

Appendix D Assessment Against the Canterbury Bankstown DCP 2023

Provision	Comments
Chapter 3.1 Development Engineering Standards	
2.1 Driveway widths should be reduced to accommodate on-street parking and to sit clear of existing street infrastructure (where relevant).	On street parking is proposed as part of the civil design package.
2.2 All existing street infrastructure (including street trees) must be shown on relevant plans to determine if the proposed VFC locations are suitable.	Existing street infrastructure is shown on the detailed civil plans.
Chapter 3.7 Landscape	
2.2 Development, including alterations and additions, is to minimise earthworks (cut and fill) in order to conserve site soil. Where excavation is necessary, the reuse of excavated soil on site is encouraged.	The Civil Plans include a cut and fill plan which illustrate how the design has sought to minimise earthworks wherever possible.
2.6 Development must consider the retention of existing trees, including street trees, in the building design.	Tree retention is a key driving principle for the nomination of the C2 Environmental Conservation zoned land and the subdivision layout.
2.7 Development must plant at least one canopy tree for every 12m of front and rear boundary width and: (a) Canopy trees are to be of a minimum 75 litre pot size. (b) Use deciduous trees in small open spaces, such as courtyards, to improve solar access and control of microclimate. (c) Place evergreen trees well away from the building to allow the winter sun access. (d) Select trees that do not inhibit airflow. (e) Provide shade to large hard paved areas using tree species that are tolerant of compacted/deoxygenated soils.	The Landscape Plans comply with these requirements.
Chapter 5.1 Residential	
2.2 The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	The proposed 62 dwelling houses have been designed to be compatible with the slope of the land, with retention walls minimised.

Provision	Comments
<p>2.3 Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.</p>	<p>The civil plans are designed to comply with this requirement.</p>
<p>2.11 Dwelling houses must provide a minimum 80m² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5m throughout.</p>	<p>Each of the proposed dwelling houses have a minimum 80sqm of private open space in the form of a rear yard with a minimum dimension of 5m.</p>
<p>2.15 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.</p>	<p>The scheme complies.</p>
<p>2.28 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:</p> <ul style="list-style-type: none"> (a) the building is at least two storeys in height, and (b) the garage is architecturally integrated with the upper storey by: <ul style="list-style-type: none"> (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof. <p>This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.</p>	<p>The proposed garages accommodate a maximum of two car parking spaces fronting the street.</p>
<p>Chapter 11.13 Former WSU Campus - Milperra</p>	
<p>Section 3.1 Street and block layout</p>	
<p>C1. Road network to be provided is consistent with the Concept Masterplan.</p>	<p>The road network is generally consistent with the Concept Masterplan.</p>
<p>C2. Local roads are to measure a minimum of 18m in road reservation width and incorporate the following:</p> <ul style="list-style-type: none"> (a) 11m wide road carriageway. (b) 3.5m verge width on each side (including a 1.2m wide footpath on one side of the road and a 2m shared path on either side of the road). (c) Provision is to be made for vehicular footway crossing where required. (d) The remainder of the verge is to be landscaped and include street trees in accordance with Figure 3. 	<p>Local roads are proposed to achieve these dimension requirements. As per the Landscape Plans prepared by Urbis, street trees and landscape verges are proposed.</p>
<p>C3. Minor local roads are to measure a minimum of 17.2m in width and incorporate the following:</p> <ul style="list-style-type: none"> (a) 10.2m wide road carriageway. (b) 3.5m verge width on each side (including 1.2m wide footpath on both sides of road). (c) Provision is to be made for vehicular footway crossing where required. (d) The remainder of the verge is to be landscaped and include street trees in accordance with Figure 4. 	<p>Minor local roads are proposed to achieve these dimension requirements. As per the Landscape Plans prepared by Urbis, street trees and</p>

Provision	Comments
	landscape verges are proposed.
<p>C4. Laneways are to measure 8.5m in width and incorporate the following:</p> <ul style="list-style-type: none"> (a) 6m wide road carriageway. (b) 1.25m verges with suitable provision of 1.25m x 1.25m garbage bin hard stand areas on each side for each dwelling (to allow for bin placement for council collection). (c) The remainder of the verge on each side of the lane is to be landscaped in accordance with Figure 5. 	Laneways are proposed to achieve these dimensions – with one laneway exceeding the minimum width being Laneway 5 (9.5m width) due to accommodating utilities required to service lots backing onto the Northern Park.
C5. Based on traffic volumes, cross intersections of roads must be treated with roundabouts to modulate traffic flows where required.	Roundabouts are not proposed within the subdivision.
C6. Straight road sections longer than 200m must provide speed calming devices such as raised thresholds or chicanes to self-enforce speed limits.	Traffic calming devices have been provided.
C7. Pedestrian crossings must be installed at least 5m away from stop/give way lines to allow one car space.	Pedestrian crossing are provided throughout the proposed development.
C8. Street layouts should prioritise connectivity and avoid dead-ends. Where dead-ends are proposed, provisions must allow vehicles to enter and exit in a forward direction.	A cul de sac is proposed in only one location (Road 5) and vehicles will be able to enter and exit in a forward direction.
C9. Where lots are proposed to be serviced by Council service vehicles provision should be made to allow for vehicles to enter and exit in a forward direction.	The proposed subdivision complies with this requirement.
C10. Where the above cannot be provided to Council's satisfaction, these roads and laneways shall remain in private ownership (e.g. shared carriageway, community title).	N/A
C11. Laneways are to be provided to facilitate waste collection from the rear of properties and to minimise driveway crossings and impediments to pedestrian and vehicle traffic flow along all roads.	Laneways are proposed in accordance with Figure 2 of the DCP.
C12. Where laneways are provided, vehicle access to sites is to be provided only via the laneway.	No vehicular access is provided to any of the proposed 62 dwellings via a laneway. This will be addressed in SSD 2. the detailed design.

Provision	Comments
<p>C13. The entrance from Bullecourt Avenue is to have a median for at least the first 50m into the site, measured from the Bullecourt boundary. The median is to be a minimum of 2.5m wide and must provide street tree plantings.</p>	<p>A median strip is provided from Bullecourt Avenue into Road 9.</p>
<p>C14. A pedestrian crossing point with a pedestrian island is to be located near the existing vehicle entry point along Ashford Avenue. Note: Due to the high level of traffic generation and peak nature of traffic volumes accessing these forms of land uses, assessment of traffic impacts and pedestrian requirements is required by Council and Council may reasonably enforce the provision of mitigation measures that need to be incorporated into the design. Such measures may include, but are not limited to:</p> <ul style="list-style-type: none"> (a) raised pedestrian thresholds (wombat crossings); (b) speed control devices; (c) pedestrian refuges on streets, especially along streets which the development fronts; and (d) provision of bus and drop off bays 	<p>An agreement has been reached with Council to provide a kerb blister to the southern side of Road 1 intersection. Pedestrian crossing design currently achieves DCP objectives by providing speed control device.</p>
<p>C15. Where a proposed residential property directly adjoins an open space (not separated by a road), fencing shall be a maximum 1.8m high with the part of the fence 1.5m above ground level to be a minimum 50% open construction and integrate with open space to ensure passive surveillance and a high quality design.</p>	<p>The proposed development complies with this requirement.</p>
<p>C16. All street parking spaces must be provided in accordance with Figure 2.</p>	<p>Parking provided wholly along Road No. 1 (instead of Road 2 and 10). This is proposed to achieve a consistent and unified streetscape entry road into Ashford Avenue. The proposed quantum of parking remains the same as Figure 2.</p>
<p>C17. Access to individual lots must consider and maximise opportunity for street parking and tree planting. Where a run of attached dwellings is proposed and there is insufficient space for street parking between driveways, a large canopy tree should be provided in the parking lane (refer to Figure 4 'landscape blisters').</p>	<p>Street trees are proposed along all roads (excluding laneways) as per the Landscape Plan prepared by Urbis.</p>
<p>C18. A Vegetation Management Plan is prepared and implemented by a suitably qualified bush regenerator for the rehabilitation, management and long-term maintenance of any retained Cumberland Plain Woodland. Prior to felling trees, a nest box management plan must be prepared which includes details on: (a) the number, size, type and location of tree hollows to be removed.</p>	<p>A VMP will be prepared.</p>
<p>C19. The size, type, number and location of where the replacement nest boxes and/or compensatory artificial hollows using a HollowHog tool (https://www.hollowhog.com.au/) are to be installed based on the results of the preclearing survey. Prior to felling the trees, a suitably qualified ecologist must endeavour to individually remove sections of a tree containing a hollow or other habitat features for relocation and reuse by the project:</p> <ul style="list-style-type: none"> (a) trees with hollows should be lopped in such a way that the risk of injury or mortality to fauna is minimised, such as top-down lopping, with lopped sections gently lowered to the ground, or by lowering whole trees to the ground with the "grab" attachment of a machine; 	<p>Refer to the BDAR and the AIA for details on tree protections during the construction of the development.</p>

Provision	Comments
(b) where it is not possible to remove a tree hollow/habitat feature prior to felling the tree, native fauna should first be removed before tree felling and the hollow bearing trees may then be slowly pushed over to avoid damage to hollows.	
<p>C20. Street tree planting and landscaping should be provided on both sides of the street at the site. The street setbacks shall be wide enough to:</p> <p>(a) retain existing trees and allow for new planted street trees to grow to maturity without the need for lopping and trimming;</p> <p>(b) accommodate any proposed footpaths plus allow for the street trees to grow to maturity.</p>	<p>Trees are proposed for removal along Ashford Avenue due to the undergrounding of overhead powerlines which requires excavation. Electrical undergrounding is a VPA requirement.</p>
<p>C21. Lots and vehicular footway crossings fronting Ashford Avenue should be designed to retain existing street trees</p>	<p>As above.</p>
<p>C22. A maximum block length of 180m applies, before providing a pedestrian through site link connection. These connections should line up with adjacent streets to allow for long views through the site.</p>	<p>The subdivision complies with this requirement.</p>
<p>C23. Pedestrian through site links are to be:</p> <p>(a) 9m wide, including a 5m shared path and a 2m wide vegetated verge either side of the shared path.</p> <p>(b) Open to the sky.</p> <p>(c) Be accessible to pedestrians 24 hours a day and designed to be accessible for people of all abilities.</p> <p>(d) Be designed to ensure pedestrian safety through the limiting of vehicular access (other than temporary maintenance or emergency vehicles).</p> <p>(e) Provide a safe environment, including appropriate lighting and clear straight sightlines.</p> <p>(f) Lighting shall be designed and installed in accordance with Australian Standards AS/NZS 1158 Lighting for roads and public spaces and AS/NZS 4282 Control of the obtrusive effects of outdoor lighting and to the satisfaction of Council.</p> <p>(g) Tree species used within the pedestrian links are to be selected from the list below:</p> <p>(h) Understorey planting to use low maintenance turf species (e.g. kikuyu or couch).</p> <p>(i) The through site link path should be constructed to the Canterbury-Bankstown Council Standard Drawing S-029. Page 17 DCP 2023–Chapter 11.13 (Amended April 2025)</p> <p>(j) Vehicle barriers are to be installed at path ends to comply with the Canterbury Bankstown Council Standard Drawing S-033.</p>	<p>9m wide pedestrian link is proposed consistent with the DCP.</p> <p>3m wide footpath are proposed to provide a reduction in hard surfaces and increase landscaping / tree coverage (DCP requires 5m footpath).</p>
<p>C24. Through site links are to be provided as an easement on title for public right of way. The landowner and/or developer may seek to enter into a planning agreement with Council for dedication of the land for pedestrian through site links to be dedicated as public roadways, as part of an application. Such a planning agreement would need to be subject to acceptable terms for Council, including but not limited to, a monetary contribution for the ongoing maintenance of the pedestrian through site link.</p>	<p>No through-site links are proposed that would necessitate an easement. Laneways are proposed to be dedicated to Council as per the roads throughout the precinct. The intended management and ownership of through-site green links within Stage 4 will need to be determined within</p>

Provision	Comments
	this SSDA and in consultation with Council.
<p>C25. Consideration must be given for the inclusion of a future pedestrian link along the southern boundary (north of the M5) to Horsley Road as part of any subdivision layout submitted to ensure this link is futureproofed as part of any subdivision DAs issued.</p>	<p>This is not proposed due to the fragmented ownership of land at this portion of the site. Mt St Joseph High School own this portion of the land, and there is currently no onus on the school to extend this path. Further, there are level differences which would restrict the pedestrian connectivity.</p>
Section 3.2 Residential Lots	
<p>C1. Lots are to comply with the following minimum areas and dimensions for the specified dwelling type as listed in Table 2.</p>	<p>The proposed residential lots in Stage 1 and Stage 2 have a minimum width of 9m complying with Table 2 of the DCP.</p>
<p>C2. Lot sizes are to be generally consistent with the minimum lot sizes shown on Table 2 and be reflective of the intended dwelling type as shown in Figure 6.</p>	<p>The super lots are designed to enable future residential lots that are consistent with Table 2 and Figure 6.</p>
<p>C3. The width of the parent lot must not be less than the following when measured from the building line: (a) 15m when front loaded (b) 11.2m where the car parking is provided at the rear of the lot and accessed only from a secondary road, parallel road or lane.</p>	<p>The master plan achieves the required the minimum lot areas and dimensions.</p>
<p>C4. A maximum of six (6) attached dwellings (2 storey) (or a street wall length of 45 are permitted to be attached in a row before a break in the built form is required and a 0.9m side setback is applied.</p>	<p>No attached dwellings are proposed within the current SSDA.</p>
<p>C5. For attached dwellings, lots with a width less than 6m must be located opposite open space.</p>	<p>No attached dwellings are proposed within the current SSDA.</p>
<p>C6. The maximum width of all garage door openings facing a primary, secondary, or parallel road is to be in accordance with the following: (a) For lot widths at the building line ranging from 8m to 12m, the maximum permissible width for garage door(s) is 3.2m.</p>	<p>Double garages are proposed on lots that have a minimum width of 12m, whereas single</p>

Provision	Comments
<p>(b) For lot widths at the building line that are equal to or greater than 12m, the maximum permissible width for garage door(s) is 6m.</p> <p>(c) For any sized lots that have a boundary to a laneway, there is no maximum garage door opening size. Note, this will permit lots with a lot width of less than 10m to have a double garage to a rear lane.</p>	<p>garages are proposed on lots that are less than 12m wide, consistent with this provision.</p>
<p>C7. On all lots where a zero-lot line is permitted, the side of the allotment that may have a zero-lot alignment must be shown on the proposed subdivision plan</p>	<p>No zero-lot lines are proposed within this SSDA.</p>
<p>C8. Where a zero-lot line is nominated on an allotment on the subdivision plan, the adjoining (burdened) allotment is to include a 900mm easement for zero lot walls to enable servicing, construction and maintenance of the adjoining dwelling. No overhanging eaves, gutters or services (including rainwater tanks, hot water units, air-conditioning units or the like) of the dwelling on the benefited lot will be permitted within the easement. Any services and projections permitted under clause 4.4(6) within the easement to the burdened lot dwelling should not impede the ability for maintenance to be undertaken to the benefited lot.</p>	<p>No zero-lot lines are proposed within this SSDA.</p>
<p>C9. Subdivision of land creating residential lots equal to or less than 245m² or lots equal to or less than 9m wide shall include an indicative dwelling design as part of the subdivision development application. The dwelling design is to be included on the S88B instrument attached to the lot. The indicative dwelling design is to include:</p> <p>(a) proposed site plan</p> <p>(b) proposed floor plans</p> <p>(c) proposed roof plan.</p>	<p>No lots less than 245sqm in area or less than 9m wide are proposed within this SSDA.</p>
<p>Section 3.3 Dwelling Yield</p>	
<p>C1. The subject site has a total maximum dwelling cap of 430 dwellings. Refer to clause 6.34 in the Canterbury-Bankstown Local Environmental Plan 2023.</p>	<p>62 dwellings are proposed within this SSDA. The super lots are designed to accommodate no more than 430 dwellings across the site.</p>
<p>C2. A summary of the running total of dwellings proposed and constructed must be included in the Statement of Environmental Effects submitted with each application that proposes the construction of residential accommodation.</p>	<p>This will be provided in SSDA 2.</p>
<p>C3. The minimum site area for a secondary dwelling shall not be less than the minimum prescribed in section 53 of the State Environmental Planning Policy (Housing) 2021.</p>	<p>No secondary dwellings are proposed within this SSDA.</p>
<p>Section 3.4 Canopy Cover</p>	
<p>C1. Where there is no impedance on any newly proposed structures or dwellings, existing trees must be retained, particularly where they are adjacent to the public domain.</p>	<p>Existing trees are proposed to be retained where possible within the subdivision.</p>
<p>C2. Any trees requiring consent for removal (as determined in the Canterbury-Bankstown DCP 2023–Chapter 2.3 Tree Management) must be replaced at a 3:1 ratio (three trees planted for every tree removed) with a mix of local provenance large trees that conform with the Cumberland Plain Woodland Community within the development site.</p>	<p>The overall masterplan SSDA complies with this requirement. Refer to the Arboricultural Impact Assessment</p>

Provision	Comments																												
	and Landscape Plan for information on tree replacement.																												
C3. Any development/subdivision is to provide trees to enable a tree canopy cover of 35% of the site. This should be achieved across site through retention of existing trees, street tree planting and required planting on individual lots. For the purpose of canopy cover, the site area excludes the C2 Environmental Conservation Zoned Land.	The overall masterplan SSDA complies with this requirement. Refer to the Landscape Plan which proposes 35% canopy coverage.																												
C4. Street trees must be provided along all local roads and minor local roads. Species must be of local provenance and be consistent with Table 4 below:	Street trees are proposed in accordance with this requirement.																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">C5 species</th> <th style="background-color: #d3d3d3;">Common name</th> <th style="background-color: #d3d3d3;">Mature height</th> <th style="background-color: #d3d3d3;">Spread</th> </tr> </thead> <tbody> <tr> <td><i>Eucalyptus moluccana</i></td> <td>Grey Box</td> <td>30m</td> <td>10–20m</td> </tr> <tr> <td><i>Eucalyptus tereticornis</i></td> <td>Forest Red Gum</td> <td>20-50m</td> <td>10–25m</td> </tr> <tr> <td><i>Eucalyptus crebra</i></td> <td>Narrow-leaved Iron Bark</td> <td>35m</td> <td>10–20m</td> </tr> <tr> <td><i>Eucalyptus eugenioides</i></td> <td>Thin-leaved Stringy Bark</td> <td>25–30m</td> <td>10–20m</td> </tr> <tr> <td><i>Eucalyptus maculata</i> (<i>Corymbia Maculata</i>)</td> <td>Spotted Gum</td> <td>45–60m</td> <td>10–15m</td> </tr> <tr> <td><i>Eucalyptus fibrosa</i></td> <td>Red Ironbark</td> <td>35m</td> <td>10–20m</td> </tr> </tbody> </table>	C5 species	Common name	Mature height	Spread	<i>Eucalyptus moluccana</i>	Grey Box	30m	10–20m	<i>Eucalyptus tereticornis</i>	Forest Red Gum	20-50m	10–25m	<i>Eucalyptus crebra</i>	Narrow-leaved Iron Bark	35m	10–20m	<i>Eucalyptus eugenioides</i>	Thin-leaved Stringy Bark	25–30m	10–20m	<i>Eucalyptus maculata</i> (<i>Corymbia Maculata</i>)	Spotted Gum	45–60m	10–15m	<i>Eucalyptus fibrosa</i>	Red Ironbark	35m	10–20m	
C5 species	Common name	Mature height	Spread																										
<i>Eucalyptus moluccana</i>	Grey Box	30m	10–20m																										
<i>Eucalyptus tereticornis</i>	Forest Red Gum	20-50m	10–25m																										
<i>Eucalyptus crebra</i>	Narrow-leaved Iron Bark	35m	10–20m																										
<i>Eucalyptus eugenioides</i>	Thin-leaved Stringy Bark	25–30m	10–20m																										
<i>Eucalyptus maculata</i> (<i>Corymbia Maculata</i>)	Spotted Gum	45–60m	10–15m																										
<i>Eucalyptus fibrosa</i>	Red Ironbark	35m	10–20m																										
C5. Where street tree planting is proposed along primary and secondary streets, at least three different species must be used across each primary or secondary street. Refer to Table 4 above for species selection.	Street trees are proposed in accordance with this requirement.																												
C6. To ensure continuous canopy coverage street trees should be provided at least 10– 15m intervals either on the landscaped verge or in the parking lane.	Street trees are proposed in accordance with this requirement wherever possible.																												
C7. Trees in the public domain (streets and parks) are to be installed with a minimum pot size of 75L.	All trees planted within the public domain have a minimum plant container size of 100L																												
C8. The selection of tree species for planting should consider species diversity and site suitability, including soil conditions, heat tolerance, water requirements and thermal comfort.	Street trees are proposed in accordance with this requirement.																												
C9. Development must be designed to retain existing high value canopy trees on the site where possible.	Tree retention across the site has been a key driver of the proposed subdivision. Significant trees have been retained where possible and																												

Provision	Comments
	complemented by additional plantings linking green spaces together and strengthening the ecological community.
C10. Development must conserve, rehabilitate and enhance terrestrial connectivity between Cumberland Plain Woodland vegetation on site by planting local provenance species consistent with the Cumberland Plain Woodland community to enhance habitat for flora and fauna species.	As above, the street tree plantings and trees proposed in open spaces are complementary to those existing in the Cumberland Plain Woodland vegetation at the northeast corner of the site.
C11. Prior to clearing of any trees on the site, a tree survey report must be prepared to provide details on: (a) The total number of trees approved to be removed and retained. (b) The tree species and whether the trees are native to the site, non-local natives or exotic. (c) The type and size of tree.	A Tree Survey is included in the Arboricultural Impact Assessment which satisfies all of these requirements.
C12. Street trees should be positioned so that they do not unduly interrupt the sight lines to oncoming traffic and impact on public safety in accordance with the Australian Standards AS2980.	This requirement has been accommodated.
C13. Prior to clearing of native vegetation from the site, native seed from the plants approved for removal is collected and propagated and used in revegetating the site including the rehabilitation of terrestrial linkages, RE1 open space areas, street planting. The seed collection programme should commence as early as possible so that local native provenance plant species are available to be planted, and the trees are advanced and established in size to improve the urban tree canopy and local biodiversity.	Details of the seed collection programme that has commenced on the site are included in the BDAR.
C14. Any planting on the site shall use a diversity of Cumberland Plain Woodland provenance native trees, shrubs and groundcover species (rather than exotic species or non-local native species).	The street tree plantings and trees proposed in open spaces are complementary to those existing in the Cumberland Plain Woodland vegetation at the northeast corner of the site.
C15. Any juvenile native plants to be removed shall be salvaged and transplanted to areas that are to be conserved. The juvenile plants must be translocated prior to any earthworks and clearing of native vegetation commencing. The plants should be relocated when plant growth conditions are ideal to give the native plants the best possible opportunity to survive and should be maintained until established.	Details of salvage works and translocations proposed on the site included in the BDAR.
C16. A landscape plan by a qualified landscape architect is required for public domain works and parks. The landscape plan should be prepared with regard to the following urban greening guidelines:	The Landscape Plan satisfies these provisions.

Provision	Comments
<p>(a) WSROC Cool Suburbs: User Guide and Science Rationale (2022) Home Page Cool Suburbs by WSROC Page 25 DCP 2023–Chapter 11.13 (Amended April 2025)</p> <p>(b) Department of Planning, Industry and Environment (DPIE) (2021) Greener Neighbourhoods Guide. NSW Government. Greener neighbourhoods guide (nsw.gov.au)</p> <p>(c) Gallagher Studio & Studio Zanardo (2021) Urban Tree Canopy Targets & Development Controls Report. Prepared for DPIE. Urban Tree Canopy Targets and Development Controls Report (nsw.gov.au)</p> <p>(d) Low Carbon Living CRC (2017) Guide to Urban Cooling Strategies rp2024_guide_to_urban_cooling_strategies_2017_web.pdf (lowcarbonlivingcrc.com.au)</p> <p>(e) Office of Environment & Heritage (2015) Urban Green Cover in NSW. NSW Government. Urban Green Cover Technical Guidelines.pdf (nsw.gov.au)</p> <p>(f) DPIE (2021) Street Tree Planting Design Manual, Rosemeadow Demonstration Project, NSW Government in collaboration with Campbelltown City Council https://www.dpie.nsw.gov.au/premiers-priorities/greening-our-city/greeningour-city-grant/rosemeadow</p>	
<p>C17. For all land within the C2 Environmental Conservation Zone, a Vegetation Management Plan is to be prepared and implemented by an appropriately qualified bush regenerator for remnant Cumberland Plain Woodland that is to be conserved on the site. The Vegetation Management Plan is to include details on:</p> <p>(a) Seed collection – the location of all native seed sources should be within 1 km of the site and should be identified.</p> <p>(b) The type, species, size, quantity and location of replacement trees.</p> <p>(c) The plan demonstrates the plant species are of local native provenance.</p> <p>(d) The species, quantity and location of shrubs and groundcover plantings.</p> <p>(e) The pot size of the trees to be planted.</p> <p>(f) The area/space required to allow the planted trees to grow to maturity.</p> <p>(g) Maintenance requirements - planted vegetation should be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species.</p> <p>(h) Address all matters in Appendix A: Matters to be addressed in Cumberland Plain Woodland Management (C2 Environmental Conservation zoned land) to this section of the DCP.</p>	<p>A VMP has been prepared (refer Appendix LL).</p>
Section 3.5 Public open space and public domain	
<p>C1. Provide the following public open space parks zoned as RE1 Public Recreation consistent with Figure 2 and the following sizes and locations:</p> <p>(a) 4,600m² (approx.) open space on the northern boundary fronting Bullecourt Avenue.</p> <p>(b) 5,380m² (approx.) central park in the centre of the site. This park is to be colocated with existing mature trees as well as providing a playground.</p> <p>(c) 4,860m² (approx.) open space bordering the site's southern boundary to the M5 Motorway.</p>	<p>The proposed development includes the delivery of three (3) parks in accordance with these requirements and the requirements of the VPA.</p>
<p>C2. Development in the public domain is to be consistent with any adopted Plan of Management or policy of Council. Design of parks must be undertaken in accordance with the agreed contribution stipulated in the planning agreement for this site in connection with the planning proposal (PP-2021-5837).</p>	<p>The proposed public domain has been designed to comply with the requirements of the VPA.</p>
<p>C3. Any building/installation constructed within the public domain must consider impacts on the amenity of surrounding buildings and the public domain including:</p> <p>(a) Solar amenity</p> <p>(b) Impacts on the function of a place</p> <p>(c) Obstacles to pedestrian movements and visual connections</p> <p>(d) Noise on adjoining residential sites.</p>	<p>No building is proposed within the public domain, other than typical landscape features within the three public parks.</p>

Provision	Comments
C4. All utilities services, other than street lighting and substation kiosks, located along Ashford Avenue are to be located underground, subject to service provider approval.	The development will comply with this requirement.
C5. All utilities services within the proposed internal roads and laneways should be located underground, subject to service provider approval.	The development will comply with this requirement.
C6. The design of the public domain is to integrate stormwater and floodwater management and may provide well integrated interpretive water elements that do not detract from the amenity of the public domain.	The development integrates stormwater and floodwater management within the overarching civil design. Refer to the Stormwater Management Plan prepared by Beveridge Williams for details.
C7. Detention basing/drainage swale(s) located on the south-western corner of the site are to be vegetated with local indigenous vegetation to control and filter stormwater runoff within a coastal wetland proximity area.	This requirement has been accommodated as shown in the Landscape Plan.
C8. Details of information signage that explains to the public how the bioretention facilities function in the northern and southern parks is to be included as part of the application that proposes the construction of the parks.	This requirement can be accommodated within the detailed design.
C9. The design of the northern and southern parks must consider maintenance requirements and provide a detailed maintenance management plan in consultation with Council's Asset Maintenance Team that includes information such as: (a) Maintenance schedule. (b) The type of equipment and number of personnel required to maintain the parks. (c) Recommended maintenance to the bioretention facilities in the north and south parks. (d) Locations for vehicle access to load and unload maintenance equipment such as ride on lawn mowers. (e) Managing the public open spaces post-flood or heavy rainfall events. (f) Plant species information and information on replacement replanting.	A Maintenance Management Plan for the Northern and Southern Parks can be prepared in consultation with Council's Asset Maintenance Team. This can be conditioned as part of the determination of the SSDA.
C10. A landscape plan by a qualified landscape architect must be provided for public domain works. This includes parks and all open space and stormwater detention areas.	A Landscape Plan has been provided.
C11. Landscaping of public open space is to use a diversity of Cumberland Plain Woodland plant species of local provenance (including tree, shrub and groundcover species) rather than non-local native species and exotics.	The Landscape Plan utilises endemic species complementary to the vegetation in the Cumberland Woodland community.

Provision	Comments
C12. The design of open spaces is to incorporate features such as informal seating areas, public amenities, shade structures, indigenous tree species, well integrated public art and appropriately varied hard surface treatments.	As shown in the Landscape Plan, all proposed open spaces provide soft infrastructure in accordance with this control.
C13. BBQ facilities are not to be provided in any park on the site.	No BBQ facilities are provided.
C14. Play elements should be integrated within the public domain design to visually and physically address primary open space areas.	As shown in the Landscape Plan, play facilities have been integrated into the public open spaces.
C15. Vehicle access to lots is to be designed and located to minimise conflicts with pedestrians and cyclists on footpaths.	This has been considered as shown in the Civil Plans.
C16. Shared pedestrian/cycle links are to be clearly and frequently signposted to indicate their shared status.	This requirement can be accommodated.
Section 3.6 Crime prevention through environmental design	
C1. Dwelling entrance(s) should be oriented towards the street or should be located in a position that addresses both streets if located on a corner. Front doors must be visible from the public domain.	Dwelling entrances are designed to be visible from the public domain.
C2. Windows overlooking the street must include windows to habitable rooms.	Windows are designed to overlook the street.
C3. Pathways from the street frontage and entrances to dwellings should be direct.	Pathways to the proposed dwellings are designed to be direct from the street.
C4. Front fences: (a) Must be visually permeable (no more than 50% of the allowable fence area will be solid masonry, timber or metal). (b) Must have a maximum height no greater than 1.2m. (c) Must have a consistent character with other front fences in the street. (d) Must not be constructed of solid metal panels or unfinished timber palings	No front fences are proposed allowing for greater visual permeability.
C5. Public open spaces should be clearly designated and located where they can be easily observed by people.	The proposed parks are located in accordance with the DCP structure plan and VPA requirements.
C6. Where development adjoins parks, open space, bushland or is a corner site, the design must positively address the interface using any of the following design solutions:	This requirement has been accommodated in

Provision	Comments
(a) habitable rooms windows facing the public domain (b) street access, pedestrian paths and building entries (c) paths, low fences and planting that clearly delineate private and public land (d) walls that front public spaces are to have openings not less than 25% of the surface area of the wall.	the design of the dwelling houses.
C7. Planting of vegetation at the front of dwellings and along driveways must consider the need for passive surveillance. Appropriate plant types should be selected to ensure plantings do not negatively affect sight lines.	Proposed plantings allow for passive surveillance along street frontages.
C8. Provide external lighting provided to open spaces in accordance with AS1158 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting — Performance and design requirements.	Lighting is proposed in streets.
C9. Development adjacent to land zoned C2 Environmental Conservation should not compromise visibility or sight lines into the Conservation Zone from the surrounding streets. The design should promote active edges and the elimination of entrapment spots where practicable.	The proposed development provides an appropriate APZ which also serves to increase visual permeability to the conservation area.
Section 3.7 Stormwater	
C1. The following devices must be provided in accordance with Council's specifications and subject to Council approval: (a) Bio Basin in Southern Open Space (Basin 1), with an area of approximately 650sqm (b) Bio Basin in Drainage Basin (Basin 2), with an area of approximately 210sqm (c) Bio Basin in Northern Open Space, with an area of approximately 350sqm.	The proposed development complies with this requirement.
C2. All proposed dwellings must comply with Chapter 3.1–Development Engineering Standards of the Canterbury-Bankstown Development Control Plan 2023.	The proposed dwellings are designed to comply.
C3. Drainage systems should be sized to consider increases in rainfall intensity, frequency and duration under future climate change.	The proposed drainage design has been designed to consider this, with additional compensatory storage proposed.
C4. A local Stormwater Management Plan is to be provided with the first development application for proposing subdivision/construction of residential accommodation of the site that demonstrates how the intended development complies with BASIX requirements in relation to: (a) Size of the stormwater tank installed in litres, being the volume available for water storage in addition to (i.e., excluding any requirement for stormwater detention or retention for your site). (b) Area of the catchment (i.e., water collection area) to be connected to the stormwater tank. (c) Uses the water from stormwater tank will be allocated to, depending on whether it is treated or untreated.	A Water Cycle Management Plan and BASIX Certificates have been provided.
C5. The local Stormwater Management Plan must also demonstrate: (a) The hydrology of the locality and its relationship to the drainage system (b) The distribution of soil types and the scope for on-site infiltration Page 30 DCP 2023–Chapter 11.13 (Amended April 2025)	A Water Cycle Management Plan has been prepared and satisfies these provisions.

Provision	Comments
(c) Any anticipated rises in ground water due to development	
C6. Any major drainage system is to be designed to address any specific site conditions, and detail how it connects into downstream drainage system(s).	The proposed civil works are proposed in response to the existing site conditions.
C7. Major drainage systems are to be designed in manner that does not compromise personal safety of maintenance personnel.	A Water Cycle Management Plan has been prepared and satisfies these provisions.
C8. Stormwater management should include biofiltration, such as vegetated swales overlaid with soil-based filter medium, to improve discharge water quality.	A Water Cycle Management Plan has been prepared and satisfies these provisions.
C9. Stormwater detention devices are to be designed to: (a) ensure that the overflow and flow paths have enough capacity to reduce the effects of stormwater runoff during all rainfall events; (b) be collected and discharged by gravity fed or charged system; (c) discharge stormwater generated by the site into the public stormwater system without affecting adjoining properties and downstream waterways; and (d) be free of obstructions.	A Water Cycle Management Plan has been prepared and satisfies these provisions.
C10. Where infiltration and bio-retention devices are proposed, they are to be designed for the temporary capture of stormwater only.	A Water Cycle Management Plan has been prepared and satisfies these provisions.
C11. Drainage basins must provide a max batter of 1:6 to ensure the requirement for ongoing maintenance does not create a burdening legacy.	1:6 batters have been provided.
C12. Hard edging must be provided where raingardens are proposed to Council's specification and approval.	This requirement has been accommodated within the detailed design.
C13. Any proposed drainage lines emanating from outside of the subject site to bio-basins contained with the subject site must be provided in accordance with Council's requirements and subject to Council's approval.	N/A
C14. The provision of GPT instruments within a Council owned road reserve prior to the dedication of internal local and minor local roads must seek Council's written approval prior to the implementation of the instrument.	Noted.
C15. The use of GPT Instruments is to be determined in accordance with Council's requirements and subject to Council's approval.	Noted.
C16. "No parking" signage and access gates must be provided for all bioretention and drainage basins subject to Council's agreement and approval.	Noted.
Section 3.8 Acoustics	
C1. Any subdivision DA is to provide an acoustic report prepared by a suitably qualified person to identify requirements for residential dwellings to mitigate noise from traffic, open space,	An Acoustic Report has been provided.

Provision	Comments
the Mount St Joseph Catholic College Milperra or the M5 Motorway. The report is to clearly identify any lots that will require noise mitigation.	
C2. Lots subject to noise mitigation requirements should be subject to positive covenants requiring acoustic treatments for any vacant lot subdivisions.	The Acoustic Report details the acoustic treatments required to be implemented for residential amenity.
<p>C3. High solid walls for the purposes of reducing acoustic disturbances:</p> <p>(a) Are permissible only where walls are being used to shield the dwelling from the noise of classified roads or other disturbances.</p> <p>(b) High solid walls for the purposes of reducing acoustic disturbances are to be specified and sited with the advice of a specialised acoustic consultant and included in the DA for proposed dwelling construction.</p> <p>(c) Any acoustic fencing/walls addressing primary or secondary street frontages are to be setback 1.5m from the property boundary and are to be buffered by a continuous landscape planting strip between the acoustic fencing/wall and the boundary, with a mature height of at least 1.5m.</p> <p>(d) Are to provide plant selections that are appropriate for the local context and be commensurate with local provenance.</p>	Acoustic walls are required between the site and the adjacent local school and/or M5 motorway, as determined in the Acoustic Report.
C4. Applications for the construction of dwellings within the noise sensitive areas must include noise mitigation measures recommended by the acoustic report approved in the subdivision development application (clause C1 above).	An Acoustic Report has been prepared which addresses the acoustic impacts against the dwelling houses proposed.
C5. Where party walls are provided, they must be carried to the underside of the roof and be constructed in accordance with Part F5 of the Building Code of Australia	No party walls are proposed.
C6. The maximum height of any fence along the school boundary is to be 2.4m	The Acoustic Report recommends the installation of a 1.8m high fence, thereby complying with this requirement.
C7. Electrical, mechanical, hydraulic and air conditioning equipment is to be housed so that it does not create an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 either within or at the boundaries of any property at any time of the day.	Placement of this equipment has been carefully considered to minimise acoustic impacts on surrounding residents.
Section 3.9 Heritage	
C1. A Heritage Interpretation Plan must be provided as part of any future application or subdivision that highlights the historical and cultural significance of the subject site.	A Heritage Interpretation Plan has been prepared.
C2. For all residential subdivisions or developments on lands adjacent to or lands containing a C2 Environmental Conservation zone, an Aboriginal Cultural Heritage Assessment (ACHA) must be prepared prior to any ground disturbances in the area.	As works are proposed within the C2 zoned land, an ACHA has been prepared.

Provision	Comments																																																															
C3. An Unexpected Finds Protocol is required to be issued prior to any remediation, earthworks or construction is undertaken on any lands identified in the Heritage Interpretation Map.	Noted.																																																															
Section 4.1 Height in storeys																																																																
C1. The maximum number of storeys is as follows: (a) 9m LEP height – 2 storeys (b) 11m LEP height – 3 storeys.	The proposed dwelling houses comply with this requirement.																																																															
Section 4.2 Dwelling design																																																																
C1. Dwellings must be designed to be consistent with the controls in the Table 5.	The proposed dwelling houses comply with the applicable standards.																																																															
<table border="1"> <thead> <tr> <th>Type</th> <th>Minimum private open space</th> <th>Minimum landscaped area (% of lot)</th> <th>Minimum primary frontage setback</th> <th>Minimum secondary frontage setback</th> <th>Minimum side setback</th> <th>Minimum rear setback</th> </tr> </thead> <tbody> <tr> <td>Attached dwelling (3 Storey)</td> <td>15m² (minimum dimension of 2.5m)</td> <td>15%</td> <td>4.5m, or 3m when facing open space or drainage land.</td> <td>0.9m, or 0.5m if the secondary frontage is to a laneway.</td> <td>0.9m or 0m if adjoining lot building is less than 900mm from boundary and building wall are of masonry construction with no window.</td> <td>4m for all storeys. Garages along a laneway must be setback 500mm from the property boundary.</td> </tr> <tr> <td>Attached dwelling (2 Storey)</td> <td>15m² (minimum dimension of 2.5m)</td> <td>15-25%. See Section 4.3 C6below.</td> <td>4.5m, or 3m when facing open space or drainage land.</td> <td>0.9m, or 0.5m if the secondary frontage is to a laneway.</td> <td>0.9m or 0m if adjoining lot building is less than 900mm from boundary and building wall is of masonry construction with no window.</td> <td>4m for all storeys. Garages along a laneway must be setback 500mm from the property boundary.</td> </tr> <tr> <td>Semi-detached dwelling (2 Storey)</td> <td>24m² (minimum dimension of 3m)</td> <td>25%</td> <td>4.5m, or 3m when facing open space or drainage land.</td> <td>2m</td> <td>0.9m or 0m if adjoining lot building is less than 900mm from boundary and building wall is of masonry construction with no window.</td> <td>Garages along a laneway must be setback 500mm from the property boundary.</td> </tr> <tr> <td>Dwelling house</td> <td>24m² (minimum dimension of 3m)</td> <td>25%</td> <td>4.5m</td> <td>2m</td> <td>0.9m or 0m for a maximum length of 14m</td> <td>Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Type</th> <th>Minimum private open space</th> <th>Minimum landscaped area (% of lot)</th> <th>Minimum primary frontage setback</th> <th>Minimum secondary frontage setback</th> <th>Minimum side setback</th> <th>Minimum rear setback</th> </tr> </thead> <tbody> <tr> <td>Dwelling house (fronting Ashford Avenue)</td> <td>24m² (minimum dimension of 3m)</td> <td>25%</td> <td>5.5m</td> <td>2m</td> <td>0.9m or 0m for a maximum length of 14m.</td> <td>Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary.</td> </tr> <tr> <td>Dwelling house (including double garage) (fronting Ashford Avenue)</td> <td>24m² (minimum dimension of 3m)</td> <td>25%</td> <td>5.5m</td> <td>2m</td> <td>0.9m or 0m for a maximum length of 14m.</td> <td>Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary.</td> </tr> <tr> <td>Dwelling house (including single garage) (fronting Ashford Avenue)</td> <td>24m² (minimum dimension of 3m)</td> <td>25%</td> <td>5.5m</td> <td>2m</td> <td>0.9m or 0m for a maximum length of 14m.</td> <td>Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary.</td> </tr> </tbody> </table>	Type	Minimum private open space	Minimum landscaped area (% of lot)	Minimum primary frontage setback	Minimum secondary frontage setback	Minimum side setback	Minimum rear setback	Attached dwelling (3 Storey)	15m ² (minimum dimension of 2.5m)	15%	4.5m, or 3m when facing open space or drainage land.	0.9m, or 0.5m if the secondary frontage is to a laneway.	0.9m or 0m if adjoining lot building is less than 900mm from boundary and building wall are of masonry construction with no window.	4m for all storeys. Garages along a laneway must be setback 500mm from the property boundary.	Attached dwelling (2 Storey)	15m ² (minimum dimension of 2.5m)	15-25%. See Section 4.3 C6below.	4.5m, or 3m when facing open space or drainage land.	0.9m, or 0.5m if the secondary frontage is to a laneway.	0.9m or 0m if adjoining lot building is less than 900mm from boundary and building wall is of masonry construction with no window.	4m for all storeys. Garages along a laneway must be setback 500mm from the property boundary.	Semi-detached dwelling (2 Storey)	24m ² (minimum dimension of 3m)	25%	4.5m, or 3m when facing open space or drainage land.	2m	0.9m or 0m if adjoining lot building is less than 900mm from boundary and building wall is of masonry construction with no window.	Garages along a laneway must be setback 500mm from the property boundary.	Dwelling house	24m ² (minimum dimension of 3m)	25%	4.5m	2m	0.9m or 0m for a maximum length of 14m	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property	Type	Minimum private open space	Minimum landscaped area (% of lot)	Minimum primary frontage setback	Minimum secondary frontage setback	Minimum side setback	Minimum rear setback	Dwelling house (fronting Ashford Avenue)	24m ² (minimum dimension of 3m)	25%	5.5m	2m	0.9m or 0m for a maximum length of 14m.	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary.	Dwelling house (including double garage) (fronting Ashford Avenue)	24m ² (minimum dimension of 3m)	25%	5.5m	2m	0.9m or 0m for a maximum length of 14m.	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary.	Dwelling house (including single garage) (fronting Ashford Avenue)	24m ² (minimum dimension of 3m)	25%	5.5m	2m	0.9m or 0m for a maximum length of 14m.	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary.	
Type	Minimum private open space	Minimum landscaped area (% of lot)	Minimum primary frontage setback	Minimum secondary frontage setback	Minimum side setback	Minimum rear setback																																																										
Attached dwelling (3 Storey)	15m ² (minimum dimension of 2.5m)	15%	4.5m, or 3m when facing open space or drainage land.	0.9m, or 0.5m if the secondary frontage is to a laneway.	0.9m or 0m if adjoining lot building is less than 900mm from boundary and building wall are of masonry construction with no window.	4m for all storeys. Garages along a laneway must be setback 500mm from the property boundary.																																																										
Attached dwelling (2 Storey)	15m ² (minimum dimension of 2.5m)	15-25%. See Section 4.3 C6below.	4.5m, or 3m when facing open space or drainage land.	0.9m, or 0.5m if the secondary frontage is to a laneway.	0.9m or 0m if adjoining lot building is less than 900mm from boundary and building wall is of masonry construction with no window.	4m for all storeys. Garages along a laneway must be setback 500mm from the property boundary.																																																										
Semi-detached dwelling (2 Storey)	24m ² (minimum dimension of 3m)	25%	4.5m, or 3m when facing open space or drainage land.	2m	0.9m or 0m if adjoining lot building is less than 900mm from boundary and building wall is of masonry construction with no window.	Garages along a laneway must be setback 500mm from the property boundary.																																																										
Dwelling house	24m ² (minimum dimension of 3m)	25%	4.5m	2m	0.9m or 0m for a maximum length of 14m	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property																																																										
Type	Minimum private open space	Minimum landscaped area (% of lot)	Minimum primary frontage setback	Minimum secondary frontage setback	Minimum side setback	Minimum rear setback																																																										
Dwelling house (fronting Ashford Avenue)	24m ² (minimum dimension of 3m)	25%	5.5m	2m	0.9m or 0m for a maximum length of 14m.	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary.																																																										
Dwelling house (including double garage) (fronting Ashford Avenue)	24m ² (minimum dimension of 3m)	25%	5.5m	2m	0.9m or 0m for a maximum length of 14m.	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary.																																																										
Dwelling house (including single garage) (fronting Ashford Avenue)	24m ² (minimum dimension of 3m)	25%	5.5m	2m	0.9m or 0m for a maximum length of 14m.	Ground floor: 4m. First Floor: 6m. Garages along a laneway must be setback 500mm from the property boundary.																																																										
C2. 0m side setback controls for attached dwellings are as follows: (a) Permitted for a maximum length of 21m on the ground floor. (b) Permitted for a maximum length of 16m for the 2nd and 3rd storey. (c) All eaves and gutters will be contained within the lot boundary of the associated dwelling.	No attached dwellings are proposed within this SSDA.																																																															
C3. Dwellings are required to have their main orientation towards the primary street or open space. This control excludes studio dwellings. Front pedestrian entrances to all dwellings must be visible from the primary street.	All dwellings are oriented towards the street.																																																															
C4. Front building facades must be articulated. This articulation may include front porches, entries, wall indents, changes in finishes, balconies, and verandas.	Dwelling front entrances are proposed to be highly articulated.																																																															

Provision	Comments
C5. For two and three storey developments, side walls (where not attached to another development) must be articulated if the wall has a continuous length greater than 10m.	Side walls of dwelling houses are proposed to be articulated.
C6. Dwellings that face two frontages or a street and a public space must address both frontages using verandas, windows, or other similar modulating elements.	No proposed dwellings front two street frontages other than corner lots which have modulating elements of each façade.
C7. Garage doors must comply with Section 3.2 (Residential Lots), C6 to ensure garage doors do not detract from the amenity of the streetscape.	The proposed garages comply.
C8. Driveways should have a maximum width of 3m at the front boundary. Where double garages are proposed, driveway must have maximum width of 4m at the street boundary.	The proposed double garages have a maximum driveway width of 4m.
C9. Within a DA proposing two (2) or more residential dwellings, it is accepted to provide less than the required quantum of landscaped area per dwelling if the average landscaped area across the residential dwellings is the minimum stipulated within Table 5 for that type of residential dwelling, and: (a) 35% tree canopy coverage to the street is provided, including all lots with primary frontage to the street. (b) Landscaping should consist of a mix of high canopy trees, and low under-storey planting.	35% tree canopy coverage will be achieved across the site (excluding the C2 Environmental Conservation zoned land).
C10. A planted area of at least 1m x 0.5m is to be provided in the laneway setback for each lot with the remainder used for garage access, rear gates and temporary bin storage.	This has been accommodated as shown in the Landscape Plan.
C11. Fences forward of the front building line have a maximum height of 1.1m.	The proposed development complies with this requirement.
C12. On corner lots 1.8m high fences to rear gardens should not exceed 50% of the lot boundary. The materials and design of fences is to be of high quality – such as battens or pickets.	This has been accommodated as shown in Architectural Plans.
C13. Where a run of attached dwellings is proposed on narrow lots (less than 7.5m wide), driveways should be paired and limited to provide maximal opportunity for street parking and promote the retention of existing trees.	No attached dwellings are proposed within this SSDA.
C14. Where a run of attached dwellings is proposed, a large canopy tree should be provided in the parking lane.	No attached dwellings are proposed within this SSDA.
C15. All services should be concealed within the streetscape and should not detract from the visual amenity of streets. Bin enclosures should be set back from the front boundary, behind landscaping or letterboxes. Refer to Figure 14 for an example of a well-designed bin enclosure forward of the front building line.	The proposed dwellings are designed to comply with this requirement.

Provision	Comments
<p>C16. Where a double garage is proposed, the upper-level building line must extend forward over the line of the garage doors.</p>	<p>The upper-level of dwellings do not extend over the double garage doors. However the design of the garages are recessive from the front building line at ground level.</p>
<p>C17. Dwellings can provide an articulation zone as follows: (a) 1.5 metres beyond front building line and a maximum of 25% of lot width. (b) This zone permits additional building elements within this zone such as entry features and porticos, balconies, decks, verandas, blade walls and bay windows. (c) An awning or other feature over a window including sun shading devices are not included in the 25% maximum area as defined in this clause.</p>	<p>Noted.</p>
<p>Section 4.3 Landscaping and private open space</p>	
<p>C1. Provide landscaped area and private open space as required by Table 5.</p>	<p>The proposed dwellings are designed to comply with the requirements of Table 5.</p>
<p>C2. Landscaped Area located behind the rear of the principal dwelling is to have a minimum width dimension of 1.5m, noting: (a) Private open spaces are to be provided behind the front building line and directly accessible from the primary living area, unless the lots are subject to noise mitigation requirements or are rear loaded lots that have south-facing private open space. (b) Private open space may be located within the front setback of frontloaded lots, if this location results in improved acoustic attenuation. Private open space may be located within the front setback of rear loaded lots, if this location results in improved solar access to the private open space.</p>	<p>The design of private open spaces complies with this requirement.</p>
<p>C3. The principal private open space is to be provided behind the front building line.</p>	<p>The proposal complies.</p>
<p>C4. A minimum of one (1) locally indigenous tree must be provided within the front setback and one (1) tree in the rear setback, capable of a height of at least 6m height and 4m canopy spread at maturity. Pot size at planting should be min 75L. Trees provided within front setbacks are to be exclusively from the species listed in Table 4.</p>	<p>This requirement has been accommodated within the landscape design.</p>
<p>C5. Despite C2 above, where attached dwellings and attached dwelling houses are provided with a lot width of less than 6m, a tree only needs to be provided in the front setback of every second dwelling.</p>	<p>No attached dwellings are proposed within this SSDA.</p>
<p>C6. Landscaping for attached dwellings is as follows: (a) For lots less than 200m² , minimum allocation of site area for landscaping is 15% of the total site area. (b) For lots equal to or greater than 200m²–250m² , minimum 20% of total site area. (c) For lots greater than 250m² , minimum 25% of total site area</p>	<p>No attached dwellings are proposed within this SSDA.</p>
<p>C7. To ensure that each dwelling has a positive interface with the streetscape, each lot must have the following:</p>	<p>This requirement has been accommodated</p>

Provision	Comments								
(a) 40% of the area forward of the front building line must contain landscaped area. This percentage excludes the provision of a pedestrian path to connect to the street footpath	within the landscape design.								
C8. Exceptions to landscaped area in front setback: (a) 3 storey attached dwellings are required to have a minimum of 20% of the area forward of the front building line to contain landscaped area. (b) 2 storey attached dwellings are required to have a minimum of 25% of the area forward of the front building line to contain landscaped area. (c) Landscaping should consist of a mix of high canopy trees, and low under-storey planting.	N/A								
C9. Any residential subdivision or development directly adjacent to land identified as C2 Environmental Conservation Zone land, must be supported by a Vegetation Management Plan (VMP). The aim of the VMP is to ensure conditions imposed within APPENDIX A–Matters to be addressed in Cumberland Plain Woodland Management (C2 Environmental Conservation zoned land) are imposed as conditions of any consent that may be issued.	A VMP will be prepared by SLR Consulting for the land zoned E2 Environmental Conservation.								
Section 4.4 Solar access									
C1. Provide at least 3 hours' solar access to a window of the primary living areas and 50% of the required principal private open space between 8.00am and 4.00pm on 21 June	The proposed dwellings comply.								
C2. Maintain at least 3 hours solar access to windows of primary living areas and 50% of the required principal private open space between 8.00am and 4.00pm on 21 June to adjacent dwellings.	The proposed dwellings comply.								
C3. Where the lot width is 6m or less, the minimum period of solar access on the 21st of June between 8am and 4pm is required to be 2 hours.	No residential lot proposed is less than 6m in width.								
Section 4.5 Parking									
C1. Vehicle circulation across the subject site is to comply with AS2890.1.	Noted.								
C2. All dwellings are to provide at least one covered off-street car parking space.	The proposed dwellings comply.								
C3. Garage doors are to have the following minimum setbacks as stipulated in Table 6.	The proposed dwellings comply.								
C4. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">C4 Street type</th> <th style="background-color: #d3d3d3;">Setback from street boundary</th> </tr> </thead> <tbody> <tr> <td>Primary road boundary</td> <td>5.5m</td> </tr> <tr> <td>Secondary road boundary</td> <td>1m</td> </tr> <tr> <td>Laneway</td> <td>0.5m</td> </tr> </tbody> </table>	C4 Street type	Setback from street boundary	Primary road boundary	5.5m	Secondary road boundary	1m	Laneway	0.5m	The proposed dwellings comply.
C4 Street type	Setback from street boundary								
Primary road boundary	5.5m								
Secondary road boundary	1m								
Laneway	0.5m								
Table 6: Garage Setbacks									
C5. Where garage doors present to a primary road, garage doors are also to be setback at least 1m behind from primary front building line.	The proposed dwellings comply.								
C6. Detached garages should be complimentary to the colour scheme of the dwelling.	No detached garages are proposed.								
C7. On allotments with two (2) street frontages, car parking can be located on either frontage but not on both. Where possible locate car parking to rear laneways.	The proposed dwellings on corner allotments comply.								

Provision	Comments
C8. Vehicle Footway Crossings to all new residential lots must be designed to reduce the impact of new driveways on existing street trees along Ashford Avenue.	Noted.
C9. Any vehicular crossing should have a maximum width of 3.5m at the street boundary.	4m driveway widths are proposed to double garages as per C8 of Section 4.2 of the DCP.
Section 4.6 Energy	
C1. Applications for redevelopment within the E1 Zone are to be submitted with documentation confirming that the building(s) will be capable of supporting a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 5.5 stars with the NSW Office of Environment and Heritage.	No works are proposed within the E1 Local Centre zoned requiring a NABERS Certificate.
C2. This NABERS Energy Commitment Agreement must be formalised prior to the issue of any construction certificate being issued for the approved development.	N/A
C3. The use, location and placement of photovoltaic solar panels is to consider the potential permissible buildings on adjacent properties.	Noted.
C4. Proposals for new buildings, alterations and additions and major tree plantings should aim to maintain the solar access of existing photovoltaic solar panels having regard to the performance of, efficiency, economic viability and reasonableness of their location.	Noted.
Section 4.7 Sustainability	
C1. The provision of EV charging infrastructure within the public domain is encouraged where practicable.	Substations are proposed within the central and southern park. It is best design practice to have the substation located as close as possible to an EV charger in order to reduce the cable size and voltage drop.
C2. In the event the provision of EV charging infrastructure cannot be provided, adequate space and electricity connections for battery storage and electric vehicle charging services should be provided to futureproof for future implementation of EV charging stations. This provision must include utility infrastructure capable of at least 480 volts and 100 amps to facilitate future EV charging infrastructure.	As above.
C3. All new developments must incorporate cool pavement solutions with a three-year Solar Reflectance Index (SRI) greater than 50 across at least 75% of street carriageways and footpaths.	The proposed development complies.
C4. All new development must incorporate porous pavement solutions across at least 75% of street carriageways and footpaths.	Agreement has been reached with Council to provide a reduction in porous pavement across the precinct on the provision that other infrastructure would be provided which

Provision	Comments
	<p>achieves the same objectives. Alternate infrastructure may include:</p> <ul style="list-style-type: none"> - In pavement street trees maximising canopy cover and tree quantum - Reduction in hard surfaces through landscape blisters - Strata Cells to encourage large tree growth
<p>C5. In addition to meeting relevant minimum legislated building requirements (BASIX), individual home designs are to incorporate at least two of the following passive cooling approaches:</p> <ul style="list-style-type: none"> (a) envelope design (including thermal zoning) (b) natural cooling sources, or (c) hybrid cooling systems. 	<p>Environmental design principles are embedded in:</p> <ul style="list-style-type: none"> - The strategic placement of windows and openings for passive solar gain and airflow, - The use of flexible layouts that allow homes to adapt over time, supporting long-term occupation and reducing the need for costly renovations or relocations.
<p>C6. Each dwelling must install (or be designed to facilitate the installation of) a solar PV array, inverter and battery system sufficiently large to provide enough renewable energy to balance its predicted energy use over a year.</p>	<p>PV Solar has been accommodated on each dwelling.</p>
<p>C7. All residential developments are to have roofing materials installed with compliant three-year Solar Reflectance Index (SRI):</p> <ul style="list-style-type: none"> (a) Roofs pitched less than 15°: three-year SRI greater than 64. Page 46 DCP 2023–Chapter 11.13 (Amended April 2025) (b) Roofs pitched greater than 15°: three-year SRI greater than 34. (c) The incorporation of solar PV panels into the design is an acceptable deviation from the specifications. 	<p>The proposed dwellings are designed to comply.</p>
<p>C8. All public domain lighting should be powered by a PV and battery system.</p>	<p>This standard would require Council and/or Ausgrid acceptance to retain all streetlight and park lighting as private to be maintained by Council and/or Ausgrid. As such, we do not currently propose this approach to</p>

Provision	Comments
	powering public domain lighting.
C9. All new residential developments must be designed to accommodate future capability to be completely offset by renewable energy i.e. reach net zero carbon emissions.	The proposed dwellings will include solar and battery infrastructure as a minimum. This should allow future capability to completely offset carbon emissions.
Section 5 – E1 Local Centre	
C1. Development must be designed to provide active frontages to the adjacent streets to the south and west.	No new buildings are proposed within the E1 zone as part of this SSDA.
C2. The frontage to the Local Road (western boundary) must have a setback of 8m to allow for street tree planting, a shareway path, and outdoor space for footpath dining.	The proposed development complies.
C3. Any development is to be no more than 3 storeys high.	The proposed development complies.
C4. No more than one vehicle access point is permitted to the southern and western site boundaries.	No new vehicle access points are proposed within the E1 zone as part of this SSDA.
C5. A landscape plan must be submitted as part of any future redevelopment proposed on the E1 zoned land and include: (a) a landscape buffer along the northern and eastern boundaries of the E1 zoned land informed by an ecologist report; (b) include landscaping species reflective of the Cumberland Plain Woodland, and (c) incorporate the recommendations of the ecologist report and Vegetation Management Plan for the C2 zoned land.	The Landscape Plan for the site accommodates these requirements.
C6. The creation of a new lot that includes the existing childcare centre is to comply with the requirements of Planning for Bush Fire Protection – 2019 Guidelines including 6.4 Development of existing Special Fire Protection Purpose facilities.	The Bushfire Hazard Assessment has noted that the existing APZs surrounding the child care centre are appropriately maintained in the proposed design.
C7. The creation of a new lot that includes the existing childcare centre is to ensure that any development consent conditions associated with the operation of this use are in place to allow for its continued operation.	The proposed car park and new roads around the child care centre are designed to comply with the existing consent for its operation.

Provision	Comments
<p>C8. If the childcare centre is intended to continue operations during the construction phase, appropriate safety measures are put in place to minimise impacts of construction including from traffic, noise, dust and the like.</p>	<p>The childcare centre will only operate following the completion of works in Stage 3 of the construction of the development. Appropriate measures are proposed to mitigate any potential impacts.</p>
<p>Section 6 – Bushfire Hazard Management</p>	
<p>C1. Applications for land adjacent to the C2 Conservation Zone must be prepared in accordance with Planning for Bush Fire Protection 2019 (NSW Rural Fire Service). The bushfire assessment must include the following:</p> <p>(a) review the capability of the site to provide a safe development in accordance with Planning for Bush Fire Protection 2019;</p> <p>(b) review the potential to carry out hazard management over the landscape;</p> <p>(c) review the evacuation capacity of the area;</p> <p>(d) provide advice on the adequacy of the design/construction to meet the requirement of Planning for Bush Fire Protection 2019; and</p> <p>(e) provide an emergency evacuation plan.</p>	<p>A Bushfire Hazard Assessment has been prepared for the proposed development which satisfies these provisions.</p>
<p>C2. Any emergency evacuation plan must include the following:</p> <p>(a) identify the ability for areas to be evacuated within acceptable time frames;</p> <p>(b) define an integrated procedure for the evacuation of residents from premises in the event of a bushfire or flood event;</p> <p>(c) identify appropriate evacuation assembly points and protected safe havens; and</p> <p>(d) provide for the evacuation and care of infirm or elderly residents.</p>	<p>An emergency evacuation plan will be prepared in accordance with this requirement.</p>
<p>C3. Any required APZs should be registered as positive covenant on the title as a subdivision DA may be lodged and determined prior to the updated bushfire mapping being certified by the RFS.</p>	<p>Noted. This may be required within the Community Title Scheme.</p>
<p>C4. Subject to detailed design at the development application stage, the indicative location and widths of Asset Protection Zones (APZs) are to be provided generally in accordance with the following:</p> <p>(a) are to be maintained in accordance with Planning for Bush Fire Protection 2019 (NSW Rural Fire Service); and Are not to burden public land.</p>	<p>APZs have been established as per the Bushfire Hazard Assessment.</p>
<p>C5. Landscaping and property maintenance for lots within and adjacent to the C2 Conservation Zoned land are to be in accordance with measures described in the Planning for Bush Fire Protection 2019.</p>	<p>APZs have been established as per the Bushfire Hazard Assessment.</p>
<p>C6. Reticulated water is to meet the standards contained within Planning for Bush Fire Protection 2019. Water supply is to be via a ring main system, engineered to the requirements of Australian Standard AS 2419.1 – Fire Hydrant Installations.</p>	<p>The proposed development complies as per Recommendation 2 in the Bushfire Hazard Assessment.</p>
<p>C7. Buildings adjacent to APZs (refer Figure 55) are to be constructed in accordance with the requirements of Appendix 3 of Planning for Bush Fire Protection 2019 and Australian Standard 3959-2009 - Construction of Buildings in Bushfire Prone Areas.</p>	<p>The Bushfire Hazard Assessment recommends this. No built structures</p>

Provision	Comments
	are proposed in any lots affected by APZs under this DA.
C8. Where an allotment fronts and partially incorporates an APZ (refer Figure 55) it shall have an appropriate depth to accommodate a dwelling with private open space and the minimum required APZ. The APZ will be identified through a Section 88b instrument.	The Bushfire Hazard Assessment has noted the requirements for residential dwellings proposed with regards to the APZs required.
C9. Temporary APZs, identified through a Section 88b instrument, will be required where development is proposed on allotments next to undeveloped land. Once the adjacent stage of development is undertaken, the temporary APZ will no longer be required and shall cease.	The Bushfire Hazard Assessment has considered the existing APZs of the childcare centre.
C10. Roads directly adjoining the C2 Conservation Zone land are to be designed in accordance with acceptable solutions as defined within the NSW Rural Fire Service publication 'Planning for Bush Fire Protection 2019' and the recommendations of any bush fire report submitted for the site with an application for the construction of roads, subdivision or land or construction of buildings'.	The Bushfire Hazard Assessment has recommended that all roads are designed to comply with the section 5.3.2 of PBP 2019 as appropriate. This recommendation has been carried through to the Civil Design.
Section 7 - Waste	
C1. The weekly generation rates per dwelling are: (a) 140L general waste; (b) 120L recycling; and (c) 120L FOGO for each dwelling	These rates have been adopted within the Waste Management Plan.
C2. Council's standard service for single dwellings is kerbside collection by a side-loading vehicle, with residents presenting 140L bins to the street kerb.	Noted.
C3. All roads and laneways must allow HRV access, as per Australia Standard (AS) 2890.2 To allow for HRV access, local roads should be 18m minimum, laneways 9m wide (including footpath).	The width of local roads are 18m and the width of laneways are 9m to comply with this requirement.
C4. Where a rear lane has provision for waste collection trucks use by Council, the collection point is to be from the rear lane.	Noted.
C5. Each dwelling is to have a waste storage cupboard in the kitchen capable of holding 30L of waste and recycling and be sufficient to enable separation of recyclable materials.	The proposed dwellings are capable of compliance.
C6. Each dwelling is to have suitable space within the kitchen for a caddy to collect organic waste.	The proposed dwellings are capable of compliance.

Provision	Comments
<p>C7. Each dwelling is to have suitable space storage space for other recyclable items, such as light globes and batteries</p>	<p>The proposed dwellings are capable of compliance.</p>
<p>C8. Each dwelling is to be provided with a bin storage area and adequate storage within the dwelling or an enclosed garage to store bulky waste waiting collection. The location and design of the bin storage area must:</p> <ul style="list-style-type: none"> (a) be a sufficient size to accommodate the allocated bins per dwelling, including one FOGO Bin (Food Organics and Garden Organics Bin); (b) be Located behind the front building line of the dwelling where possible, or where it is screened or cannot be viewed from public areas; (c) despite (ii), if the storage area is provided within the front setback, it should be setback from the front boundary behind landscaping and integrated with fencing or letterboxes where possible; (d) be Located away from habitable windows and doors of adjoining dwellings to reduce noise and odour; (e) allow residents to conveniently carry their waste to the correct bin from their dwelling; (f) provide a maximum carting route from the bin storage area to the kerbside collection point of 30m (in the case of battle-axe properties); (g) allow bins to be moved safely to the nominated collection point; and (h) ensure the bin-carting route from the bin storage area to the collection point does not pass through any internal rooms of the dwelling. 	<p>The proposed dwellings comply with this requirement.</p>
<p>C9. All allocated bins for each dwelling are to be presented to the kerbside for collection. Kerbside collection points are to be located so they:</p> <ul style="list-style-type: none"> (a) present all allocated bins in single file with a 30cm gap between bins; Page 52 DCP 2023–Chapter 11.13 (Amended April 2025) (b) allow a minimum of 2m (l) x 1m (w) per dwelling for bins to be presented to the kerb; (c) ensure all allocated bins are placed within the site’s allocated frontage, not in the driveway and not in front of neighbouring lots; (d) have a separation distance of 2m from driveways, tree branches, bus stops, street furniture and road infrastructure such as round-a-bouts and speed humps; and (e) have a height clearance of 4.5m from overhanging tree branches, powerlines and other obstructions. 	<p>The proposed dwellings are capable of compliance.</p>
<p>C10. Space for composting and worm farming is to be available for each dwelling within a lot, located within the backyard, private courtyard or open space. Composting facilities are to be sited on an unpaved area, with a minimum size of 1m2 .</p>	<p>The proposed dwellings are capable of compliance.</p>
<p>C11. Each dwelling is to be provided with one FOGO bin for the collection of food and garden organic waste.</p>	<p>Noted.</p>
<p>C12. All developments that are to be serviced on-site, will be required to provide safe vehicle access and designed to enable the HRV collection vehicles to manoeuvre and load all allocated bins. The development will be required to nominate a loading area, which is within 5m of the bin storage area/s.</p>	<p>The proposed waste collection for the 62 dwellings complies with this requirement.</p>
<p>C15. Bin storage areas must provide:</p> <ul style="list-style-type: none"> (a) a bin storage area of sufficient size to accommodate all allocated bins side-by-side with fronts facing out; (b) adequate room for manoeuvring, cleaning and maintaining all bins (15cm around each bin and 1.5m aisle space between bins); and (c) Sufficient space for any required equipment to manage waste and bins (including washing and cleaning) 	<p>The proposed dwellings are capable of compliance.</p>

Provision	Comments
<p>C16. Bin storage areas must be located:</p> <ul style="list-style-type: none"> (a) within the appropriate bin carting route for the allocated collection service; (b) no more than 30m for all dwellings; (c) where its use and operation will not adversely impact the amenity of occupants and adjoining residential properties in terms of noise, odour and bin carting route. 	<p>The proposed bin storage areas comply with this requirement.</p>
<p>C17. Bin storage areas must be designed to include:</p> <ul style="list-style-type: none"> (a) a designated room or enclosure, with a roof; (b) the same as the overall design of the development; and (c) screening from public view. 	<p>The proposed dwellings are capable of compliance.</p>
<p>C18. The layout of bin storage areas must:</p> <ul style="list-style-type: none"> (a) be free from obstructions so as not to restrict the movement and servicing of the bins; (b) provide an aisle space of 1.5m minimum is required to access and manoeuvre the bins; and (c) allow enough space to ensure all bins are placed side-by-side (front facing) with equal access to all bins. 	<p>The proposed dwellings are capable of compliance.</p>
<p>C19. Access to bin storage areas must ensure:</p> <ul style="list-style-type: none"> (a) access for all intended users is safe and convenient and in accordance with AS 1428 (Set)-2003: Design for access and mobility; (b) any doorways are at least 2m wide with doors unobstructed by any locks and security devices and are to open outwards; and (c) collection staff can easily access the area in a safe and efficient manner in accordance with Work, Health and Safety legislation. 	<p>The proposed dwellings comply with this requirement.</p>