

## STATUTORY COMPLIANCE TABLE

85-91 Thomas Street, Parramatta

### Overview

The statutory instruments addressed in this document include the following:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Sustainable Building) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Parramatta Local Environmental Plan 2023 (PLEP 2023)

Additionally, an assessment against Council's local policy has also been provided:

- Parramatta Development Control Plan 2023 (PDCP 2023)

Compliance with these instruments is addressed below in **Table 1-3**:

Table 1: Compliance Table

Mandatory Matters For Consideration	Response	Document Reference
<b>Consideration under the Act and Regulation</b>		
<i>Environmental Planning and Assessment Act, 1979</i>	<p>The proposal is consistent with the objects of the EP&amp;A Act. In particular, the proposal:</p> <ul style="list-style-type: none"> <li>• Promotes the social welfare of community, by providing quality housing opportunities, including affordable housing, in a well-served area.</li> <li>• Allows for orderly and economic development of the land as envisioned in within the strategic plans applicable to the locality.</li> <li>• Promotes sustainable management of built and cultural heritage within the vicinity of the site.</li> <li>• Promotes quality design and amenity of the built environment, architecturally designed.</li> </ul> <p>Is developed to provide housing for the community and provides public domain benefits for the community.</p>	<b>Section 5.3</b> of EIS
	<p>Part 4, Division 4.7, Section 4.36 (3) states the following:</p> <p><i>The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development.</i></p>	Refer to <b>Appendix E</b>



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	<p>The specified development at 85-91 Thomas Street (EOI application 229407) was declared to be State significant development under the Ministerial Order dated 17<sup>th</sup> February 2025. As such, the proposed development is State significant development.</p>	
<p><i>Environmental Planning and Assessment Regulation 2021</i></p>	<p>Section 61(1) prescribes that the consent authority in determining a DA must consider Australian Standard AS 2601 – 2001. Any demolition works will be undertaken in accordance with AS 2601-1991. The Demolition of Structures published by Standards Australia.</p> <p>Section 69 prescribes that any building work must be carried out in accordance with the requirements of the Building Code of Australia (BCA) pursuant to Clause 69 of the EP&amp;A Reg and will be conditioned as part of any development consent.</p> <p>Section 193 prescribes that the principles of Ecologically Sustainable Development (ESD) are required to be considered in the assessment of the proposal. An ESD Report has been prepared by Certified Energy and is available as <b>Appendix M</b> which addresses the four principles of ESD.</p>	<p><b>Section 7.1.1</b> of EIS and <b>Appendix M</b>.</p>
<p>Relevant Environmental Planning Instruments</p>		
<p><i>State Environmental Planning Policy (Housing) 2021</i></p>	<p><b>Chapter 4</b> The provisions of Chapter 4 Design of Residential Apartment Development under <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) are relevant to the proposed development. <b>Clause 147</b> <i>Determination of development applications and modification applications for residential apartment development in Chapter 4 of SEPP (Housing) 2021 is also relevant and stipulates that:</i> (1) <i>Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following</i> – (a) <b><i>the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</i></b></p>	<p>Please refer to <b>Appendix G</b> (Design Verification Statement) and <b>Appendix H</b> (ADG Compliance).</p>



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	<p><i>(b) the Apartment Design Guide,</i></p> <p><i>(2) Subsection (1)(c) does not apply to State significant development.</i></p>	
<p><i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p>	<p>Division 17, Section 2.122 requires the consent authority to provide TfNSW with written notice of the development application for 'traffic-generating development' within the meaning of the SEPP, as set out in Schedule 3 of the SEPP.</p> <p>The Traffic Impact Assessment prepared by Genesis Traffic concludes that the proposal does not create adverse impacts to the road network and infrastructure upgrades are not required.</p>	<p>Refer to <b>Section 7.1.4</b> of the EIS and <b>Appendix Q</b>.</p>
<p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i></p>	<p><u>Chapter 2 Vegetation in Non-Rural areas</u> The State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the site. The aims of the plan are to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of the non-rural areas of the State through the preservation of trees and other vegetation.</p> <p>The proposal will involve the removal of various trees on the site which have been approved for removal in the previous DA consent.</p>	<p>Refer to Landscape Plans in <b>Appendix L</b>.</p>
	<p><u>Chapter 6 – Water Catchments</u> This Chapter applies to the entirety of the Parramatta Local Government Area as identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map. The subject site is located within the 'Foreshores and Waterways Map', and partially within the 'Rocky Foreshores and Significant Seagrasses Map'.</p> <p>According to Section 6.32(3) development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied the development—</p> <p><i>(a) will preserve and enhance the health and integrity of seagrasses, areas containing seagrasses and ecological communities in rocky foreshore areas, and</i></p>	<p>It is noted that integrated development is not applicable to State significant developments and that the Department will refer the proposed development to relevant authorities for review.</p>



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	<p><i>(b) will maintain or increase the connectivity of seagrass vegetation and natural landforms, and</i>  <i>(c) will prevent, or will not contribute to, the fragmentation of aquatic ecology, and</i>  <i>(d) will not cause physical damage to aquatic ecology.</i></p> <p>The adjoining Parramatta River is a tidal 4th order watercourse and requires a minimum 40m vegetated riparian zone (VRZ) as per Department of Planning &amp; Environment 'Controlled Activities – Guidelines for Riparian Corridors on Waterfront Land' (2022) and the Parramatta DCP 2023 section 5.3.2 (Waterways and Riparian Zone).</p> <p>A Vegetation Management Plan (VMP) prepared by a suitably qualified ecologist can be provided prior to the issue of the Construction Certificate.</p>	<p>Refer to BDAR Waiver attached in <b>Appendix B</b>.</p> <p>A Vegetation Management Plan (VMP) can be provided prior to the issue of the Construction Certificate.</p>
<p><i>State Environmental Planning Policy (Sustainability Building) 2022</i></p>	<p>The application is accompanied by a BASIX certificate that lists commitments by the applicant as to the manner in which the development will be carried out. A BASIX certificate was submitted with this application. If the application had been recommended for approval, conditions would have been imposed to ensure BASIX commitments were fulfilled during the construction of the development.</p>	<p>Please refer to BASIX Certificate in <b>Appendix J</b>.</p>
<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></p>	<p><b>Chapter 2 Coastal Management</b></p> <p>The requirements of Chapter 2 of State Environmental Planning Policy (Resilience and Hazards) 2021 apply to the subject site.</p> <p>The object of Chapter 2 is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area. The site has been identified as being located in a coastal environmental area and coastal use area as per the Chapter 2 maps. It is noted that the site is within the proximity area to Coastal Wetlands, however only at the lower part of the site which will remain undeveloped.</p> <p>The proposal does not affect access to the foreshore for members of the public and will not result in the loss</p>	<p>Please refer to the View Impact Analysis in <b>Appendix U</b>.</p> <p>Refer to BDAR Waiver in <b>Appendix B</b>.</p> <p>Refer to the Archaeological Report in <b>Appendix T</b>.</p>



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	<p>of views from public places to the foreshore. The visual amenity and scenic qualities of the coast are retained. Aboriginal cultural heritage and coastal environmental values are not expected to be impacted.</p> <p><u>Chapter 4 Remediation of Land</u></p> <p>Chapter 4 of this SEPP states that land must not be developed if it is unsuitable for a proposed use due to contamination. If the land is deemed unsuitable, remediation must take place before development begins. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standard, ensures land is investigated if contamination is suspected, and requires Councils to be notified of all remediation proposals. The Managing Land Contamination: Planning Guidelines were prepared to assist Councils and developers to determine when land has been at risk.</p> <p>Clause 4.6 of the SEPP requires that a consent authority must not grant consent to a development unless it has considered whether a site is contaminated, and it is satisfied that the land is suitable (or will be after undergoing remediation) for the proposed use.</p> <p>The Preliminary Site Investigation confirmed that the site is considered suitable for the proposal.</p>	<p><b>Section 7.2.5</b> of the EIS and Preliminary Site Investigation Report in <b>Appendix R</b>.</p>						
<p><i>Parramatta Local Environmental Plan 2023</i></p>	<p><b>Zoning and Permissibility</b></p> <p>The site is zoned R4 High Density Residential under the Parramatta LEP (2023). Residential Flat Building is permitted with consent in the R4 High Density Residential zone.</p> <p><b>Objectives of the Zone</b></p> <table border="1" data-bbox="480 1697 1174 2024"> <thead> <tr> <th data-bbox="480 1697 799 1733">Objective</th> <th data-bbox="799 1697 1174 1733">Response</th> </tr> </thead> <tbody> <tr> <td data-bbox="480 1733 799 1957"><i>To provide for the housing needs of the community within a high-density residential environment.</i></td> <td data-bbox="799 1733 1174 1957">The proposed development provides for the housing needs of the community including diverse housing and affordable housing within the high-density residential zone.</td> </tr> <tr> <td data-bbox="480 1957 799 2024"><i>To provide a variety of housing types within a</i></td> <td data-bbox="799 1957 1174 2024">The proposed development provides dwelling mix of</td> </tr> </tbody> </table>	Objective	Response	<i>To provide for the housing needs of the community within a high-density residential environment.</i>	The proposed development provides for the housing needs of the community including diverse housing and affordable housing within the high-density residential zone.	<i>To provide a variety of housing types within a</i>	The proposed development provides dwelling mix of	<p>Please refer to <b>Table 2</b> below for a full assessment against PLEP 2023.</p>
Objective	Response							
<i>To provide for the housing needs of the community within a high-density residential environment.</i>	The proposed development provides for the housing needs of the community including diverse housing and affordable housing within the high-density residential zone.							
<i>To provide a variety of housing types within a</i>	The proposed development provides dwelling mix of							

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	<p><i>high density residential environment.</i></p> <p><i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i></p> <p><i>To provide for high density residential development close to open space, major transport nodes, services and employment opportunities.</i></p> <p><i>To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.</i></p>	<p>one bedroom, two bedroom and three-bedroom apartments.</p> <p>Other land uses are not affected by the proposal.</p> <p>The proposed development is in proximity to Parramatta CBD, light rail station, James Ruse Drive and nearby industrial precinct.</p> <p>The proposal provides adaptable home layouts, communal open space, private open space, and recreational facilities for residents without adversely affecting the amenity of the neighborhood.</p>
<p><b>Table 2 below considers other Parramatta Local Environmental Plan (2023) provisions.</b></p>		
<p><b>Consideration under other legislation</b></p>		
<p><i>Environment Protection and Biodiversity Conservation Act 1999</i></p>	<p>The <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) is federal legislation which provides a legal framework to protect and manage nationally important flora, fauna, ecological communities and heritage places defined as 'matters of national environmental significance' (MNES).</p> <p>The BDAR Wavier Request has assessed the relevant provisions of the EPBC Act and is available as <b>Appendix C</b>. The BDAR Waiver is provided in <b>Appendix B</b>.</p>	<p>BDAR Waiver Request (<b>Appendix C</b>).</p> <p>BDAR Waiver (<b>Appendix B</b>).</p>
<p><i>Biodiversity Conservation Act 2016</i></p>	<p>The <i>Biodiversity Conservation Act 2016</i> (BC Act) identifies and protects threatened species, populations and ecological communities that are under threat of extinction in NSW. Impacts to threatened species and endangered ecological communities listed under the BC Act are required to be assessed in accordance with Section 7.3 of the BC Act. In accordance with the</p>	<p>BDAR Waiver Request (<b>Appendix C</b>).</p> <p>BDAR Waiver (<b>Appendix B</b>).</p>

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	<p>requirements of s.7.9 of the BC Act a biodiversity assessment has been prepared.</p> <p>The BDAR Wavier Request has assessed the relevant provisions of the BC Act and is available as <b>Appendix C</b>. The BDAR Waiver is provided in <b>Appendix B</b>.</p>	

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**PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023**

The relevant matters to be considered under Parramatta Local Environmental Plan 2023 for the proposed development are outlined below. It is worth noting that although an assessment against the LEP has been provided, various development standards have been overridden by concurrent rezoning.

Table 2: LEP Compliance Table

Standards and Provisions	Proposal/ Comments	Compliance
<b>Part 4 Principal development standards</b>		
<b>Section 4.1 Minimum subdivision lot size</b> Allowable: 550m <sup>2</sup>	Proposed: 1,161m <sup>2</sup> (min)	Yes
<b>Section 4.3 Height of buildings</b> Allowable: 25m	Proposed: 29.26m (max) which is 4.26m above the height limit at RL40.50.  The proposal has been declared a SSDA and a concurrent Planning Proposal applies which presumes that existing development standards would be exceeded by more than 20% in some instances.	<b>Partial –</b> reflects gradient of the site.  PLEP 2023 is superseded by concurrent rezoning. Please see the accompanying Concurrent Rezoning Report.
<b>Section 4.4 Floor space ratio</b> Allowable: 2.8:1 (as approved by HDA EOI) or 14,449m <sup>2</sup>	Proposed: 2.24:1 or 11,585m <sup>2</sup> (based on site area of 5,160.7m <sup>2</sup> ).  Proposed developable site area selected is 5160.7m <sup>2</sup> (R4 zone) – Shown as Site 1 on the plans. As per cl4.5 of LEP 2023, subclause (4):  <i>Exclusions from site area</i> <i>The following land must be excluded from the site area—</i> <i>(a) land on which the proposed development is prohibited, whether under this Plan or any other law,</i>  It is noted that on the plans, the southern portion of No. 85, which is zoned RE1 Public Recreation, shown as Site 2 (1,161m <sup>2</sup> ) on the plans, does not permit residential flat buildings	Yes

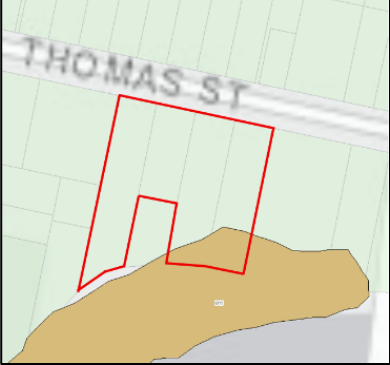
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	and therefore has not been included in the site area calculations in relation to FSR.	
<b>Section 4.6 Exceptions to Development Standards</b>	LEP standards are superseded by concurrent rezoning.	n/a – See supplementary Concurrent Rezoning proposal in <b>Appendix I</b> .
<b>Part 5 Miscellaneous provisions</b>		
<b>Section 5.1A Development on land intended to be acquired for public purposes</b>	The southern portion of the site is already marked on the LEP land reservation acquisition map as 'local open space'. The site is zoned RE1 Public Recreation and if acquired by Council, will be of significant public benefit and be used for public open space and foreshore management.	Yes – Subject to Council acquisition
<b>Section 5.7 Development below mean high water mark</b>	The proposal does not involve any development below mean high water mark.	n/a
<b>Section 5.21 Flood Planning</b>	<p>The site is located on the northern bank of the Parramatta River. It is classified as being partly within the High Flood Risk Precinct (the southern section near the riverbank), partly within the Low Flood Risk Precinct, with the remainder of the site not being flood-affected.</p> <p>According to the City of Parramatta Council Flood Maps, the proposed development is not located on flood-affected portion of the site. Please refer to the Flood Risk Management Plan prepared by C&amp;S Engineering Services in <b>Appendix S</b> for more information.</p>	Yes
<b>Section 5.10 Protection of heritage items, adjoining heritage items and/or buildings within heritage conservation areas.</b>	<p>The rear portion of 89-91 Thomas Street include parts of local heritage item (I011) 'Wetlands'. See image below.</p> <p>An archaeological report (<b>Appendix T</b>) accompanies the proposal and states that the proposed works are contained to the northern half of the site which is outside of the 'wetlands' heritage item that is shown to be heavily disturbed landscape and unlikely to contain in situ archaeological deposits.</p>	Yes

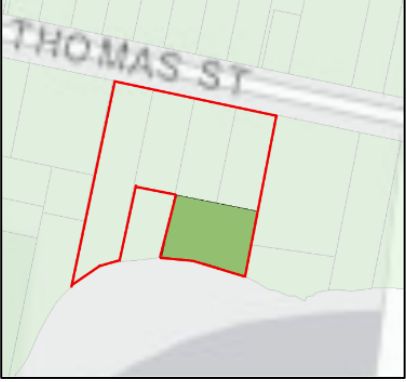
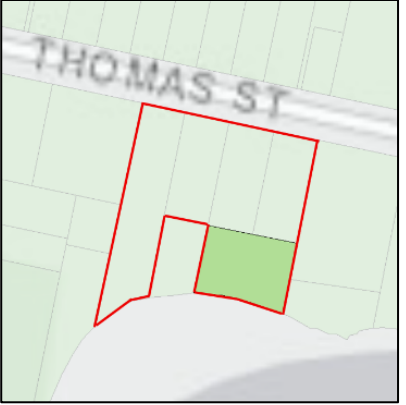
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	 <p>Figure i. LEP Heritage Map</p>	
<b>Part 6 Additional local provisions</b>		
<p>Section 6. 1 Acid sulfate soils</p>	<p>The site is identified as being Class 5 on the acid sulfate soils map. The southern portion of the site is partly in Class 2 on the acid sulfate soils map. However, this area will remain undeveloped. The proposal is unlikely to lower the watertable below 1m AHD on adjacent class land. The submitted Geotechnical Investigation Report in <b>Appendix O</b> states that an acid sulfate soil management plan is not required for development at the site. Further assessment can be provided if required by the consent authority.</p>	<p>Yes</p>
<p>Section 6.2 Earthworks</p>	<p>Please refer to the Geotechnical Investigation Report in <b>Appendix O</b>. Recommendations from the report will be carried out prior/during construction.</p>	<p>Yes</p>
<p>Section 6.3 Biodiversity</p>	<p>The southern portion of the site will remain undeveloped. The BDAR Assessment report prepared by Abel Ecology in <b>Appendix C</b> confirms that no threatened species have been identified within the site and that impacts to the Coastal Saltmarsh is expected to be slightly more than the extent of the approved DA (DA/344/2023). It is noted that the report recommends referral to the NSW Department of Primary Industries for potential impacts to the mangroves from overshadowing.</p>	<p>Yes</p>


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	 <p>Figure ii. LEP Biodiversity Map</p>	
<p>Section 6. 4 Riparian land and waterways</p>	<p>The subject site is identified on the Natural Resources map as being Riparian Land and Waterways. The proposal includes the use of OSD tanks on the site to minimise stormwater flows and its impacts to the waterway. Further information is provided in the Stormwater Concept Plans (<b>Appendix P</b>). Additionally, the BDAR Assessment report as mentioned above and provided in <b>Appendix C</b> states that the proposed development will not likely have a significant impact on any threatened species, populations or threatened ecological communities.</p>  <p>Figure iii. LEP Natural Resources Map</p>	<p>Yes</p>
<p>Section 6.5 Stormwater management</p>	<p>Refer to Stormwater Concept Plans provided in <b>Appendix P</b>.</p>	<p>Yes</p>
<p>Section 6.6 Foreshore area</p>	<p>The southern portion of the subject site is identified on the LEP FBL map as a 'foreshore area'. The proposed building footprint is outside of the foreshore area and minimal impact is expected to occur. The development</p>	<p>Yes</p>

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	<p>has been designed to respond to the riverine environment.</p>  <p>Figure iv. LEP foreshore building line map</p>	
<p>Section 6.8 Landslide Risk</p>	<p>The subject site is not identified on the map as affected by landslide risk.</p>	<p>n/a</p>

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Table 3: DCP Compliance Table

In accordance with Clause 2.10 of the State Environmental Planning Policy (Planning Systems) 2021, development control plans do not apply to state significant development. The assessment of the proposed development against the relevant provisions of the PDCCP 2023 is provided in the table below for reference only.

CI	Controls	Proposal	Compliance
<b>Part 2 – Design In Context</b>			
<b>2.4</b>	<b>Building Form and Massing</b>		
C.01	Buildings are to be of a height that responds to the topography and the shape of the site.	The proposal reflects the gradient of the site.	Complies
C.02	The proportion and massing of buildings is to relate to the form, proportions, and massing of existing and proposed buildings patterns in the street.	<p>The site and subject proposal has been declared by the Minister as a state significant development and therefore is unique to other development along the street.</p> <p>Despite this, it is worth noting that residential flat buildings have been emerging in the area, particularly towards the southern end of Morton Street, southern side of Parramatta River and towards the middle to western end of Thomas Street.</p>	<p>Consistent with site context and emerging patterns in development</p> <p>Refer to the Massing Analysis in Dwg No. 7 of the Architectural Plans.</p>
C.03	Building height, and mass should not result in unreasonable loss of amenity to adjacent properties, open space, or the public domain.	Due to the north-south orientation of the site, the proposal will not result in unreasonable loss of amenity to adjacent	Complies

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CI	Controls	Proposal	Compliance
		properties, open spaces, or the public domain.	
C.04	Buildings are to be modulated in plan and elevation to reduce the appearance of bulk.	The proposed buildings are modulated.	Complies
C.05	Facades of buildings should be designed with a balance of horizontal and vertical elements that express the building's architecture.	The proposal is designed with a balance of horizontal and vertical elements that express the building's architecture.	Complies
C.06	A mix of building materials and/or colours should be used to reduce the appearance of bulk and to integrate the building within the material and colour palette of the local area.	A mix of building materials are used which complement the colour palette of the local area.	Complies
C.07	Development adjoining land use zone boundaries should provide a transition in form and massing, considering elements such as height, scale, landscape, appearance, and setbacks, as per Figure 2.4.1.	The proposal does not involve developing upon land to the southern portion of the site which provides a buffer of vegetation between the site and land zoned W2 Recreational Waterways.	Complies
<b>2.5</b>	<b>Streetscape and Building Address</b>		
C.01	New buildings must recognise and enhance the patterns and elements of facades within the street. Designs are to provide visual cohesion, continuity and distinction, having regard to the horizontal and vertical proportions of building elements which create the visual scene.	The proposed buildings complement the existing patterns and façade elements within the street via the use of modulation and material selection.  Refer to Schedule of Materials and Finishes.	Complies

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CI	Controls	Proposal	Compliance
C.02	Design consideration must be given to the underlying building elements that contribute to the character of the area. Such things include roof shape, pitch and overhangs; entry porches, verandas, balconies and terraces; materials, finishes, fixtures, patterns, fenestrations, colours and detailing; and the location and proportion of windows and doors.	The contemporary flat roof form to the new residential flat buildings is not uncommon to the street which also contains other residential buildings with flat roof. Balconies and terraces are oriented to the front and rear of the site to address the street and Parramatta River to the rear. Materials, finishes and colours have been selected to reflect the current street character. The first four-storeys of the buildings utilise different materials to the façade and provides a cantilevered awning over the fourth storey balcony to break up the building and provide visual relief.	Complies
C.03	Building setbacks from the street boundary are to be consistent with prevailing setbacks and alignment of adjoining and nearby buildings. A minimum of three lots either side of the subject lot and six lots directly across the street must be utilised to determine the prevailing street setback, as per Figure 2.5.1.	The proposal satisfies the ADG setback controls.	Complies with ADG
C.07	Buildings are to be constructed of suitably robust and durable materials which add to the depth of the façade and contribute to the overall quality of the streetscape.	Durable and low maintenance materials have been selected.	Complies

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CI	Controls	Proposal	Compliance
C.08	Garages or parking structures must not dominate the building facade and front setback.	Basement parking is provided.	Complies
<b>2.7</b>	<b>Open Space and Landscape</b>		
C.01	<p>The area of landscaping required for each development type may be included in landscape area calculations if it meets the following criteria:</p> <ul style="list-style-type: none"> <li>a) is a minimum of 2 metres by 2 metres in size,</li> <li>b) is located at ground level,</li> <li>c) has a minimum soil depth of 1.2 metres,</li> <li>d) is permeable, soft landscape or the water surface of a swimming pool, and</li> <li>e) is not an impervious surface such as driveway, paved area, roofed area, carparking, storm water structure, or deck, which is to be excluded from landscape calculations.</li> </ul>	Complies with communal open space and private open space controls within the ADG.	Complies with ADG
C.03	<p>Deep soil areas must:</p> <ul style="list-style-type: none"> <li>a) be a minimum of 4 metres by 4 metres in size,</li> <li>b) be located at ground, and</li> <li>c) not be located on any structures including buildings, basements, podium terraces, roof gardens, outbuildings or any other structures.</li> <li>d) Not include swimming pools, tennis courts, patios and decks, or other impervious surfaces such as paved areas, roofed areas, driveways and carparking.</li> </ul>	Complies with deep soil requirements of the ADG.	Complies with ADG
C.08	Trees should be planted to the front and rear of properties to encourage	New trees are planted throughout the site	Complies

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	a generous tree canopy across the block and continuity of the landscape pattern. Refer to Part 3 – Residential Development and Part 4 – Non-Residential Development of this DCP for tree planting requirements for each development type.	including to the front and rear of the property.	
C.12	Landscaping is to be designed to minimise overlooking between properties.	Landscaping to the side boundaries are provided.	Complies
C.16	A landscape plan prepared by a qualified landscape architect or designer is to be submitted for the development.	A Landscape Plan and Landscape Design Report prepared by Site Image Landscape Architects have been submitted with this application.  Please refer to <b>Appendices L and V.</b>	Complies
<b>2.8</b>	<b>Views and Vistas</b>		
C.01	Development is to preserve views of significant topographical features such as ridges and natural corridors, the urban skyline, heritage and civic buildings, sites of historical significance, and areas of high visibility, particularly those identified in Appendix 1 – Views and Vistas. Refer to Part 8 – Centres, Precincts, Special Character Areas and Specific Sites and Part 9 – Parramatta City Centre for other identified view corridors.	The proposal will positively take advantage of views across the Parramatta River to the south of this site.  Views from adjoining properties and the public domain will not be impacted.	Complies
C.03	Separation distances between buildings are to enable views to the Parramatta River, riparian zones,	The proposal has been designed to maximise views to the Parramatta	Complies

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CI	Controls	Proposal	Compliance
	parks, and natural features from the public domain.	River from the centralised courtyard where possible. Separation distances of 12m to 18m between the two residential buildings are provided to ensure spacious views.	
C.05	Buildings are to be designed so that significant and district views from the public domain are retained.	The public domain currently does not enjoy any views through the site. The southern portion of the site is currently densely vegetated and blocks all views to Parramatta River from street level.	As Existing
<b>2.9</b>	<b>Public Domain</b>		
C.01	Development is to consider upgrades of the adjacent public domain according to the requirements of the Parramatta Public Domain Guidelines, which sets out the process, design guidelines, and submission requirements for all new public domain assets.	The proposal provides passive surveillance to the public domain via windows and balconies facing the street.  The building has been well designed to address the frontage and provide a clear delineation between private and public space.	Complies
C.03	Buildings are to be located to provide an outlook to the public domain, without appearing to privatise that space.	Any other matters in relation to the public domain can be addressed via conditions of consent.	
C.04	Development is to provide passive surveillance to the public domain. Continuous lengths of blank walls and fences at the public domain interface are to be avoided.		

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
C.05	Where appropriate, ground floor areas abutting public space should maximise uses that create active building fronts with pedestrian flow and contribute to the life of the street and other public spaces.		
<b>2.10</b>	<b>Accessibility and Connectivity</b>		
C.04	Public, communal, and private areas are to be clearly delineated within the site.	Clear delineation is provided.	Complies
C.05	Pedestrian and cycle links should be provided on sites adjacent to waterways to improve accessibility to these natural systems.	The site is close to the Parramatta River Cycleway. Direct links to the pedestrian and cycleway are not provided to protect the foreshore area.	Meets environmental protection requirements
C.09	Continuous unobstructed paths of travel should be provided from public footpaths, accessible car parking, and set-down areas to public building entrances.	Unobstructed paths of travel are provided from the public footpath into the site and buildings.	Complies
<b>2.11</b>	<b>Access for People with a Disability</b>		
C.01	<p>The siting, design and construction of development is to ensure an appropriate level of accessibility, so that all people can enter and use the premises. All new building work is to meet the requirements of the Disability Discrimination Act 1992 (DDA), the relevant Australian Standards and the Building Code of Australia (BCA), where applicable.</p> <p>NOTE: Compliance with the BCA, the Australian Standards and this DCP does not mean that a</p>	Relevant requirements of the Australian Standards and Building Code of Australia will be complied with at the Construction Certificate stage.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	development will be compliant with the DDA and provide protection against a complaint under the DDA.		
<b>2.14</b>	<b>Safety and Security</b>		
C.01	Casual surveillance is to be provided by designing buildings with a clear sense of address and orientating active uses or habitable rooms towards the street, as per Figure 2.14.1.	Building entrances, windows and balconies off habitable rooms are oriented towards the street to provide passive surveillance and to address the street.	Complies
C.03	Clear sight lines must be provided between public and private places.	Clear sightlines are provided.	Complies
C.04	Development should provide a clear definition and transition of boundaries between public and private spaces. Methods other than gates, fences, and enclosures are encouraged.	A clear transition between private and public is provided.	Complies
C.05	Physical or symbolic barriers should be used to attract, channel and/or restrict the movement of people. Landscaping and/or physical elements may be used to direct people to destinations, identify where people can and cannot go, and restrict access to high crime risk areas such as carparks.	Physical barriers are provided in the form of fencing to restrict the movement of people.	Complies
C.06	Crime prevention measures in new buildings and spaces must not to detract from the quality of the streetscape. Subtle design techniques should be applied to blend into façades and places. The	Crime prevention measures will not detract from the streetscape.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	installation of solid security shutters will not be supported.		
C.07	Design elements should contribute to community ownership of public and communal spaces, fostering a shared sense of responsibility for a place's use and condition.	Internal courtyard is well designed and open for community use. Includes area for siting and private recreation.	Complies
C.08	Reduce the attractiveness of crime by minimising, removing or concealing crime opportunities. The design of development should increase the possibility of detection, challenge and apprehension of persons engaged in crime.	Casual surveillance is provided throughout the site.  Lighting will be provided throughout the site and CCTV cameras located in relevant locations.	Complies
C.09	Public pedestrian areas within developments as well as communal access ways within multi-dwelling developments are to provide non-slip pavement surfaces.	Can be provided if required via conditions of consent.	Complies
C.10	A site management plan and formal crime risk assessment (Safer by Design Evaluation) involving the NSW Police Service may be required for large developments which, in Council's opinion, would create a crime risk.	A CPTED report can be provided prior to the issue of the Construction Certificate if required.	Complies
C.12	Mailboxes are to be: a) visually integrated with the development and have regard to the amenity of the streetscape. Design and location details are to be provided with the development application.	Mailboxes are located within the building entrance/ common circulation area at the ground floor level of each building. The design has been well considered and does not have any impact	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	<ul style="list-style-type: none"> <li>b) located for convenient access by residents and deliverers on main pathways, and</li> <li>c) in compliance with Australia Post requirements for positioning and dimensions.</li> </ul>	to the streetscape amenity.	
<b>Part 3 – Residential Development</b>			
<b>3.1</b>	<b>Housing Diversity and Choice</b>		
<b>3.1.2</b>	<b>Dwelling Mix</b>		
C.01	Multi dwelling housing developments containing 10 or more dwellings is to provide a mix of dwelling sizes. A minimum 20% of dwellings must have 3 or more bedrooms.	The proposed development has 28% of dwellings have 3 or more bedrooms.	Yes
C.02	<p>The following dwelling mix is required for residential flat buildings, shop top housing, and the residential component of mixed-use developments containing 10 or more dwellings:</p> <ul style="list-style-type: none"> <li>a) 10% - 20% of dwellings to have 3 or more bedrooms.</li> <li>b) 60% - 75% of dwellings to have 2 bedrooms.</li> <li>c) 10% - 20% of dwellings to have 1 bedroom/studio.</li> </ul>	Complies with ADG requirements.	Complies with ADG
C.05	In residential apartment buildings and mixed-use schemes, a mix of one-bedroom apartments and three-or-more-bedroom apartments are to be located on the ground level or on the podium, where accessibility to communal open space is more easily achieved for	A mix of 1, 2 and 3-bedroom apartments are provided at the ground floor level.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance						
	disabled, elderly people, or families with children.								
C.06	The majority of all three-or-more-bedroom apartments in a residential apartment building should be provided on the ground and lower levels to support family-living in higher density housing.	A mix of one-bedroom, two-bedroom and three-or-more-bedroom apartments are located on all levels of the proposal.	Complies						
<b>3.1.3</b>	<b>Accessible and Adaptable Housing</b>								
C.01	<p>Multi-dwelling housing, residential flat buildings, and the residential component of mixed-use developments are to provide adaptable housing in accordance with Table 3.1.3.1 below:</p> <p>Table 3.1.3.1 – Adaptable Dwelling Requirement</p> <table border="1"> <thead> <tr> <th><i>Total no. of dwellings in development</i></th> <th><i>No. of adaptable dwellings required</i></th> </tr> </thead> <tbody> <tr> <td>Less than 10</td> <td>1 dwelling</td> </tr> <tr> <td>10 or more</td> <td>15% of total dwellings (to be rounded up)</td> </tr> </tbody> </table>	<i>Total no. of dwellings in development</i>	<i>No. of adaptable dwellings required</i>	Less than 10	1 dwelling	10 or more	15% of total dwellings (to be rounded up)	13 adaptable units are provided.	Complies
<i>Total no. of dwellings in development</i>	<i>No. of adaptable dwellings required</i>								
Less than 10	1 dwelling								
10 or more	15% of total dwellings (to be rounded up)								
C.02	All adaptable housing must meet Class C adaptability under Australian Standard 4299 - Adaptable Housing.	Adaptable units will comply with the relevant Australian Standards.	Complies						
<b>3.2</b>	<b>General Residential Controls</b>								
<b>3.2.1</b>	<b>Solar Access and Cross Ventilation</b>								
C.01	Dwellings within the development site and on adjoining properties are to receive a minimum 3 hours of sunlight to primary living areas between 9am and 3pm on 21 June.	Complies with ADG requirements.	Complies with ADG						

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
C.02	Private open spaces within the development site and on adjoining properties are to receive a minimum 3 hours of sunlight to at least 50% of the private open space area between 9am and 3pm on 21 June.	Complies with ADG requirements.	Complies with ADG
C.16	New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or motorists. A reflectivity report that analyses the effects of potential glare from the proposed new development on pedestrian and motorists may be required	Conditions of consent may be used to ensure compliance.	Complies
<b>3.2.2</b>	<b>Visual and Acoustic Privacy</b>		
C.01	Development is to utilise site planning as the primary method for achieving visual and acoustic privacy. This may be realised through such measures as orientating living spaces to rear gardens or the street, collocating similar uses between dwellings, or providing greater separation to neighbouring sites. Ancillary measures such as screening should only be utilised where privacy cannot be achieved through site planning.	Windows to the side elevations of the proposed residential flat buildings are generally narrower in comparison with the northern and southern elevations of the development to minimise privacy impacts to the adjoining properties.  The proposal complies with Part 3F Visual Privacy section of the ADG.	Complies with ADG
C.02	The internal layout of buildings is to be designed to reduce the effects of noise transmission. For example, dwellings with common partition walls should locate noise generating rooms such as living	The internal layout of the proposed buildings has considered noise transmission.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	areas adjacent the noise generating rooms of other dwellings.		
C.03	Locate windows so they do not provide direct and close views into the windows of other dwellings, particularly those of living areas.	Windows are suitably located.	Complies
C.04	Development is to contribute to minimising the impact of any local noise generating sources within a site's vicinity such as traffic, rail, or industry.	Not located in direct proximity to noise generating sources.	n/a
<b>3.5</b>	<b>Apartment Buildings</b>		
<b>3.5.1</b>	<b>Key Development Standards for Apartment Buildings</b>		
3.5.1.1	Minimum Site Frontage		
C.01	A development lot must have a minimum site frontage width of 24 metres as measured along the front boundary line.	The proposal has a site frontage width of 80.47m.	Complies
C.03	Where a site has the minimum frontage width or more, it must nonetheless be demonstrated that the objectives O.01 and O.02 can be satisfied.	The site has a sufficient size to provide the required amenity under the ADG.	Complies
3.5.1.3	Streetscape and Building Address		
C.01	Site planning and the internal layout of developments should prioritise building entries which are orientated to the street and accessed by a direct pedestrian pathway.	The proposed residential buildings are orientated to the street and have direct pedestrian pathways.	Complies
C.02	Individual ground floor apartment facing the street must have individual apartment entries with front hinged doors (sliding doors are	Each residential flat building has common access from the street. Individual entries to	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	discouraged). Exceptions to individual entries may be considered for areas with steep topography and/or high flood planning levels.	ground floor apartments are not provided due to the slope of the land.	
C.03	Where entries are not able to be located on a street frontage, provide: <ul style="list-style-type: none"> <li>a) opportunities for casual surveillance from adjacent buildings,</li> <li>b) direct sightlines from the public domain,</li> <li>c) places free from concealment or entrapment, and</li> <li>d) adequate night time lighting.</li> </ul>	The entries of the proposal are located on street frontage.	N/A
C.04	The maximum length of building along the street is 45 metres.	Complies	Complies
C.06	Where possible, breaks between buildings are to be located so as to create a visual extension of streets or lanes in the surrounding area and/or define visual alignments between public spaces and communal open spaces.	Complies	Complies
C.07	Each building entry and lift/stair core must not serve more than 25 dwelling per core for buildings up to 8 storeys.	9 dwellings per core (max)	Complies
C.10	At the street, the ground floor level (finished) of any dwelling should be provided between 500mm to 900mm above natural ground level,	Complies	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	as per Figure 3.5.1.2.1. Building access through centralised lobbies must be provided at street level and designed so that all level changes (stairs, ramps or lifts) are internalised.		
C.11	The front setback must be designed so as not to be dominated by stairs, ramps, level changes, handrails, and other servicing structures.	Complies	Complies
3.5.1.4	Open Space and Landscape		
C.01	A minimum 30% of the total site area is to be provided as deep soil, of which at least 50% is located to the rear of the site.	36.24% (1870m <sup>2</sup> ) is provided, not including the additional 1,161m <sup>2</sup> of deep soil/ landscaped area in land zoned RE1 to be acquired by Council. Most of the deep soil/ landscaped area is located to the rear of the site.  Total deep soil = 3,031m <sup>2</sup> .	Complies
C.03	On sites over 1,500m <sup>2</sup> in size, a minimum dimension of 6 metres will be required for part of the deep soil zone, equal to at least 7% of the total site area in accordance with the Apartment Design Guide. The remaining 23% of the deep soil zone may be provided with a minimum dimension of 4 metres x 4 metres.	As above. Complies with ADG.	Complies
C.05	Residential flat buildings must provide communal open space to meet the requirements of Section 3D of the Apartment Design Guide.	Complies with ADG.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
C.06	<p>Communal open space is to be:</p> <ul style="list-style-type: none"> <li>a) Located where it is highly visible and directly accessible to the maximum number of dwellings.</li> <li>b) Designed with an integral role in the site and include uses such as circulation, BBQ, play areas or passive amenity.</li> <li>c) Integrated with the deep soil zone to provide a landscape setting with opportunities for large and medium size tree planting.</li> <li>d) Located adjacent to surrounding public open spaces such as reserves and public through site links where appropriate.</li> <li>e) Be dimensioned so that it provides a proportionate response to the length and height of the development.</li> </ul>	<p>Centralised communal open space is provided which involves various uses such as circulation, giant chess game, table tennis, swimming pool, and seating areas.</p> <p>The central courtyard is connected with the open space and RE1 zoned land to the southern portion of the site.</p> <p>The communal courtyard is appropriately dimensioned and is of a size that is compliant with ADG.</p>	Complies
C.08	<p>A contiguous area of private open space with a minimum dimension of 2 metres must be provided for each dwelling as follows:</p> <ul style="list-style-type: none"> <li>a) 1-bedroom/studio units must provide a minimum of 8m<sup>2</sup> per dwelling.</li> <li>b) 2-bedroom units must provide a minimum of 12m<sup>2</sup> per dwellings.</li> <li>c) 3 or more-bedroom units must provide a minimum of 16m<sup>2</sup> per dwelling.</li> </ul>	Private open space complies with ADG.	Complies
3.5.1.5	Parking Design and Vehicular Access		
C.01	Carparking of residential flat buildings is to be located within a basement.	Basement parking provided.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
C.02	Access from car park to dwellings must be direct and safe for residents during the day and night.	Lift and stair access is provided to dwellings from the basement car park. CCTV cameras can be placed in the car park to improve safety. Conditions can be imposed to ensure safety measures are utilised.	Complies
C.03	Driveways and pedestrian access paths are to be setback a minimum of 1 metre from side and rear site boundaries to provide boundary landscaping.	Boundary landscaping is provided.	Complies
3.5.1.6	Internal Amenity		
C.01	The minimum floor to ceiling height for all residential floors is to be consistent with the Apartment Design Guide.	Refer to architectural plans.	Complies
C.02	Development is to be in accordance with the controls contained in Part 4 of the Apartment Design Guide. To demonstrate that this can be achieved, cross ventilation and solar access diagrams must be submitted with any development application.	Complies with sola access and cross ventilation sections of the ADG.	Complies
C.03	Buildings are to be designed with narrow cross sections to support dual aspect dwellings that improve cross ventilation.	The design of the building supports dual aspect dwellings.	Complies
C.04	The finished floor level of all dwellings must not be more than 900mm above or 500mm below	Finished floor level of all dwellings are above the natural ground level.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	<p>natural ground level. Where dwellings are located below natural ground level due to the slope of the land, development must:</p> <ul style="list-style-type: none"> <li>a) demonstrate that adequate solar access to habitable rooms and private open space can be achieved,</li> <li>b) provide a minimum of 5 metres between the face of the dwelling and any retaining wall or fencing, and</li> <li>c) have a minimum floor to ceiling height of 3 metres.</li> </ul>		
<b>3.6</b>	<b>Residential Subdivision</b>		
C.01	<p>Subdivision is to result in lots which meet the minimum lot sizes and lot width requirements of <i>Parramatta LEP 2023</i> and the requirements set out in Part 2 – Design in Context, Part 3 – Residential Development, and Part 7 – Heritage and Archaeology of this DCP.</p>	<p>Minimum lot sizes are complied with. Refer to LEP compliance table above.</p>	Complies
<b>3.6.1</b>	<b>Site Consolidation and Development on Isolated Sites</b>		
C.01	<p>Development for the purpose of multi dwelling housing, residential flat buildings, shop top housing or the like is not to result in the creation of an isolated site that could not be developed in compliance with the relevant planning controls, including <i>Parramatta LEP 2023</i> or this DCP.</p>	<p>The proposal will include consolidation of the remaining lots after acquisition of land by Council. The land to be acquired by Council is zoned RE1 Public Recreation and sits adjacent to other land zoned RE1.</p>	Complies
<b>Part 5 – Environmental Management</b>			

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
<b>5.1</b>	<b>Water Management</b>		
<b>5.1.1</b>	<b>Flooding</b>		
C.01	<p><u>Floodplain Risk Management</u></p> <p>Development is to be compatible with any relevant Floodplain Risk Management Plan and consistent with the current NSW Floodplain Development Manual, unless otherwise accepted by Council.</p>	<p>A Flood Risk Management Plan prepared by C&amp;S Engineering Services is submitted with this application (see <b>Appendix S</b>).</p>	Complies
C.03	<p>The Flood Planning Level under normal circumstances shall be the higher of the 1% AEP riverine flood level or the 1% AEP overland flow flood level, as accepted by Council, plus a minimum 500mm freeboard safety factor. Council may require additional freeboard to manage risk in exceptional circumstances.</p>	<p>The Flood Risk Management Plan states that the proposed minimum habitable floor level (ground floor level) is set at RL11.85m AHD which is approximately 7m above the 1% AEP flood level. The habitable areas in this instance have been considered by the FRMP as completely safe and will not be encroached even during the PMF event (RL9.7m).</p>	Complies
C.06	<p>Fencing, landscaping and public domain works are to be constructed in a manner that does not significantly affect the flow of floods.</p>	<p>The site is not affected by overland flooding and most of the site is not subject to mainstream flooding. Refer to the FRMP in <b>Appendix S</b>.</p>	Complies
C.07	<p>New development is only permitted where reliable access is available for the evacuation of an area potentially affected by floods to an area free of risk from flooding. Evacuation should be consistent</p>	<p>The Flood Risk Management Plan states that the development complies with Council's flood evacuation requirements.</p>	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	with any relevant flood evacuation strategy.		
C.08	Council requires an applicant to make a Flood Enquiry Application where this information is available. The information supplied to an applicant via a Flood Enquiry Application will inform the applicants DA flood model where deemed necessary.	A Flood Enquiry Application was made and the information was used by the consultant to prepare the Flood Risk Management Plan.	Complies
<b>5.1.2</b>	<b>Water Sensitive Urban Design</b>		
C.02	WSUD principles are to be integrated into the development through the design of stormwater drainage, on-site detention, and landscaping and in the orientation of the development rather than relying on 'end of pipe' treatment devices prior to discharge.	Please refer to the Stormwater Concept Plan in <b>Appendix P</b> for more details.	Complies
C.03	Impervious surfaces are to be minimised and soft landscaping used to promote infiltration and reduce stormwater run-off. Permeable surfaces must be genuinely permeable in the long term and appropriately designed to withstand compaction, sediment accumulation and scour and be provided with adequate subsurface flow capture and drainage.	The southern portion of the site including the entirety of the RE1 zoned land will remain as deep soil impervious area.	Complies
C.05	Rainwater harvesting and use is encouraged in any water management system for individual lots and for the public domain. Development should maximise the capture and reuse of rainwater from roofs. Rainwater tanks must be	Underground rainwater tank is provided below the vehicular crossing on the site.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	connected to separate non-drinking water systems including irrigation, car washing, toilets, water features, washing machines and cooling towers.		
<b>5.1.3</b>	<b>Stormwater Management</b>		
C.01	Development is to be sited and built to minimise disturbance of the natural drainage system.	Please refer to the Stormwater Concept Plan provided in <b>Appendix P</b> . Any amendments or improvements to the plan can be done prior to the issue of the Construction Certificate.	Complies
<b>5.1.4</b>	<b>On-site Detention Management</b>		
C.02	On site detention systems are to be designed in accordance with the Upper Parramatta River Catchment Trust (UPRCT) On Site Detention Handbook Editions 3 or 4, <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> , Australian Rainfall and Runoff, and Council's Development Engineering Design Guidelines unless otherwise exempted by other controls in this DCP.	Relevant standards and regulations are complied with. Conditions of consent may be utilised to ensure compliance.	Complies
C.03	OSD is to be in the form of below ground tanks for all dual occupancy and other forms of multiunit residential and/or mixed-use residential development.	Below-ground OSD tanks are provided. Please refer to the Stormwater Concept Plans in <b>Appendix P</b> .	Complies
C.07	The location of the On-Site Detention System, WSUD and other water storage facilities shall not impact on the operation,	OSD tanks are suitably located underground at basement level.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	functionality and safety of the proposed development. In this regard On-Site Detention Systems and other water storage facilities shall not be located within the subfloor of any habitable areas of residential dwellings, commercial buildings and childcare facilities. Surcharging, ventilation and access grates of these systems shall not be located in, nor impact upon, required play areas for childcare facilities.		
C.08	All OSD Systems must discharge by gravity to Council's stormwater infrastructure.	Please refer to the submitted Stormwater Concept Plan in <b>Appendix P</b> . Should amendments be made, an amended Stormwater Concept Plan can be provided prior to the issue of the Construction Certificate.	Complies
C.19	Underground tanks must comply with requirements as outlined in Council's Development Engineering Design Guidelines.	Relevant controls and guidelines will be complied with.	Complies
C.20	OSD must be legally protected from alteration and regularly maintained to guarantee continued operation over the entire life of the development.	Ongoing maintenance will be provided as required.	Complies
<b>5.1.5</b>	<b>Groundwater</b>		
C.01	All Development Applications proposing excavation for below ground structures such as basements must demonstrate	The Geotechnical Report prepared by Morrow Geotechnics Pty Ltd accompanies this	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	whether or not they will encounter groundwater.	application. The basement level will be constructed in accordance with relevant standards should groundwater be encountered. Conditions of consent may be used to ensure compliance.	
C.04	<p>Where groundwater will be encountered, the proposal must demonstrate that the below ground structures will be constructed in a water-proof manner (e.g. tanked construction) at all levels where groundwater could be encountered. Water-proofed basements are required because:</p> <ul style="list-style-type: none"> <li>• Council stormwater infrastructure has limited capacity.</li> <li>• Drained basements require ongoing maintenance for the treatment and pump out of groundwater with energy use and operational cost implications for occupiers.</li> <li>• Failure of mechanical systems to treat and pump groundwater creates structural and environmental risks.</li> <li>• Retention of natural groundwater levels is environmentally sustainable.</li> </ul>	Water-proofing will occur as required. Conditions of consent may be used to ensure compliance.	Complies.
<b>5.2</b>	<b>Hazard and Pollution Management</b>		
<b>5.2.1</b>	<b>Control of Soil Erosion and Sedimentation</b>		
C.01	Development is to be designed and constructed to integrate with the natural topography of the site so as to minimise the need for cut and fill.	Minimal cut and fill is proposed except for the creation of the basement level.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
C.02	Soil loss from development is to be minimised through effective site management practices that reduce the impact of sedimentation on downstream waterways and drainage systems and that minimise windblown soil loss.	Standard site management practices will be carried out. An Erosion and Sediment Control Plan can be provided before issue of the Construction Certificate.	Complies
C.04	Development that is likely to result in erosion and sedimentation is to be accompanied by details of the proposed method of on-site erosion and sediment control. Such details are to follow the guidelines in the NSW Landcom (2004) Managing Urban Stormwater: Soils and Construction and Council's Design and Development Guidelines, as per Figure 5.2.1.1 – Figure 5.2.1.4.	As above.	Complies
<b>5.2.3</b>	<b>Salinity</b>		
C.01	Construction techniques are to be employed that prevent structural damage to the development as a result of salinity. Where the potential risk of salinity is identified by using the Map of Salinity Potential in Western Sydney 2022 further investigations in accordance with the Western Sydney Salinity Code of Practice 2003 are to be undertaken.	Standard construction practices will be employed. Conditions of consent may be used to ensure compliance.	Complies
C.02	Protection measures to mitigate the impact of the development on soil salinity are to be employed.	As above.	Complies
<b>5.2.4</b>	<b>Earthworks and Development on Sloping Land</b>		
C.02			

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	Cut and fill shall not create a detrimental impact on overland flows through the site.	Overland flows do not occur within the site.	n/a
C.03	Cut and fill should not occur on or adjacent to, or have adverse impacts on, sensitive environments, such as waterways, riparian land, wetlands, bushland or significant vegetation.	Proposed works are primarily located to the northern portion of the site and at a distance from the riparian land to the south.	Complies
C.05	Notwithstanding the above, cut is limited to a maximum of 450mm from existing ground level where it occurs within 900mm of rear or side boundaries.	Minimal cut and fill are proposed within 900mm of site boundaries. Any earthworks within this zone are limited to landscaping works.	Complies
C.07	Notwithstanding the above, fill is limited to a maximum of 300mm from existing ground level where it occurs within 900mm of rear or side boundaries.		
<b>5.2.5</b>	<b>Land Contamination</b>		
C.01	Prior to the submission of a Development Application an assessment is to be made by the applicant under Clause 4.6 of the Resilience and Hazards SEPP as to whether the subject land is contaminated.	A Preliminary Site Investigation concludes that the site is suitable for the proposal.	Complies
C.02	Council under Clause 4.6 (1) of the <i>Resilience and Hazards SEPP</i> a consent authority must not consent to development unless it has considered whether land is contaminated, and if the land is contaminated is suitable for the proposed purpose or is satisfied	A Preliminary Site Investigation concludes that the site is suitable for the proposal.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	that the land will be appropriately remediated. Where land is proposed to be subject to remediation, adequate documentation is to be submitted to Council supporting the categorization.		
<b>5.2.6</b>	<b>Air Quality</b>		
C.01	Development that is likely to result in the emission of atmospheric pollutants, including odours, is to include operating practices and technology to ensure that the development does not contribute to increased air pollution.	It is not expected that air pollution will be created. The consent authority may seek to add conditions to the consent to manage dust generation on the site.	Complies
C.02	Effective site controls during and after demolition and construction are to ensure that development does not contribute to increased air pollution.	Standard construction practices and regulations apply. Conditions of consent may be used to ensure compliance.	Complies
C.04	An Air Quality Assessment report that takes into account the provisions of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> be provided for 'air quality sensitive land uses' within 100 metres of a classified road. 'Air quality sensitive land uses' include residential accommodation (excluding a single dwelling house on an existing lot), early education and care facilities, seniors housing, hospitals, offices or public recreation areas.	Any additional assessments can be provided prior to issue of the Construction Certificate should it be required.	Complies
C.05	All development must be undertaken in accordance with the Protection of the Environment	Construction activities are expected to be carried out in accordance with the	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	Operations Act 1997 No 156, the <i>Protection of the Environment Operations (Clear Air) Regulation 2021</i> , State Environmental Planning Policy (Transport and Infrastructure) 2021, relevant Australian Standards and any other requirements of the NSW Environmental Protection Authority, such as <i>Protection of the Environment Operations (Clean Air) Regulation 2021</i> and the Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW and Approved Methods of Modelling and Assessment of Air Pollutants in New South Wales.	relevant acts and regulations that apply.	
C.06	Discharges from premises of any matter, whether solid, liquid, or gaseous is required to conform to <i>the Protection of the Environment Operations Act 1997</i> and its Regulations, or a pollution control approval issued by the NSW Office of Environment and Heritage for Scheduled Premises.	Construction activities are expected to comply with the relevant acts and regulations that apply.	Complies
<b>5.3</b>	<b>Protection of the Natural Environment</b>		
<b>5.3.1</b>	<b>Biodiversity</b>		
C.01	In relation to locally indigenous flora and fauna (including canopy trees and understorey vegetation), development is to be sited and designed to: <ul style="list-style-type: none"> <li>• avoid potential adverse impacts;</li> <li>• minimise impacts, if impacts cannot be avoided;</li> <li>• mitigate impacts, if the impacts cannot be minimised.</li> </ul>	The proposed development is located at a reasonable distance away from significant vegetation and biodiversity to the south of the site. A BDAR Waiver was issued on 29/05/2025 and attached as <b>Appendix B</b> .	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
C.03	Where the BOS is triggered, a Biodiversity Development Assessment Report (BDAR) must be prepared following the Biodiversity Assessment Method (BAM) by an accredited assessor.	As above.	Complies
C.05	Development should avoid the fragmentation of existing native vegetation.	Not proposed.	Complies
C.06	Development should seek to retain unique environmental features of the site, including: <ul style="list-style-type: none"> <li>• rock outcrops,</li> <li>• wetlands and the like,</li> <li>• watercourses,</li> <li>• drainage lines and riparian land,</li> <li>• groups of significant trees and vegetation, and</li> <li>• mature hollow-bearing trees and other fauna habitat features on the site.</li> </ul>	Unique environmental features are retained. Proposed works are located away from Parramatta River and the foreshore area.	Complies
C.08	Preference is to be given to the planting of species indigenous and/or endemic to the vegetation communities of the local area as per Table 5.3.1.1. However, exotic species appropriate to the landscaping setting may also be considered.  All suitable trees must be planted with a minimum setback of 3.5 metres to the outside wall of a legally constructed building and be a minimum 2 metres from any proposed or existing drainage line.	Under the Landscape Design Report provided in <b>Appendix V</b> , suggested plant species have been provided.  A detailed planting schedule can be provided should it be required or conditions imposed to ensure the planting of indigenous species.	Satisfactory

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
C.14	Landscaping within the buffer zones should comprise trees, shrubs, understorey and groundcover indigenous to the adjoining vegetation community.	Conditions may be imposed to ensure compliance.	Complies
<b>5.3.2</b>	<b>Waterways and Riparian Zone</b>		
C.01	Development is to make provision for buffer areas for the preservation and maintenance of floodway, riparian corridors and habitat protection. Refer to <i>Clause 6.7 Foreshore Building Line</i> and <i>Clause 6.5 Water Protection in the Parramatta LEP 2023</i> .	The proposed development has been located to the northern portion of the site which overlays the approved building footprint under previous DA consent.  A buffer is provided between the development and the Parramatta River to the south.	Complies
C.02	Development on land subject to <i>Clause 6.5 Water Protection</i> in the <i>Parramatta LEP 2023</i> or that abuts a waterway is to provide and maintain a vegetated riparian zone (VRZ) landscaped with local indigenous species, to protect bushland, aquatic habitat, wildlife corridors and soften the interface between the natural landscape and the urban environment. This riparian vegetation is also important to stabilise the bed and banks of waterways and attenuate flood flows.	The BDAR Assessment Report provided in <b>Appendix C</b> states that the site is suitable for the proposed development and that no threatened species have been recorded on the subject land and no vegetation that is habitat for threatened species is proposed to be removed.	Complies
C.03	A VRZ of at least 10 metres, measured from the top of the highest bank, is to be provided to creeks (1st order waterways). A larger VRZ will be required to higher	>15m distance has been provided from the rear boundary of the site to the proposed development.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	order waterways, such as Parramatta River, consistent with the NSW Department of Industry's <i>Guidelines for controlled activities on waterfront land – Riparian corridors</i>		
<b>5.3.4</b>	<b>Tree and Vegetation Preservation</b>		
C.02	<p>To damage, prune, or remove any prescribed trees or vegetation identified in C.01 in this Section of this DCP is prohibited without the written consent of Council (via either a Tree Permit Application or Development Application for tree works subject to location of tree).</p> <ul style="list-style-type: none"> <li>An arboricultural assessment report by a suitably qualified Australian Qualification Framework (AQF) Level 5 Arborist, and other specialist reports and information may be required to be submitted as part of the application assessment process as evidence to support the pruning or removal of the tree(s).</li> <li>If works are carried out in accordance with the exemptions prescribed in this Section of this DCP, written consent from Council is not required.</li> </ul>	An Arboricultural Impact Assessment was prepared by Lee Hancock Consulting and was submitted with the previous DA that was approved. Refer to <b>Appendix W</b> .	Complies
C.03	Offset Program		
	Where a tree is approved to be removed, Council will seek the replanting of a suitable canopy replacement tree or trees in a suitable location on the site.	New trees will be planted throughout the site.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
<b>5.4</b>	<b>Environmental Performance</b>		
5.4.1	Energy Efficiency		
C.01	Where applicable, development is to demonstrate compliance with the design principles embodied in the Building Sustainability Index (BASIX). All commitments listed on a BASIX certificate must be marked on all relevant plans, specifications, and submitted with a Development Application.	A BASIX Certificate is provided in <b>Appendix J</b> .	Complies
5.4.2	Water Efficiency		
C.01	Where applicable, development is to demonstrate compliance with the design principles embodied in the Building Sustainability Index (BASIX). All commitments listed on a BASIX certificate must be marked on all relevant plans and specifications and submitted with a Development Application.	A BASIX Certificate is provided in <b>Appendix J</b> .	Complies
5.4.3.1	Roof Surface		
C.01	Where surfaces on roof tops or podiums are used for communal open space or other active purposes, the development must demonstrate at least 50% of the accessible roof area complies with one or a combination of the following: <ul style="list-style-type: none"> <li>a) Be shaded by a shade structure;</li> <li>b) Be covered by vegetation consistent with the controls under Section 5.4.4.5 – Green Roofs or Walls of this DCP;</li> <li>c) Provide shading through canopy tree planting, to be</li> </ul>	Both buildings have a rooftop terrace that will have a planter area for trees and vegetation.  Conditions may be imposed where considered necessary for compliance.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	measured on extent of canopy cover 2 years after planting.		
5.4.3.2	Open Space		
C.01	At least 75% of the open site area must comprise of one or a combination of the following when assessed in plan view: <ul style="list-style-type: none"> <li>a) Vegetation,</li> <li>b) Hardscaping elements shaded by overhanging vegetation or roof structures, including solar hot water panels and photovoltaic panels;</li> <li>c) Water bodies and/or water courses; or</li> <li>d) Areas directly to the south of vertical building elements, including green walls and areas shaded by these elements at the summer solstice.</li> </ul>	49.5% of the site area is landscaped area which includes the boundary setbacks, area within the central courtyard and rear of the site. Even the rooftop terraces will include landscaped areas.	Complies with ADG
5.4.3.3	Facades		
C.02	Shading may be provided by: <ul style="list-style-type: none"> <li>• External feature shading with non-reflective surfaces;</li> <li>• Intrinsic features of the building form such as reveals and returns; and</li> <li>• Shading from vegetation such as green walls that is consistent with the controls in Section – 5.4.4.5 Green Roofs or Walls of this DCP.</li> </ul>	Shading devices can be provided if required.	Complies
5.4.3.4	Heating Cooling Systems – Heat Rejection		
C.08	Residential apartments within a mixed-use development or residential flat building, and non-	Conditions may be imposed where necessary.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	residential development must incorporate efficient heating, ventilation and cooling systems (HVAC) which reject heat from a centralised source.		
<b>5.4.4</b>	<b>Solar Light Reflectivity (Glare)</b>		
C.01	<p>New buildings or significant alterations to existing facades must not result in solar light reflectivity that:</p> <ul style="list-style-type: none"> <li>• results in disability glare that is hazardous for road users and drivers of public transport.</li> <li>• causes discomfort for pedestrians, occupants of other buildings or users of private/communal open spaces and public spaces.</li> </ul>	Conditions may be imposed where necessary.	Complies
<b>5.4.5</b>	<b>Natural Refrigerants in Air Conditioning</b>		
C.01	<p>All new air-conditioning and refrigeration equipment are to use refrigerants with a GWP of less than 10;</p> <ul style="list-style-type: none"> <li>• if the equipment can be supplied on similar terms to conventional systems, and</li> <li>• at a cost of not more than 10% higher than the market rate for conventional systems.</li> </ul>	Conditions may be imposed where necessary.	Complies
<b>5.4.8</b>	<b>Waste Management</b>		
C.02	A Waste Management Plan (WMP) must be submitted with all Development Applications that involve demolition work, construction work, and/or the generation of waste. WMPs are to be prepared in accordance with	A Waste Management Plan prepared by Dickens Solutions is attached in <b>Appendix N</b> .	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	Council's Waste Management Plan template and the <i>Waste Management Guidelines for new Development Applications</i> (refer to Appendix 2). Should the template not be used then the applicant must ensure that all of the required information outlined in Council's <i>Waste Management Guidelines for new Development Applications 2016</i> is provided.		
<b>Part 6 – Traffic and Transport</b>			
<b>6.1.2</b>	<b>Travel Plans</b>		
C.01	Development proposals that meet the following criteria must prepare a Travel Plan: <ul style="list-style-type: none"> <li>residential development containing more than 50 dwellings; or</li> <li>development with a gross floor space of 5,000m<sup>2</sup> and above or 50 or more employees.</li> </ul>	Please refer to the Green Travel Plan/ Travel Access Guide within the Traffic Impact Assessment in <b>Appendix Q</b> .	Complies
<b>6.2</b>	<b>Parking and Vehicular Access</b>		
C.01	The minimum dimensions of parking spaces for dwellings should be in accordance with Australian Standard AS2890.1 - Parking Facilities – Off-Street Car Parking: <ul style="list-style-type: none"> <li>Unenclosed parking space (such as a hard-stand space): minimum of 2.4 metres (width) x 5.4 metres (length).</li> <li>Single enclosed garage: minimum of 3.0 metres (width) x 5.4 metres (length).</li> </ul>	Car parking dimensions will comply with Australian standards.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
C.02	Disabled parking space must be in accordance with AS 2890.6 Parking Facilities Off Street Parking for People with Disabilities.	As above.	Complies
C.04	Driveways are to be sufficiently setback from the side boundary in order to accommodate splays within property boundary line at access points in accordance with AS2890.1.	Designed in accordance with Australian Standards.	Complies
C.05	Car stackers and car lifts are only permitted within the Parramatta, Epping, Westmead, Granville and Harris Park town centres. Car stackers and car lifts are not permitted in boarding houses and childcare centres	Not proposed.	n/a
C.06	In restricted manoeuvring areas where standard turning templates cannot be used, a swept path analysis using the largest design vehicle in accordance with Austroads shall be provided.	Swept path diagrams are provided within the Traffic Impact Assessment in <b>Appendix Q.</b>	Complies
C.08	Driveways shall be located and designed to avoid restricted sight distances and on-street queuing.	Driveways are appropriately designed with adequate sight distances.	Complies
C.09	Vehicular access to arterial roads shall not be permitted where alternative access is available or can be acquired.	The site does not have direct access to arterial roads.	Complies
C.10	Ensure the location of entry gates allow the largest vehicle to enter the	The access to the basement level is via	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	site without blocking the footway when the gate is closed.	garage doors There are no vehicular entry gates proposed.	
C.11	All pedestrian paths and ramps shall have a minimum width of 1000mm, have a non-slip finish, not be steep (ramp grades between 1:20 - 1:14 preferred), comply with AS 1428.1 and AS 1428.2).	All pedestrian paths and ramps will comply with relevant Australian Standards.	Complies
C.12	Below ground structures shall comply with a side setback of 1.2 metres to provide for deep soil planting and an adequate area for construction. Where possible, basement walls shall be located under building walls.	>3m side setback is provided between the basement level and side boundaries which provides some area of deep soil.	Complies
C.13	Access driveway (vehicle crossing) shall have a minimum width in accordance with the requirements of the Australian Standard AS2890.1 - Parking Facilities – Off-Street Car Parking and be located a minimum 1.2 metres clear from power poles and drainage pits.	Driveway and vehicular crossing will comply with relevant Australian Standards.	Complies
C.14	Driveways (vehicle crossings) shall be located 6m away from a tangent point (of the kerb and gutter line).	The distance of the vehicular access point from the front boundary line is 4m. Conditions may be imposed to alter this access point to 6m if required.	Complies
C.15	Vehicle access points and parking areas are to be: <ul style="list-style-type: none"> <li>easily accessible and recognisable to motorists,</li> </ul>	As above.	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	<ul style="list-style-type: none"> <li>• undisruptive to pedestrian flow and safety,</li> <li>• located to minimise traffic hazards and the potential for vehicles to queue on public roads, and</li> <li>• located to minimise the loss of on-street car parking, and to minimise the number of access points.</li> </ul>		
C.16	Parking and service/delivery areas and vehicular access points are to be located to minimise conflict between pedestrians and vehicles and to minimise impact on residential amenity.	As above.	Complies
C.19	Car parking spaces, ramps and driveways are to be designed to ensure ease of access, egress and manoeuvring on-site. The standards of Australian Standard AS2890 - Parking Facilities are to be complied with.	Car parking spaces, ramps and driveways are constructed in accordance with Australian Standards. Refer to the Traffic Impact Assessment in <b>Appendix Q</b> .	Complies
C.20	The area between property boundaries and driveways, access ways and parking spaces is to be of sufficient width to enable adequate sight distance to pedestrians in accordance with the requirements of the Australian Standard AS2890.1 - Parking Facilities – Off-Street Car Parking.	Adequate sight distances provided.	Complies
C.21	Reasonable provision is to be made for the parking needs of people with disabilities.	Total of 16 accessible car spaces are provided.	Complies
C.22	Basement car parking is to be:		

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
	<ul style="list-style-type: none"> <li>adequately ventilated,</li> <li>designed for safe and convenient pedestrian movement and to include separate pedestrian access points to the building that are clearly defined and easily negotiated, and</li> <li>predominantly located within the building footprint located predominantly below existing ground level. Where slope conditions mean that this is unachievable, the basement projection of the floor level of the storey immediately above is less than 1m above ground level (existing).</li> </ul>		
C.23	Visitor parking is to be marked or signposted to enable easy recognition.	The EIS recommends visitor parking to be marked and provided.	Complies
C.24	The design and layout of car parking areas must provide for suitable and safe pedestrian movements, including separate pedestrian access to buildings which are clearly defined and easily negotiated.	The design and layout of the car park allows safe pedestrian movements. Stair and lift access to the buildings above are provided.	Complies
C.25	Car parking is not to be used as storage space.	Not proposed.	Complies
C.27	Driveways are to be sited and designed to minimise loss of on-street parking.	The site currently has four driveways one to each lot. The proposal will remove the driveways and only provide one driveway. On-	Complies

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance				
		street parking will therefore not be reduced.					
C.48	<p>Car Parking Rates</p> <p>The required number of car parking spaces are provided in Table 6.2.1.</p> <table border="1"> <thead> <tr> <th><i>Development Type</i></th> <th><i>Minimum number of parking spaces required</i></th> </tr> </thead> <tbody> <tr> <td>Residential flat buildings, Multi dwelling housing or the residential component of Mixed Use development (within 800 metres walking distance of a train station or light rail stop, or within 400 metres walking distance of a transitway bus stop).</td> <td>                     0.6 spaces per 1 bedroom unit                      0.9 spaces per 2 bedroom unit                      1.4 spaces per 3 bedroom unit                      Plus 0.2 space per dwelling for visitor parking.                      A car wash bay which may also be a visitor space.                 </td> </tr> </tbody> </table> <p>Table 6.2.1 – Minimum car parking rates</p>	<i>Development Type</i>	<i>Minimum number of parking spaces required</i>	Residential flat buildings, Multi dwelling housing or the residential component of Mixed Use development (within 800 metres walking distance of a train station or light rail stop, or within 400 metres walking distance of a transitway bus stop).	0.6 spaces per 1 bedroom unit 0.9 spaces per 2 bedroom unit 1.4 spaces per 3 bedroom unit Plus 0.2 space per dwelling for visitor parking. A car wash bay which may also be a visitor space.	<p>Complies with NSW Guide to Transport Impact Assessment and ADG.</p> <p>188 car spaces are provided (including 16 accessible car spaces).</p>	<p>Complies with ADG and NSW Guide to Transport Impact Assessment.</p>
<i>Development Type</i>	<i>Minimum number of parking spaces required</i>						
Residential flat buildings, Multi dwelling housing or the residential component of Mixed Use development (within 800 metres walking distance of a train station or light rail stop, or within 400 metres walking distance of a transitway bus stop).	0.6 spaces per 1 bedroom unit 0.9 spaces per 2 bedroom unit 1.4 spaces per 3 bedroom unit Plus 0.2 space per dwelling for visitor parking. A car wash bay which may also be a visitor space.						
C.51	<p>If a particular land use is not addressed in Table 6.2.1, where appropriate one of the following shall be conducted:</p> <ul style="list-style-type: none"> <li>car parking rates calculated based on the Transport for</li> </ul>	<p>Complies with NSW Guide to Transport Impact Assessment.</p>	<p>Complies</p>				

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance				
	<p>NSW Guide to Traffic Generating Development, or</p> <ul style="list-style-type: none"> <li>a traffic and transport impact assessment considering a similar land use in a similar location.</li> </ul>						
C.53	Unless otherwise specified, provision for motorcycle parking should be provided at a rate of 1 space per 50 car parking spaces, or part thereof.	17 motorcycle spaces are provided.	Complies				
C.54	Any variations to parking rates would need to be justified and informed by a traffic and transport impact assessment.	More than the required car parking spaces have been provided. A Traffic Impact Assessment is provided in <b>Appendix Q</b> .	Complies				
<b>6.3</b>	<b>Bicycle Parking</b>						
C.01	<p>The required number of bicycle parking spaces are provided in Table 6.3.1 below.</p> <table border="1"> <thead> <tr> <th><i>Development Type</i></th> <th><i>Minimum number of bicycle parking spaces required</i></th> </tr> </thead> <tbody> <tr> <td>Residential flat buildings and the residential component of Mixed-Use development</td> <td>1 space per dwelling, plus 1 space per 10 dwellings for visitors.</td> </tr> </tbody> </table> <p>These tables do not apply to the Parramatta City Centre, which has access and parking provisions in Section 9.9 – Vehicular Access, Parking and Servicing of this DCP.</p>	<i>Development Type</i>	<i>Minimum number of bicycle parking spaces required</i>	Residential flat buildings and the residential component of Mixed-Use development	1 space per dwelling, plus 1 space per 10 dwellings for visitors.	149 bicycle car spaces are provided.	Complies
<i>Development Type</i>	<i>Minimum number of bicycle parking spaces required</i>						
Residential flat buildings and the residential component of Mixed-Use development	1 space per dwelling, plus 1 space per 10 dwellings for visitors.						

**STATUTORY COMPLIANCE TABLE**

85-91 Thomas Street, Parramatta

CI	Controls	Proposal	Compliance
C.05	All bicycle parking should be located in a safe and secure location that is under cover and convenient for users. Resident/staff parking is to be provided within one level of the ground floor to ensure it is convenient and accessible to users.	Safe and secure location is provided for bicycle parking. A room is provided in the lower ground floor/ basement level that provides stacked bicycle racks.	Complies
C.08	Bicycle parking facilities should not impede pedestrian or vehicular circulation.	The bicycle parking location is well-considered.	Complies
C.09	Bicycle parking should be located in highly visible, illuminated areas to minimise theft and vandalism.	Lighting will be provided within and outside the bicycle storage room. CCTV cameras can also be provided to deter theft and vandalism. Conditions can be imposed to ensure compliance.	Complies