity of bushland stands and fauna corridors shall be retained.</i></p> <p><i>6. Where a proposal is likely to adversely impact on bushland, a Vegetation Management Plan (VMP) for the conservation of the bushland shall be submitted. The VMP shall be undertaken in accordance with pertinent NSW Office of Water Guidelines.</i></p> <p><i>7. Any imported soils and/or mulches used shall be purchased from an appropriate supplier and be free of contaminants, seeds, propagules of weeds and undesirable species. Mulch shall not be used on flood liable land and/or areas where it is likely to be washed away.</i></p> <p><i>8. Any proposed re-vegetation shall:</i></p> <ul style="list-style-type: none"> <li><i>▪ Augment remaining bushland.</i></li> <li><i>▪ Consist predominately of species which occur naturally on the site or are of local provenance.</i></li> <li><i>▪ Reflect the structure of natural bushland.</i></li> <li><i>▪ Be undertaken in accordance with a vegetation management plan which forms part of the consent.</i></li> </ul>		



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	<p>9. Any proposed re-vegetation, seed collection and weed removal to be undertaken as part of the implementation of the approved vegetation management plan shall be undertaken by an appropriately qualified and licensed bushland restoration contractor.</p> <p>10. Council may require measures to restrict access to bushland areas where it considers necessary, to ensure the conservation of bushland.</p> <p>11. A flora and fauna assessment is required where a site is identified as containing native vegetation or habitat for threatened flora or fauna. The flora and fauna assessment shall consider all impacts associated with the development on the habitat, including the impacts of APZ's and water management practices. Flora and Fauna Assessments should be prepared in accordance with pertinent NSW Office of Environment and Heritage survey and assessment guidelines. The assessment must be prepared by a suitably qualified person.</p>		
<p><b>5. Bush Fire Risk</b></p>	<p><b>Controls:</b></p> <p>1. Construction of single dwellings on or adjacent to bushfire prone land is to be carried out in accordance NSW Rural Fire Service's Single Dwelling Application Kit.</p> <p>2. All development shall comply with provisions of the Rural Fires and Assessment Act 2002 and Planning for Bushfire Protection 2006.</p> <p>3. Asset Protection Zones shall be provided within the boundary of the land on which a development is proposed but may include public streets located between the land and bushland.</p>	<p><b>YES</b></p>	<p>A Bushfire Management Strategy has been implemented across the Site by Qube which considers potential bushfire impacts for all future built form.</p>

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	<p>4. <i>Development controls which shall be addressed to ensure bushfire risk is reduced include the following:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Clearing for the purposes of bushfire management shall not be permitted where loss of bushland is deemed to be unacceptable by Council in terms of quantitative and qualitative aspects.</i></li> <li>▪ <i>Where development requires bushfire management measures involving clearance or other alteration to bushland, details of proposed measures shall be submitted with a development application.</i></li> <li>▪ <i>Asset Protection Zones are to be placed primarily within the Residential zones. APZs shall not be located on land in the E1, E2 or E3 zones, particularly where altering these lands to create an APZ may conflict with the LEP objectives. Key aspects of an APZs are illustrated below.</i></li> </ul> <p>5. <i>The key components of APZs are illustrated below in Figure 2.</i></p> <p>6. <i>The APZs are to be placed as restrictions on the burdened allotments. No habitable or storage structures are permitted within those zones. Developments permitted in these zones include cycleways, footpaths, children’s playgrounds and gas barbeques.</i></p> <p>7. <i>APZs shall be combined with active recreational uses where possible.</i></p> <p>8. <i>APZs may be landscaped with native grassland species that occur naturally on the site or on surrounding lands.</i></p> <p>9. <i>Minimal quantities of combustible materials shall be stored within inner protection zone.</i></p>		

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	<p>10. New subdivisions in bushfire interface areas shall include a perimeter road.</p> <p>11. A perimeter fire trail instead of a perimeter road may be acceptable where:</p> <ul style="list-style-type: none"> <li>▪ The perimeter fire trail is located on an east facing slope.</li> <li>▪ A small subdivision is being added to an existing urban area, where the pattern of development does not allow for a perimeter road.</li> <li>▪ Adequate arrangements are provided for ongoing maintenance of the perimeter trail.</li> </ul> <p>12. Development shall be located to minimise the risk of loss of life and property from bushfire.</p> <p>13. Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a bushfire hazard assessment report prepared by a suitably qualified professional.</p> <p>14. Any development in a bushfire interface area shall not reduce the effectiveness of any existing APZ.</p> <p>15. The APZ shall be located and designed to allow ongoing maintenance to be readily carried out by the responsible landowners or occupiers.</p> <p>16. Hazard reduction (burning or mechanical) proposals shall be in accordance with the Liverpool Bush Fire Risk Management Plan and the Bush Fire Environmental Assessment Code. Landowners wishing to undertake hazard reduction shall contact the NSW Rural Fire Service (NSWRFS) for any requirements. Applications to undertake hazard reduction will be assessed by the NSWRFS.</p> <p>17. Guidelines for hazard reduction include:</p> <ul style="list-style-type: none"> <li>▪ As far as possible, the frequency, time of year and intensity of any hazard reduction</li> </ul>		

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	<p><i>burning in native vegetation is to approximate the natural regime.</i></p> <ul style="list-style-type: none"> <li>▪ <i>Periodic weed monitoring and control shall be undertaken after bushfires and hazard reduction burning, and appropriate action taken as necessary.</i></li> <li>▪ <i>All Asset Protection Zones shall be provided within the boundary of the subject land. National Parks, Crown Reserves, water catchments, easements, Council managed reserves and riparian corridors shall not be considered as part of Asset Protection Zones.</i></li> </ul>		
<p><b>6. Water Cycle Management</b></p>	<p><b>6.4 Stormwater Runoff Quality</b></p> <p><b>Controls:</b></p> <ol style="list-style-type: none"> <li>1. <i>The post development water quality shall be reduced to the following targets when compared to pre development water quality:</i> <ul style="list-style-type: none"> <li>▪ <i>45% reduction in the mean annual load of total nitrogen.</i></li> <li>▪ <i>45% reduction in the mean annual load of total phosphorus.</i></li> <li>▪ <i>80% reduction in the mean annual load of total suspended solids.</i></li> </ul> </li> <li>2. <i>In the case of areas where council has adopted a master plan or in Part 2 specifying water quality targets. The requirements of those documents shall be utilised in preference to the targets listed above.</i></li> <li>3. <i>In the case of green field developments where Council has not adopted a master plan or is not included in Part 2 of the DCP specifying water quality targets the above targets shall be utilised by comparing post development water quality with</i></li> </ol>	<p><b>YES</b></p>	<p>The proposed modifications consider the existing Water Cycle Management Strategy implemented across the Site, as well as any additional Stormwater Treatment Measures to be implemented to support the proposed Warehouses and Distribution Facilities (refer to <b>Appendix 8</b>).</p>

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	<p><i>that of a conventional stormwater drainage design without water quality treatment for an urbanised development.</i></p> <p><b>6.5 Environmental Flows:</b></p> <p><b>Controls:</b></p> <ol style="list-style-type: none"> <li>1. <i>The peak runoff for the 1-year ARI post development does not exceed that of an undeveloped catchment.</i></li> <li>2. <i>The peak runoff for the 1-year ARI post development is not less than 50% from that of an undeveloped catchment.</i></li> </ol>	<b>YES</b>	As above.
<b>8. Erosion and Sediment Control</b>	<ol style="list-style-type: none"> <li>1. <i>The development application shall be accompanied by either a Soil and Water Management Plan (SWMP) or an Erosion and Sediment Control Plan (ESCP) as shown in Table 1.</i></li> <li>2. <i>These plans shall be prepared in accordance with Managing Urban Stormwater Soils and Construction, also known as the Blue Book (current edition) produced by the NSW Department of Housing. The plans should form part of the engineering design drawings and be documented in the construction plans.</i></li> <li>3. <i>The SWMP and ESCP are to include the following:</i> <ul style="list-style-type: none"> <li>▪ <i>A set of plans drawn to scale which show the layout of appropriate sedimentation and erosion control in accordance with the requirements of this DCP;</i></li> <li>▪ <i>Outline of appropriate sedimentation and erosion control measures; and</i></li> <li>▪ <i>Proposed control of erosion and sedimentation shall be prepared by referencing and incorporating the</i></li> </ul> </li> </ol>	<b>YES</b>	As above.

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	<p><i>requirements of Council's Specification for Control of Erosion and Sedimentation.</i></p> <p>4. <i>The matters to be considered in the preparation of SWMP and ESCP are detailed in the "Blue Book". These include but are not limited to:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Slope and soil characteristics.</i></li> <li>▪ <i>Conservation of topsoil and consideration of ecologically sustainable principles and measures.</i></li> <li>▪ <i>Location and details of proposed control measures.</i></li> <li>▪ <i>Control of stockpiles and re-use of material on site.</i></li> <li>▪ <i>All weather access to the site.</i></li> <li>▪ <i>Location of existing vegetation and vegetation to be removed.</i></li> <li>▪ <i>Proposed method of protection of vegetation.</i></li> <li>▪ <i>Water bodies, dams and other drainage structures.</i></li> <li>▪ <i>Soil and water implications.</i></li> <li>▪ <i>Re-stabilisation/revegetation details.</i></li> <li>▪ <i>Construction site location/disturbed area boundaries.</i></li> <li>▪ <i>Clean up of downstream sedimentation resulting from breach of erosion and sedimentation controls.</i></li> <li>▪ <i>Order of works based upon construction and stabilisation of all culverts and surface drainage works at the earliest practical stage.</i></li> <li>▪ <i>Proposed time schedules for construction of structures and implementation of control measures and details of proposed</i></li> </ul>		

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	<p><i>maintenance, inspection and corrective action.</i></p> <ul style="list-style-type: none"> <li>▪ <i>Where practical, all runoff from areas up slope is to be diverted away from the disturbed areas. Diverted stormwater should be discharged onto stable areas and should not be diverted into neighbouring properties unless written permission is obtained from the land owner(s). Avoid directing stormwater towards the site's access and egress.</i></li> </ul>		
<p><b>10. Contaminated Land Risk</b></p>	<p><b>Controls:</b></p> <p><u>Preliminary Contamination Investigation:</u></p> <p><i>If the initial evaluation by Council finds insufficient information available, or sufficient information is available, which indicates that contamination is an issue for the site, a Preliminary Contamination Investigation (Stage 1) shall be undertaken.</i></p> <p><u>Detailed Contamination Investigation</u></p> <p><i>If the Preliminary Site Contamination Investigation (Stage 1) indicates a potential for contamination and that the land may not be suitable for the proposed use, a Detailed Contamination Investigation (Stage 2) shall be undertaken.</i></p> <p><u>Remedial Action Plan</u></p> <p><i>1. If the Detailed Contamination Investigation (Stage 2) indicates that the site is not suitable for the proposed use a Remedial Action Plan shall be prepared.</i></p>	<p><b>YES</b></p>	<p>The letter of support prepared by EP Risk confirms the Site is suitable for the proposed land uses and that SSD 7709 has previously considered contamination across the Site (refer to <b>Appendix 7</b>).</p>

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	<p>2. <i>If the Remedial Action Plan proposes to undertake Category 1 Remediation:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Additional consent may be required. Council shall be consulted for a determination on the appropriate course of action that is whether an additional development application is required.</i></li> <li>▪ <i>Approval of the application shall be subject to satisfactory remediation. A notice of completion of Category 1 Remediation works shall be provided to Council within thirty (30) days of completion of the works.</i></li> <li>▪ <i>A validation and/or monitoring report shall be prepared and approved by Council prior to works commencing.</i></li> <li>▪ <i>A Site Audit Statement may be requested by Council to be prepared and submitted to Council.</i></li> </ul> <p>3. <i>If the Remedial Action Plan proposes to undertake Category 2 Remediation, Council shall be notified within 30 days upon commencement and completion of remedial works. Documentation associated with or in support of the Remedial Action Plan shall be submitted to Council.</i></p> <p>4. <i>Any remedial works shall be undertaken in accordance with the Remedial Action Plan.</i></p> <p>5. <i>Any investigations, Remedial Action Plans or reports shall be undertaken or prepared by an appropriately qualified professional with experience in preliminary and detailed investigations, the preparation of Remedial Action Plans as well as validation and/or monitoring reports for contaminated lands.</i></p>		
<b>11. Salinity Risk</b>	<b>Controls:</b>	<b>YES</b>	As above.



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	<ol style="list-style-type: none"> <li>1. <i>The following flowchart shall be used to determine an appropriate course of action for salinity investigation and management for single or multi-lot developments.</i></li> <li>2. <i>If a Level 1 or 2 Salinity Management Response is required the applicant shall use the Salinity Management Response Checklists to determine appropriate measures to prevent salinity. These measures shall be detailed in the Statement of Environmental Effects or equivalent. These measures shall be approved by Council prior to the issuing of Development Consent.</i></li> <li>3. <i>Level 3 Salinity Management Response shall be:</i> <ul style="list-style-type: none"> <li>▪ <i>Approved by Council prior to the issuing of Development Consent.</i></li> <li>▪ <i>Integrated into a Total Water-cycle Management Plan for the site for developments where such a plan is required.</i></li> </ul> </li> <li>4. <i>The Salinity Management Response shall be based on site conditions and the proposed development. It shall include controls to protect buildings and also strategies to protect infrastructure, including roads and underground services and to manage the water cycle. A Response shall assume worst-case scenario for salinity on the site.</i></li> <li>5. <i>Salinity investigations shall be undertaken by an appropriately qualified professional with experience in salinity investigations and management.</i></li> <li>6. <i>Management strategies for salinity shall be developed in accordance with the approved Guidelines. This includes general management strategies for all sites and salinity processes and strategies including, but not limited to, the following:</i></li> </ol>		

**DCP Compliance Table**

Proposed Concept Proposal and Early Works for Intermodal Facility – Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

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	<ul style="list-style-type: none"> <li>▪ <i>Building requirements;</i></li> <li>▪ <i>Vegetation and landscaping;</i></li> <li>▪ <i>Roads and pavements;</i></li> <li>▪ <i>Soil landscapes with a shale geology;</i></li> <li>▪ <i>Localised concentrations of salinity;</i></li> <li>▪ <i>Deeply weathered soils; and</i></li> <li>▪ <i>Salinity in groundwater.</i></li> </ul> <p>7. <i>To ensure appropriate measures or management strategies are employed Council may require monitoring reports to be submitted.</i></p> <p>8. <i>For developments involving the construction or removal of dams, artificial wetlands or stormwater retention ponds a Level 3 Salinity Management Response is required.</i></p> <p>9. <i>For developments involving the construction or removal of dams, artificial wetlands or stormwater retention ponds, water sensitive urban design (WSUD) principles shall be applied.</i></p> <p>10. <i>Development shall have minimal impact on the water table.</i></p> <p>11. <i>For areas with a moderate to high salinity potential development shall demonstrate no net increase in hydrologic load or water inputs and shall maintain the natural water balance.</i></p>		
<p><b>12. Acid Sulfate Soils Risk</b></p>	<p><b>Controls:</b></p> <p>1. <i>If acid sulfate soils are present and not likely to be disturbed, best practice measures employed to manage the quality of water leaving the site shall be detailed in the SEE or equivalent.</i></p> <p>2. <i>If acid sulfate soils are present and likely to be disturbed a soil and water analysis and an assessment of the potential risk from disturbance of the acid sulfate soils shall be undertaken. The</i></p>	<p><b>YES</b></p>	<p>As above.</p>

**DCP Compliance Table**

Proposed Concept Proposal and Early Works for Intermodal Facility – Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

LDCP2008 Controls	Clause/ Control description	Planning Assessment Compliance	Planning Assessment
	<p><i>analysis and assessment shall be approved by Council prior to the issuing of development consent.</i></p> <p>3. <i>If acid sulfate soils are present and likely to be disturbed an acid sulfate soils management plan shall be prepared in accordance with the guidelines. The acid sulfate soils management plan shall be approved by Council prior to the issuing of development consent.</i></p> <p>4. <i>Any acid sulfate soils analysis, assessments and management plans shall be undertaken or prepared by an appropriately qualified professional with experience in acid sulfate soils analysis and assessments as well as the preparation of acid sulphate soils management plans.</i></p> <p>5. <i>Council may require monitoring reports on the implementation of an acid sulfate soils management plan to be submitted.</i></p>		
<p><b>16. Aboriginal Archaeology</b></p>	<p><b>Controls:</b></p> <p><u>Initial Investigation:</u></p> <p><i>An initial investigation must be carried out to determine if the proposed development or activity occurs on land potentially containing an item of aboriginal archaeology. If any of the above features apply then the relevant Aboriginal community must be consulted, as part of the initial investigation to ensure that the potential for the land to contain Aboriginal sites, places or relics has not been overlooked by previous studies.</i></p> <p><u>Detailed Investigation:</u></p> <p>1. <i>If any of the features apply, then an Aboriginal Heritage Impact Assessment (AHIA) must be prepared in accordance with the NSW Department</i></p>	<p><b>YES</b></p>	<p>Artefact note that the impact assessment previously undertaken across the Site delineated which Aboriginal sites and areas of archaeological potential within MPW would be subject to separate impacts approved under SSD 5066 and SSD 7709. Additionally, Artefact confirm, that the impact assessment in the Aboriginal Heritage Technical Paper for MPW Stage 2 (SSD 7709) includes the Site and area, for which the proposed modifications are made in relation to.</p> <p>Therefore, the proposed modifications would not result in any inconsistencies with respect to the previous investigations undertaken on the Subject Site, including any recommendations required to be implemented across the Site (refer to <b>Appendix 13</b>).</p>

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Proposed Concept Proposal and Early Works for Intermodal Facility – Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

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	<p><i>of Environment and Climate Change Draft Guidelines for Aboriginal Heritage Impact Assessment and submitted with the initial investigation report.</i></p> <ol style="list-style-type: none"> <li>2. <i>An AHIA will also be required if the relevant local Aboriginal community provides sufficient information to the Council that leads it to conclude that the site may have Aboriginal heritage significance.</i></li> <li>3. <i>Once the AHIA is submitted, the Council will send copies to representatives of the relevant local Aboriginal communities and the NSW Department of Environment and Climate Change for comment.</i></li> </ol>		
<p><b>17. Heritage and Archaeological Sites</b></p>	<p><b>Controls:</b></p> <p><u>Development of Heritage items:</u></p> <ol style="list-style-type: none"> <li>1. <i>Where a proposal involves a heritage item, it will be necessary to lodge a Statement of Heritage Impact;</i></li> <li>2. <i>All development of heritage items must be designed by a Registered Architect;</i></li> <li>3. <i>All development of heritage items must be designed to respect the heritage significance of these places in terms of:</i> <ul style="list-style-type: none"> <li>▪ <i>Setting;</i></li> <li>▪ <i>Scale;</i></li> <li>▪ <i>Form;</i></li> <li>▪ <i>Materials and colours;</i></li> <li>▪ <i>Fenestration;</i></li> <li>▪ <i>Fencing;</i></li> <li>▪ <i>Landscaping.</i></li> </ul> </li> <li>4. <i>Original fabric and landscape elements that contribute to the significance of a heritage item should be retained;</i></li> </ol>	<p><b>YES</b></p>	<p>Artefact note, that previous archaeological and historic investigations undertaken on the Subject Site comprised the Site and area, for which the proposed modification are made in relation to.</p> <p>Therefore, the proposed modifications would not result in any inconsistencies with respect to the previous investigations undertaken on the Subject Site, including any recommendations required to be implemented across the Site (refer to <b>Appendix 13</b>).</p>

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	<ol style="list-style-type: none"> <li>5. <i>Outbuildings should be located to the rear of heritage items and outside important view corridors to or from the place;</i></li> <li>6. <i>Additions should maintain the integrity of the heritage item by retaining the significant fabric and form of the place and should be smaller in height and scale than the existing building;</i></li> <li>7. <i>Modern technologies (e.g. solar electricity collectors, TV aerials or satellite dishes) are to be located on roof slopes facing the rear yard of heritage items and should not be visible from the public domain nor intrude into significant view corridors to or from the place;</i></li> <li>8. <i>Garages and carports should be located as far behind the front building alignment as possible and should not be incorporated into the front façade of a heritage item.</i></li> </ol>		
<p><b>20. Car Parking and Access</b></p>	<p><b>20.1 Overall Design Considerations:</b></p> <p><i>The layout of a car parking area shall consider the entire facility, including car parking modules, landscaping, circulation aisles and roadways, access driveways and, if necessary, frontage road access as an integrated coordinated design. The management of traffic within a car parking facility should take into account:</i></p> <ol style="list-style-type: none"> <li>1. <i>The need for traffic to move to and from the frontage road with minimum disruption to passing traffic and maximum pedestrian safety.</i></li> <li>2. <i>Provision of adequate capacity in circulation roadways and aisles to handle peak hour movements without congestion.</i></li> <li>3. <i>Avoid as far as practicable conflicts between intersecting streams of circulating traffic.</i></li> </ol>	<p><b>YES</b></p>	<p>The Traffic Impact Assessment prepared by Ason Group considers the relevant traffic and parking implications as a result of the proposed modifications (refer to <b>Appendix 9</b>).</p>

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	<p>4. <i>Minimum length travel paths between entry/exit points and car parking spaces.</i></p> <p>5. <i>Safe treatment of points of conflict with pedestrians and other road users.</i></p>										
	<p><b>20.2 Car Parking Provision and Service Facilities by Land Use</b></p> <p>1. <i>Tables 11, 12 and 13 outline the number of car parking spaces and any other facilities required for the accommodation of vehicles on site for each land use type. In proposals where calculations of car parking requirements result in fractions of spaces being required, the fraction will be rounded up to the nearest whole space. Where developments comprise separately defined facilities, for example a hotel with a restaurant; the relevant requirements of each facility must be satisfied.</i></p> <p>2. <i>For Development Applications that propose composite developments such as shopping malls, retail plazas (and the like) the common or shared areas (e.g. toilets, corridors) are excluded from the LFA.</i></p> <p><u>Disabled Off-Street Car Parking:</u></p> <p><i>Disabled car parking shall be provided in accordance with Table 11 for car parking areas over 20 spaces:</i></p> <p><b>Table 11 Disabled Car Parking Provision</b></p> <table border="1" data-bbox="457 1214 1079 1360"> <thead> <tr> <th>No of spaces</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td>1 per 100 spaces</td> <td>Retail, Commercial, Industry or Transport</td> </tr> <tr> <td>2 per 100 spaces</td> <td>Community, Recreation, Accommodation or Education</td> </tr> <tr> <td>3 per 100 spaces</td> <td>Entertainment or Health</td> </tr> </tbody> </table> <p><u>Bicycle Parking and Cycling Facilities:</u></p>	No of spaces	Land Use	1 per 100 spaces	Retail, Commercial, Industry or Transport	2 per 100 spaces	Community, Recreation, Accommodation or Education	3 per 100 spaces	Entertainment or Health	<p><b>YES</b></p>	<p>As above.</p>
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LDCP2008 Controls	Clause/ Control description	Planning Assessment Compliance	Planning Assessment			
	<p>1. <i>Bicycle parking and cycling facilities shall be provided in accordance with Table 12 below.</i></p> <table border="1" data-bbox="449 418 1094 472"> <tr> <td data-bbox="449 418 667 472">Industry, Depots, Warehouses &amp; Distribution Centres</td> <td data-bbox="667 418 898 472">1 per 10 staff (or 1 per 10 car spaces if staff numbers are undetermined)</td> <td data-bbox="898 418 1094 472">Nil</td> </tr> </table> <p><b>20.7 Transport Impact:</b></p> <p><u>Transport Management Plan:</u></p> <p><i>For major developments a Transport Management Plan shall be submitted with the development application. The Transport Management Plan shall address the following:</i></p> <ol style="list-style-type: none"> <li>1. <i>The existing traffic environment.</i></li> <li>2. <i>Traffic generation anticipated from the proposed development.</i></li> <li>3. <i>The cumulative impact of traffic in the locality.</i></li> <li>4. <i>The need for traffic improvements in the locality.</i></li> <li>5. <i>The need for public transport works on site and in the locality.</i></li> <li>6. <i>Proposed traffic egress/ingress to Classified/Sub Arterial Roads.</i></li> <li>7. <i>Sight distance and other safety issues.</i></li> </ol>	Industry, Depots, Warehouses & Distribution Centres	1 per 10 staff (or 1 per 10 car spaces if staff numbers are undetermined)	Nil		
Industry, Depots, Warehouses & Distribution Centres	1 per 10 staff (or 1 per 10 car spaces if staff numbers are undetermined)	Nil				
<p><b>22. Water Conservation</b></p>	<p><b>Controls:</b></p> <p><u>Non-Residential:</u></p> <ol style="list-style-type: none"> <li>1. <i>Development or redevelopment under the \$1 million threshold of control 2 shall:</i> <ul style="list-style-type: none"> <li>▪ <i>Installed water fixtures (shower heads, taps, toilets, urinals, etc.) are to be 3 stars under the WELS system or better rated.</i></li> </ul> </li> </ol>	<p><b>YES</b></p>	<p>The proposed modifications consider the existing Water Cycle Management Strategy implemented across the Site, as well as any additional Stormwater Treatment Measures to be implemented to support the proposed Warehouses and Distribution Facilities (refer to <b>Appendix 8</b>).</p>			

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	<ul style="list-style-type: none"> <li>▪ <i>Installed appliances (dishwashers, clothes washers etc.) are to be 3 stars under the WELS system or better rated with respect to water use efficiency. Demonstrate, if necessary, how these requirements will be achieved for replacement appliances, appliances not installed at construction, or bought in by occupants following construction.</i></li> </ul> <p>2. <i>A comprehensive Water Management Plan is to be submitted with all non-residential development to address the following criteria, for any development above \$1 million:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Stormwater runoff control, capture and reuse, including water quality management in accordance with Council guidelines.</i></li> <li>▪ <i>Select water efficient plants and/or, indigenous vegetation for landscape in accordance with Council's recommendations.</i></li> <li>▪ <i>Use non-potable water for watering gardens and landscape features.</i></li> <li>▪ <i>For development of more than \$1 million construction cost, consideration of separate pipe-work for the utilisation of recycled stormwater for non-potable purposes should be considered.</i></li> <li>▪ <i>Operating details for swimming pools and water features including filling, draining and maintenance activities.</i></li> </ul> <p>3. <i>Covers are to be included in the design and operational aspects of swimming pool installations.</i></p> <p>4. <i>Alternatives to the above water savings methods can be presented to Council and they will be assessed on merit.</i></p>		



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	<p>5. Any development that contains a rainwater tank is to satisfy the following criteria:</p> <ul style="list-style-type: none"> <li>▪ Rainwater is to be sourced only from roof structures via a tank storage system.</li> <li>▪ The tank capacity, or combined tank capacity, is to be at least 5,000L (10,000L preferred).</li> <li>▪ Tanks may be connected to toilets and garden/outdoor taps (the common tanks in residential flat buildings are to be connected to common outdoor taps only).</li> <li>▪ Tanks may be connected to laundry taps with suitable filters.</li> <li>▪ The system is to be fitted with an effective first flush device for removing roof surface contamination.</li> <li>▪ The system is to contain a facility for periodic de-sludging.</li> <li>▪ Tanks are to be connected to main water to top them up during times of low rainfall with supplemental inflow not taking places until the tank is 80% empty.</li> </ul>		
<p><b>23. Energy Conservation</b></p>	<p><b>Controls:</b></p> <p><u>Non-Residential:</u></p> <ol style="list-style-type: none"> <li>1. All Class 5 to 9 non-residential developments are to comply with the Building Code of Australia energy efficiency provisions.</li> <li>2. Improve the control of mechanical space heating and cooling by designing heating/ cooling systems to target only those spaces which require heating or cooling, not the whole building.</li> <li>3. Encourage passive solar designed dwellings.</li> <li>4. Improve the efficiency of hot water systems by:</li> </ol>	<p><b>YES</b></p>	<p>The proposed built form would include energy efficient measures that accord with ecologically sustainable development initiatives that would seek to target a 5-Star-Green-Star NABERS Rating for the proposed Warehouses and Distribution Facilities.</p>

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	<ul style="list-style-type: none"> <li>▪ <i>Insulating hot water systems.</i></li> <li>▪ <i>Installing water saving devices, such as flow regulators, 3 stars rated shower heads, dual flush toilets and tap aerators.</i></li> </ul> <p>5. <i>Maximise natural light to reduce reliance on artificial lighting and utilise energy efficient lamps, reflectors and fittings to reduce requirements for artificial lighting.</i></p>		
<b>24. Landfill</b>	<p><b>Controls:</b></p> <ol style="list-style-type: none"> <li>1. <i>All fill applied should be Virgin Excavated Natural Material (VENM), as defined by the NSW Department of Environment and Climate Change. Any fill involving material other than VENM is subject to referral to the State Government as potential Integrated Development or contaminated land assessment.</i></li> <li>2. <i>All filling in the vicinity of native vegetation must be local material (in order to minimise the spread of weeds).</i></li> <li>3. <i>Any excavation within the zone of influence of any other building will require a Dilapidation Report.</i></li> <li>4. <i>Refer to the section on Salinity if cutting greater 500mm is to be undertaken.</i></li> <li>5. <i>No retaining wall structures will be permitted within any easements such as drainage easements. Retaining walls located on the boundary of two allotments or boundary to a public street or public reserve shall be of masonry construction. Other types of retaining wall structure may be permitted if the structure is located wholly within the property.</i></li> </ol>	<b>N/A</b>	<p>LG Consult have prepared a Waste Management Plan for the proposed modifications, which includes an assessment of the construction and operational phases of development for Woolworths (refer to <b>Appendix 15</b>).</p>
<b>25. Waste Disposal and Re-use Facilities</b>	<p><b>Controls:</b></p> <ol style="list-style-type: none"> <li>1. <i>A Waste Management Plan (WMP) shall be submitted with a Development Application for any</i></li> </ol>	<b>YES</b>	As above.

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	<p><i>relevant activities generating waste. The WMP is provided in three sections:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Demolition;</i></li> <li>▪ <i>Construction; and</i></li> <li>▪ <i>On-going waste management.</i></li> </ul> <p>2. <i>The WMP shall show:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Estimated volumes of waste generated according to type; and</i></li> <li>▪ <i>Information about reuse, recycling and disposal options for all types of waste produced on site during demolition, construction or ongoing waste generation activities.</i></li> </ul> <p>3. <i>The WMP must then be implemented on site throughout the development process, demolition, construction and use of the development. During demolition and construction the WMP together with proof of lawful disposal for all waste that is disposed of or otherwise recycled from the site must be retained onsite in a Waste Data File. Proof is to include a log book with associated receipt/invoices, waste classification and site validation certificate.</i></p> <p>4. <i>All entries in the Waste Data File must include:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Time and Date;</i></li> <li>▪ <i>Description and size of waste;</i></li> <li>▪ <i>Waste facility used; and</i></li> <li>▪ <i>Vehicle registrations and Company name</i></li> </ul> <p>5. <i>The Waste Data File must be made available for inspection by any authorised Council Officer at any time during site works and at the conclusion of site works should be retained by the person responsible and made available for inspection by authorised Council Officers.</i></p>		
<b>27. Social Impact Assessment</b>	<b>Controls:</b>	<b>YES</b>	The proposed modifications would provide positive social impacts including employment-generating

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	<ol style="list-style-type: none"> <li>1. A social impact assessment shall be submitted with a development application for all types of development listed in Table 21. The social impact assessment shall take the form of a Social Impact Comment or a Comprehensive Social Impact Assessment, as specified in Table 21.</li> <li>2. Council may, at its discretion, alter the requirements for social impact assessment at any stage of the development assessment process, if it deems a proposal to foreseeably generate or contribute to social impacts that are substantially less or more significant than envisaged in Table 21. This discretion rests with the Executive Management Team, with consideration of recommendations made by Council staff.</li> <li>3. A social impact assessment shall be submitted for any types of development not listed in Table 21 if, at any stage of the development assessment process, Council deems the proposal to foreseeably generate or contribute to significant social impacts. The social impact assessment shall take the form of a Social Impact Comment or a Comprehensive Social Impact Assessment.</li> <li>4. Any social impact assessment shall be prepared in accordance with Council's Social Impact Assessment Policy.</li> </ol>		opportunities, for which SSD 7709 has been previously considered.
<b>Part 7 – Development in Industrial Areas</b>			
<b>2. Site Area</b>	<b>Controls:</b>  <i>Minimum site area of an allotment: 2,000 sqm.</i>	<b>YES</b>	The Subject Site complies with the adjoining development control.
<b>3. Site Planning</b>	<b>Controls:</b>	<b>YES</b>	The proposed development has considered site planning.

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	<ol style="list-style-type: none"> <li>Where possible, site planning allows for the retention of significant trees and vegetation, particularly near the street frontage.</li> <li>The development must be designed around the site attributes such as slope, existing vegetation and land capability.</li> </ol>																										
<p><b>4. Setbacks</b></p>	<p><b>Controls:</b>  <i>All buildings shall be setback in accordance with Table 1.</i></p> <p>Table 1 Setbacks</p> <table border="1"> <thead> <tr> <th>Street</th> <th>Primary Setback (Ground Floor)</th> <th>Primary Setback (First Floor)</th> <th>Secondary Setback</th> </tr> </thead> <tbody> <tr> <td>Classified Roads</td> <td>18m</td> <td>15m</td> <td>15m</td> </tr> <tr> <td>Any street fronting land in a residential zone</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kurrajong Road</td> <td>20m</td> <td>20m</td> <td>15m</td> </tr> <tr> <td>Berneria Road , Governor Macquarie Drive and future link road across Hinchinbrook Creek to former Hoxton Park Airport</td> <td>15m</td> <td>12.5m</td> <td>5m</td> </tr> <tr> <td>All other street frontages</td> <td>10m</td> <td>7.5m</td> <td>5m</td> </tr> </tbody> </table>	Street	Primary Setback (Ground Floor)	Primary Setback (First Floor)	Secondary Setback	Classified Roads	18m	15m	15m	Any street fronting land in a residential zone				Kurrajong Road	20m	20m	15m	Berneria Road , Governor Macquarie Drive and future link road across Hinchinbrook Creek to former Hoxton Park Airport	15m	12.5m	5m	All other street frontages	10m	7.5m	5m	<p><b>YES</b></p>	<p>The proposed built form has carefully considered the adjoining built form controls, which are consistent with the built form controls articulated within the Urban Design Development Report currently under assessment with the NSW DPIE.</p>
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<p><b>5. Landscaped Area</b></p>	<p><b>Controls:</b></p> <ol style="list-style-type: none"> <li>A minimum of 10% of the site is to be landscaped at ground level.</li> <li>A development must provide a landscaped area along the primary and secondary frontages of an allotment in accordance with Table 2.</li> </ol> <p>Table 2 Landscaped Area</p> <table border="1"> <thead> <tr> <th>Allotment size</th> <th>Minimum Landscape Width (primary setback)</th> <th>Minimum Landscape Width (secondary setback)</th> </tr> </thead> <tbody> <tr> <td>Smaller than 3,999sqm</td> <td>5m</td> <td>3m</td> </tr> <tr> <td>Greater than 4,000sqm</td> <td>10m</td> <td>5m</td> </tr> </tbody> </table>	Allotment size	Minimum Landscape Width (primary setback)	Minimum Landscape Width (secondary setback)	Smaller than 3,999sqm	5m	3m	Greater than 4,000sqm	10m	5m	<p><b>YES</b></p>	<p>The proposed built form has carefully considered the adjoining built form controls, which are consistent with the built form controls articulated within the Urban Design Development Report currently under assessment with the NSW DPIE.</p>															
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<b>LDCP2008 Controls</b>	<b>Clause/ Control description</b>	<b>Planning Assessment Compliance</b>	<b>Planning Assessment</b>
	<p>3. Land which is at Cowpasture Road (adjacent to future link road across Hinchinbrook Creek to former Hoxton Park Airport) shall be landscaped in the setback 5m from the rear and side boundary (where this is not adjacent to the future link road).</p>		
<p><b>6. Building Design, Streetscape and Layout</b></p>	<p><b>Controls:</b></p> <p><u>Façade Treatment:</u></p> <ol style="list-style-type: none"> <li>1. The facades to a development must adopt a contemporary architectural appearance.</li> <li>2. A development must use architectural elements to articulate facades, and minimise large expanses of blank walls. Architectural elements may include but not be limited to: <ul style="list-style-type: none"> <li>▪ Defining the base, middle, or top of a building using different materials and colours.</li> <li>▪ Incorporating horizontal or vertical elements such as recessed walls or banding.</li> <li>▪ Defining the window openings, fenestration, building entrances, and doors.</li> <li>▪ Using roof forms and parapets to create an interesting skyline.</li> <li>▪ Using sun shading devices.</li> <li>▪ Incorporating public art work.</li> <li>▪ Using a variation of unit designs in a building complex.</li> <li>▪ Any other architectural feature to the satisfaction of Council.</li> </ul> </li> <li>3. Where a development proposes a portal frame or similar construction, Council does not permit the "stepping" of the parapet to follow the line of the portal frame.</li> </ol>	<p><b>YES</b></p>	<p>As above.</p>

**DCP Compliance Table**

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LDCP2008 Controls	Clause/ Control description	Planning Assessment Compliance	Planning Assessment
	<p>4. <i>The street facade of a development on a corner allotment must incorporate architectural corner features to add visual interest to the streetscape.</i></p> <p><u>Materials &amp; Colours:</u></p> <ol style="list-style-type: none"> <li>1. <i>Glazing shall not exceed reflectivity of 20%.</i></li> <li>2. <i>A development must use:</i> <ul style="list-style-type: none"> <li>▪ <i>Quality materials such as brick, glass, and steel to construct the facades to a development.</i></li> <li>▪ <i>Masonry materials to construct a factory unit within a building, and all internal dividing walls separating the factory units.</i></li> </ul> </li> </ol> <p><u>Building Design:</u></p> <ol style="list-style-type: none"> <li>1. <i>The front door to a building should face the street.</i></li> <li>2. <i>The administration office or showroom must be located at the front of the building.</i></li> <li>3. <i>Windows on the upper floors of a building must, where possible, overlook the street.</i></li> <li>4. <i>The street number of a building must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.</i></li> <li>5. <i>Open style or transparent materials are encouraged on doors and/or walls of lifts and stairwells, where fire safety requirements allow.</i></li> <li>6. <i>Waiting areas and entries to lifts and stairwells should be close to areas of active use and be visible from building entrances.</i></li> <li>7. <i>Driveways must provide adequate sight distance for the safety of pedestrians using the footpath area.</i></li> </ol>		

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	<p>8. Pathways should provide direct access and any edgework should be low in height or not reduce visibility of the pathway.</p> <p>9. Entry to basement parking areas should be through security access via the main building. This access should be fitted with a one way door (allowing for fire safety provisions) and allow only authorised access from the foyer into the basement.</p> <p>10. Blank walls in general that address street frontages or public open space are discouraged. Where they are unavoidable building elements or landscaping must be used to break up large expanses of walls. In some cases an anti-graffiti coating will need to be applied to the wall to a height of 2 metres.</p> <p><u>Lighting:</u></p> <p>1. Lighting must be provided to the external entry path, common lobby, driveway, and car park to a building using vandal resistant, high mounted light fixtures.</p> <p>2. The lighting in a car park must conform to AS 1158.1, 1680, and 2890.1.</p> <p>3. External lighting to an industrial development must give consideration to the impact of glare on the amenity of adjoining residents.</p> <p><u>Facilities:</u></p> <p>The siting of a telecommunication facility, aerial, satellite dish, plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must integrate with the architectural features of the building to which it is attached; or be sufficiently screened when</p>		



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	<p><i>viewed from the street and neighbouring residential zoned land.</i></p> <p><u>Service Areas:</u></p> <p><i>Service areas including waste, recycling areas and external storage areas are to be located away from principal street frontages and screened from view.</i></p>		
<p><b>7. Landscaping and Fencing</b></p>	<p><b>Controls:</b></p> <p><u>Landscape Treatment in Industrial Areas:</u></p> <p><i>Landscaping within industrial areas shall generally involve the provision of trees and shrubs in mulched garden beds. In particular the landscaping shall involve the following:</i></p> <ol style="list-style-type: none"> <li><i>1. The trees shall provide a canopy for the streetscape and soften the appearance of the industrial environment, without unduly concealing approved on site signage.</i></li> <li><i>2. Mulched garden beds shall incorporate ground covers that will cover the ground area.</i></li> <li><i>3. Shrubs shall be used to soften appearance of the industrial area but still allow line of sight between the street and the development.</i></li> <li><i>4. Large shrubs shall be used as screen planting where there is a need to screen certain areas such as outside storage.</i></li> <li><i>5. Shrubs shall only be planted in mulched garden beds.</i></li> <li><i>6. Grassed areas may be considered in limited areas in conjunction with mulched garden beds.</i></li> </ol>	<p><b>YES</b></p>	<p>As above.</p>

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	<p>7. <i>Trees shall only be planted in grass where there is a border around the tree separating it from the grassed area.</i></p> <p>8. <i>The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (0.6 -1.8m) especially along paths and close to windows and doors.</i></p> <p>9. <i>Landscaping in the vicinity of a driveway entrance should not obstruct visibility for the safe ingress and egress of vehicles and pedestrians.</i></p> <p>10. <i>Planting along pedestrian pathways, around car parking areas should be selected to promote surveillance and minimise areas for intruders to hide. Low hedges and shrubs, creepers and ground covers, or high canopied vegetation would be appropriate.</i></p> <p><u>Trees:</u></p> <p>1. <i>Trees must be planted in the landscape area at a minimum rate of 1 tree per 30sqm of the landscape area.</i></p> <p>2. <i>The trees must be capable of achieving a mature height greater than 8m.</i></p> <p>3. <i>Where trees are planted around high use facilities such as car parking areas and walkways, they should have clean trunks to height of 1.8m.</i></p> <p>4. <i>Large trees and shrubs should not be located so they can be used to access buildings on the site or adjoining properties.</i></p> <p><u>Fences at Front Boundary:</u></p> <p>1. <i>Solid front fences must have a maximum height of 1.2m.</i></p>		

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	<p>2. <i>Front fences higher than 1.2m shall be consistent with the following:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Maximum height of 2m.</i></li> <li>▪ <i>Transparent.</i></li> <li>▪ <i>Dark colour.</i></li> </ul> <p>3. <i>Chain wire, metal sheeting, brushwood and electric fences are not permitted.</i></p> <p>4. <i>Fences should not prevent surveillance by the building's occupants of the main open or communal areas within the property or the street frontage.</i></p> <p>5. <i>Where noise insulation is required, consider the installation of double-glazing or other noise attenuation measures at the front of the building rather than construction of a high solid form fence.</i></p> <p><u>Screen Fencing:</u></p> <p><i>Where fencing is considered necessary to screen areas such as outside storage it shall consist of the following:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Maximum height of 2m.</i></li> <li>▪ <i>May be solid construction.</i></li> <li>▪ <i>Shall be located behind the landscaped area.</i></li> </ul> <p><u>Detailed Landscape Plan:</u></p> <p><i>A detailed landscape plan shall accompany a development application. A suitably qualified Landscape architect must prepare all Landscape Plans submitted with the development application.</i></p>		
<p><b>8. Car Parking and Access</b></p>	<p><b>Controls:</b></p> <p>1. <i>The layout of driveways to loading docks must enable heavy vehicles to:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Enter and exit the site in a forward direction.</i></li> </ul>	<p><b>YES</b></p>	<p>The Traffic Impact Assessment prepared by Ason Group considers the relevant traffic and parking implications as a result of the proposed modifications (refer to <b>Appendix 9</b>).</p>

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	<ul style="list-style-type: none"> <li>▪ <i>Park within designated loading areas.</i></li> <li>▪ <i>When possible, loading docks are to be located in areas that:</i> <ul style="list-style-type: none"> <li>i. <i>Are not exposed to public streets.</i></li> <li>ii. <i>Are generally separate from and do not interfere with car parking areas.</i></li> </ul> </li> </ul> <ol style="list-style-type: none"> <li>2. <i>Car parking areas are to be landscaped to provide shade and reduce the visual impact of parked cars.</i></li> <li>3. <i>Provide a 2.5m wide landscape bay between every 6 - 8 car spaces.</i></li> </ol>		
<p><b>9. Amenity and Environmental Impact</b></p>	<p><b>Controls:</b></p> <p><u>External Industrial Activities:</u></p> <ol style="list-style-type: none"> <li>1. <i>External processes in an industrial area and storage of materials will not be permitted along a Classified Road frontage or a road frontage opposite a residential area.</i></li> <li>2. <i>Storage and processing of motor vehicles, concrete, soil, glass and other similar components or materials shall be totally screened by fencing and dense landscaping (refer to Landscaping and Fencing and Section 4 Landscaping and Existing Trees in Part 1).</i></li> <li>3. <i>The maximum height of a stockpile for the recycling of motor vehicles, concrete, soil, glass and other similar components or materials shall be 6m.</i></li> </ol> <p><u>Noise:</u></p> <p><i>In order to comply with the Protection of the Environment Operations Act 2008 it may be necessary to construct external works. Mounding, planting and/or noise barriers may be permitted to reduce the impact of</i></p>	<p><b>YES</b></p>	<p>The Noise and Vibration Impact Assessment and Visual Impact Assessment have both considered the amenity of nearby sensitive receivers in close proximity to the Subject Site (refer to <b>Appendix 6 &amp; 11</b>).</p>

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	<p><i>noise levels, provided that this does not compromise any other provision in the DCP. The following illustration gives examples of satisfactory treatments.</i></p> <p><i><u>Hazardous materials and hazardous operation:</u></i></p> <p><i>Certain industrial processes are identified as Designated Development under the Environmental Planning and Assessment Act 1979. It will be necessary to contact the NSW Department of Planning for their requirements for the preparation of an environmental impact statement.</i></p> <p><i><u>Hours of operation:</u></i></p> <p><i>Development which would have an adverse impact on adjoining or nearby residential areas will be limited to 7 am to 6 pm Monday to Friday and 7 am to 12 pm on Saturday and no work to be undertaken on Sundays.</i></p>		