Appendix C – DCP Requirements

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
Context and Setting				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.2 Part 7 – Development in Environmental Protection Zones, Section 2.2	a. To ensure that the scenic values of the City are protected and enhanced. b. To ensure that developments visible or adjoining the coastline, Lake Macquarie or ridgelines maintain and enhance the scenic value of these features.	1. A landscape and visual impact assessment is required for development identified in Table 1 unless specified by Council. A landscape and visual impact assessment must be prepared in accordance with section 7.3 of the Scenic Management Guidelines. 2. Developments must be designed and sited to complement their location through: i. the retention of existing vegetation, ii. incorporating appropriate landscaping, iii. minimising cut and fill, iv. building design and articulation compatible with natural context, and v. colour and material selection, 3. For developments visible from the coastline, Lake Macquarie, and adjacent waterways, or from significant ridgelines, external finishes should be non-reflective and muted in tone.	Broadly consistent	A landscape character and visual impact assessment was prepared for the project. This report is available in Appendix Q.
Geotechnical				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.3 Part 7 – Development in Environmental Protection Zones, Section 2.3	a. To minimise potential damage to buildings/ structures resulting from land movement.	1. A geotechnical report prepared by a geotechnical engineer must accompany an application for development within T1, T1A,T2, T2A, T3 and T3A areas, and within zones T4, T5 and T6 where specified after a site inspection by Council. Council has discretion whether a geotechnical report is required for the following minor structures and will consider site conditions and the size and construction materials of the proposed structure: • Garages • Carports • Decks and the like • Pergolas and the like	Broadly consistent	A geotechnical report was prepared for the project (GHD, 2019b).

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		• Fiberglass swimming pools • Earthworks including excavation and/or fill not exceeding 1000 mm in depth 2. A geotechnical report prepared by a geotechnical engineer must accompany an application for development within T5 and T6 areas where the proposed building is greater than 2500 m^2 or where the building is three or more storeys high. 3. In areas not covered by Council's geotechnical area maps and where the slope of the land exceeds 10 per cent, Council may require a Slope Stability Assessment (subject to a site inspection by Council staff).		
Mine Subsidence				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.4 Part 7 – Development in Environmental Protection Zones, Section 2.4	a. To minimise risks to buildings and structures associated with potential mine subsidence.	1. Where an application is made for the construction of a structure or building within a Mine Subsidence District, written concurrence must be obtained from the Mine Subsidence Board. Written concurrence should be obtained prior to the application being submitted to Council. 2. Written concurrence from the Mine Subsidence Board is not required for certain works that have deemed approval under the Mine Subsidence Board's publication *A Guide for Council Staff*.	Broadly consistent	The Project is located outside of Mine Subsidence District areas (see Section 1.3).
Contaminated land				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.5 Part 7 – Development in Environmental Protection Zones, Section 2.5	a. To ensure that contaminated land is identified through appropriate investigations b. To ensure that contaminated land at a site is appropriately and effectively remediated prior to development taking place. c. To ensure that changes to land use will not increase the risks to public health or the environment as a result of contaminated land on site, or adjacent to the site.	1. Where development is proposed on land identified as being potentially contaminated, a Preliminary Site Investigation Report must be prepared and submitted with the application for development. Refer to Council's *Policy for Managing Contaminated or Potentially Contaminated Land* for further information. 2. Where contaminants are found within the site, a Detailed Site Investigation Report must be prepared and lodged with the development application. 3. Where a Detailed Site Investigation Report identifies the need for remediation, a Remedial	Broadly consistent	A Contamination assessment was prepared for the project to present the results of the contamination investigations. This assessment is provided in Appendix H.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		Action Plan must be prepared and submitted with the application. 4. The site must be validated as suitable for its intended use prior to the issue of an occupation certificate.		
Acid sulphate soils				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.6	a. To ensure that disturbance of Acid Sulfate Soils or Potential Acid Sulfate Soils is minimised, to prevent adverse environmental impact on soil conditions. b. To ensure that water quality and associated receiving waters are not detrimentally affected by the effects of Acid Sulfate Soils. c. To ensure that habitat is not detrimentally affected by the effects of Acid Sulfate Soils. d. To ensure that built structures and infrastructure are not detrimentally affected by Acid Sulfate Soils.	1. Development must be sited or designed to avoid the disturbance of Acid Sulfate Soils or potential Acid Sulfate Soils. 2. Where the disturbance of Acid Sulfate Soils is unavoidable, a Preliminary Acid Sulfate Soil Assessment report must be submitted with the development application, in accordance with the *NSW Acid Sulfate Soils Planning Guidelines*. 3. Where a Preliminary Acid Sulfate Soil Assessment report identifies potential adverse impacts, a detailed assessment report and management plan must be submitted, in accordance with the *NSW Acid Sulfate Soils Planning Guidelines*. 4. Any Acid Sulfate Soils must be identified on the site analysis plan.	Broadly consistent	Field testing results indicate that although there were no actual Acid Sulphate Soils recorded within the Project area, the soils sampled presented some potential for Acid Sulphate Soils (See Appendix H). Therefore, an Acid Sulphate Soil Management Plan will be prepared as part of the CEMP in accordance with the Acid Sulphate Soil Laboratory Methods and Manual (ASSMAC, 1998).
Part 7 – Development in Environmental Protection Zones, Section 2.6	a. To ensure that disturbance of Acid Sulfate Soils or Potential Acid Sulfate Soils is minimised, to prevent adverse environmental impact on soil conditions. b. To ensure that water quality and associated receiving waters are not detrimentally affected by the effects of Acid Sulfate Soils. c. To ensure that habitat is not detrimentally affected by the effects of Acid Sulfate Soils. d. To ensure that built structures and infrastructure are not detrimentally affected by Acid Sulfate Soils.	1. Development should be sited or designed to avoid the disturbance of Acid Sulfate Soils or potential Acid Sulfate Soils. 2. Where the disturbance of Acid Sulfate Soils is unavoidable, a Preliminary Acid Sulfate Soil Assessment report must be submitted with the development application, in accordance with the *NSW Acid Sulfate Soils Planning Guidelines*. 3. Where a Preliminary Acid Sulfate Soil Assessment report identifies potential adverse impacts, a detailed assessment report and management plan must be submitted, in accordance with the *NSW Acid Sulfate Soils Planning Guidelines*. 4. Any Acid Sulfate Soils must be identified on the site analysis plan.		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
Stormwater management				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.7 Part 7 – Development in Environmental Protection Zones, Section 2.7	a. To ensure that development does not adversely affect water quality or availability, including ground water. b. To ensure that watercourses and associated riparian vegetation are maintained so as to contribute to water quality, and to mitigate sedimentation of the Lake Macquarie waterway. c. To minimise any adverse impacts on downstream built or natural environments, or on nearby land due to increased development. d. To incorporate Water Sensitive Urban Design techniques into all new developments. e. To minimise the volume and rate of stormwater leaving a development site	1. A *Water Cycle Management Plan* must be submitted for all development except single dwelling houses and dual-occupancy developments. The *Water Cycle Management Plan* must provide details of the management of stormwater, and the measures proposed to mitigate the effects of stormwater on adjoining or downstream sites in accordance with *Council's Water Cycle Management Guidelines*. 2. On-site measures must be implemented to maintain water quality, and to minimise the volume of stormwater run-off and the rate at which stormwater leaves the site. 3. A maximum of 10 per cent of run-off from built impermeable surfaces may be discharged directly to the drainage system. The remaining 90 per cent of run-off must be captured for reuse, or managed through infiltration and retention measures prior to being discharged to the drainage system. 4. Stormwater management systems should be visually unobtrusive and integrated within site landscaping, car parks or building structures. 5. All developments (except dwelling house or dual occupancy) that involve the re-use of stormwater or the use of recycled water must demonstrate compliance with the Australian Guidelines for Water Recycling and the licensing requirements of the *Water industry Competition Act 2006*. 6. Stormwater management systems must be designed in accordance with the *Water Cycle Management Guidelines*.	Inconsistent	It is anticipated that generally stormwater runoff would be discharged to the surrounding area as sheet flow and allowed to infiltrate into the ground. Given the permeability of the desalination plant site's upper soil layers, this is not expected to be an issue and is currently utilised at Belmont WWTW. The high permeability of the surrounding sandy soil stormwater runoff would readily infiltrate the ground with no impacts anticipated to the surrounding hydrology (See Section 7.2.3). An Erosion and Sediment Control Plan (ESCP) as part of the SWMP in accordance with Blue Book – Managing Urban Stormwater: Soils and Construction (4th ed, Landcom, March 2004) and Volume 2A: Installation of Services, will be prepared prior to construction.
Catchment flood management				
Part 7 – Development in Environmental Protection Zones, Section 2.8	a. To ensure that development is sited and designed to minimise potentially adverse impacts of flooding on the proposed development, or on other properties.	1. Development must be consistent with the current version of the NSW Floodplain Development Manual, and any relevant local flood study, floodplain management study or plan applying to the land that has been endorsed by Council.	Broadly consistent	The Project area is located on the Lots Affected by Catchment Flooding on Council's Flood Control Lots map.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
	b. To ensure that measures are implemented to reduce the impact of flooding and flood liability on owners and occupiers of flood prone property. Such measures must also reduce private and public losses resulting from flooding, and manage risks to property and life from flood events.	2. The proposed development must consider and respond to flooding hazards. It must also mitigate risks to life and/or property through design and positioning of development. 3. Buildings must not be located in an identified floodway. 4. Buildings and other structures, including fences, must be designed so as not to impede the flow of floodwaters or entrap debris. 5. Habitable rooms must have a finished floor height at least 500 mm above the 100 year probable ARI (1 per cent AEP) event. Where probability flood levels are not available, habitable rooms must have a finished floor height at least 500 mm above the highest observed flood level for the development site. 6. Non-habitable rooms must have a finished floor height at or above the 20 year probable ARI (5 per cent AEP) event. Where probability flood levels are not available, non-habitable rooms must have a finished floor height at or above the highest observed flood level for the site, except where this would result in a floor level more than 500 mm above the existing ground level. In this case, a floor level of at least 500 mm above existing ground level must be achieved. 7. Fill is not permitted within core riparian zones, within the Lakefront Development Area or the Foreshore Development Area, or within the extent of the 100 year probable ARI (1 per cent AEP) flood event. 8. Lesser provisions may be acceptable where the applicant can demonstrate that the type of development or the proposed use poses no significant risk to life or property by flooding. 9. Any use of fill associated with development must not substantially impede the flow of floodwater, and must not contribute to flooding or ponding of water on any other property. 10. Additions or alterations to existing development will be assessed on the merits of the situation, having		The Project area is not expected to result in appreciable changes to flooding within the local area. Therefore no detailed flood modelling is proposed as required as part of the SEARs. A flooding and drainage assessment has been prepared in Section 7.2 of this EIS. This assessment outlines the flood risk as well as measures to be implemented to mitigate potential flooding and drainage impacts. The proposed use does not pose a significant risk to life or property.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		regard to meeting an acceptable level of risk of flood damage. 11. Development on designated flood prone land must incorporate the floodplain risk management measures, as recommended by a local flood study, floodplain management study or plan, which identifies and addresses appropriate actions in the event of flooding. 12. Development on land subject to flooding must use flood compatible materials that will minimise damage by flooding. 13. Development on lots adjoining areas affected by a 100 year probable ARI event will be subject to floor height requirements, even when the site may not be subject to flooding from the 100 year probable ARI event. This requirement is not applicable for land higher than 500 mm above the 100 year probable ARI, as calculated for the relevant site. 14. Development where 100 year probable ARI levels are not available, and which could be flood liable, must be designed to meet an acceptable level of risk from flood damage. This may require the preparation of a Local Flood Study that considers cumulative impact issues, and demonstrates negligible impacts on other lands.		
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.8	a. To ensure that development is sited and designed to minimise potentially adverse impacts of flooding on the proposed development, or on other properties. b. To ensure that measures are implemented to reduce the impact of flooding and flood liability on owners and occupiers of flood prone property. Such measures must also reduce private and public losses resulting from flooding and	1. Development must be consistent with the current version of the *NSW Floodplain Development Manual*, and any local flood study, floodplain management study or plan applying to the land that has been endorsed by Council. 2. The proposed development must consider and respond to flooding hazards. It must also mitigate risks to life and/or property through design and positioning of development. 3. Buildings are not permitted in an identified floodway. 4. Buildings and other structures, including fences, must be designed so as not to impede the flow of floodwaters or entrap debris.		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
	to manage risks to property and life from flood events.	5. Commercial floor space must have a finished floor height at least 500 mm above the 100 year ARI (1 per cent AEP) event, or equivalent measures must be in place to mitigate flood damage (e.g.: flood barrier system with evacuation plan). Where probability flood levels are not available, habitable rooms must have a finished floor height at least 500 mm above the highest observed flood level for the development site. 6. Other development must have a finished floor height at or above the 100 year probable ARI (1 per cent AEP) event, or equivalent measures must be in place to mitigate flood damage (e.g.: flood barrier system/sealed entrances with evacuation plan). Where probability flood levels are not available, the finished floor height must be at, or above the highest observed flood level for the site, or equivalent measures must be in place to mitigate flood damage. 7. Fill is not permitted within core riparian zones, within the Lakefront Development Area or the Foreshore Development Area, or within the extent of the 100 year probable ARI (1 per cent AEP) flood event. 8. Lesser provisions may be acceptable where the applicant can demonstrate that the type of development or the proposed use poses no significant risk to life or property by flooding. 9. Development on designated flood prone land must incorporate the floodplain risk management measures, as recommended by a local flood study, floodplain management study or plan, which identifies and addresses appropriate actions in the event of flooding. 10. Any fill associated with the development must not substantially impede the flow of floodwater, and must not contribute to flooding or ponding of water on other property. 11. Additions or alterations to existing development will be assessed on the merits of the situation, having		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		regard to meeting an acceptable level of risk of flood damage. 12. Development on land subject to flooding must use flood compatible materials that will minimise damage by flooding. 13. Development where 100 year ARI levels are not available, and which may be flood liable, should be designed to meet an acceptable level of risk from flood damage. This may require the creation of a new Local Flood Study that considers cumulative impact issues, and demonstrates negligible impacts on other lands.		
Lake flooding and tidal inundation (incorporating sea level rise)				
Part 7 – Development in Environmental Protection Zones, Section 2.9	a. To ensure that development is sited and designed to minimise potentially adverse impacts of flooding on the proposed development, or on other properties. b. To ensure that measures are implemented to reduce the impact of flooding and flood liability on owners and occupiers of flood prone property. Such measures must also reduce private and public losses resulting from flooding, and manage risks to property and life from flood events. c. To ensure that development adequately considers and responds to sea level rise projections, and the predicted effects on inundation, flooding, coastal and foreshore recession, and on groundwater levels. d. To ensure that development on land vulnerable to sea level rise is situated and designed to minimise the risk from future inundation,	1. Development must implement measures to mitigate the adverse effects of projected sea level rise and increases in flood levels on the development. 2. Development should be designed and situated to reduce the risk from the effects of sea level rise. For example, structures should be located on the highest part of the lot and/or located as far back from the foreshore or coastline as possible, while still meeting other controls and objectives of the DCP. 3. Development should not be located in areas predicted to be permanently inundated during the life of the asset. The assumed asset life is 100 years for residential care facilities and seniors housing, hospitals, mixed use development and for medium and high density housing, and 50 years for other developments. 4. Notwithstanding the provisions for Cut and Fill, special consideration may be given to increased fill allowances in areas affected by sea level rise provided that: i. Additional fill does not adversely affect stormwater management, drainage, or the flow of water from roads, natural or constructed watercourses, foreshore areas or adjoining properties; and	Broadly consistent	The Project area is located on the Lots Affected by Lake Flooding on Council's Flood Control Lots map. The Project area is not expected to result in appreciable changes to flooding within the local area or contribute to sea level rise. Therefore no detailed flood or sea level rise modelling is proposed. A flooding and drainage assessment has been prepared in Section 7.2 of this EIS. This assessment outlines the flood risk as well as measures to be implemented to mitigate potential flooding and drainage impacts. Coastal risk, including sea level rise and the relevant mitigation measures have been assessed in Section 7.5.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
	flooding, coastal and foreshore recession, and from rises in groundwater levels during the expected life of the development. e. To ensure that development is designed to enable future adaptation if projections are realised, or that measures are implemented to mitigate any adverse impacts of climate change or sea level rise. f. To encourage innovative responses to sea level rise impacts	ii. The filled area maintains functional connections to adjoining footpaths, roads, neighbouring blocks and other local features. 5. Development identified within Table 3 should comply with the floor height provisions. Where the development proposed is not contained within Table 3, or an alternative to the provisions contained within Table 3 is proposed, a Flood Safety Audit and Management Plan must be submitted with the application, which is to include: i. Current 100 year ARI flood levels and velocity, as well as at 2050 and 2100; ii. Analysis of potential and likely risk of flooding, and/or potential threat to life and/or property now, and at 2050 and 2100; iii. Analysis of the potential effects of permanent inundation, foreshore recession and rising groundwater; iv. Where flood-proof materials are proposed, evidence of the flood-proof characteristics of those materials must be provided; v. Where an innovative of adaptable building design is proposed, it meets the principles and performance criteria set out in the Development Guidelines for Resilient Housing for Lake Macquarie, and vi. Any other alternative adaptive measure must be justified. 6. The assessing officer may determine that the development proposal is of a minor nature, and that there is no need for a Flood Safety Audit and Management Plan. In these circumstances, the assessing officer must be satisfied that the proposed development adequately addresses projected sea level rise and increases in flood levels.		At this stage, the intake system design for the desalination plant will consist of on-shore sub-surface pipes directed towards the ocean to capture saline groundwater. This is not expected to have an impact on sea level rise.
Part 5 – Development in Industrial, Business Park and	a. To ensure that development is sited and designed to minimise potentially adverse impacts of flooding on the proposed	1. Development must implement measures to mitigate the adverse effects of projected sea level rise and increases in flood levels on the development.		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
Infrastructure Zones, Section 2.9	development, or on other properties. b. To ensure that measures are implemented to reduce the impact of flooding and flood liability on owners and occupiers of flood prone property. Such measures must also reduce private and public losses resulting from flooding, and manage risks to property and life from flood events. c. To ensure that development adequately considers and responds to sea level rise projections, and the predicted effects on inundation, flooding, coastal and foreshore recession, and on groundwater levels. d. To ensure that development on land vulnerable to sea level rise is situated and designed to minimise the risk from future inundation, flooding, coastal and foreshore recession, and from rises in groundwater levels during the expected life of the development. e. To ensure that development is designed to enable future adaptation if projections are realised, or that measures are implemented to mitigate any adverse impacts of climate change or sea level rise. f. To encourage innovative responses to sea level rise impacts.	2. Development should be designed and situated to reduce the risk from the effects of sea level rise. For example, structures should be located on the highest part of the lot and/or located as far back from the foreshore or coastline as possible, while still meeting other controls and objectives of the DCP. 3. Development should not be located in areas predicted to be permanently inundated during the life of the asset. The assumed asset life is 100 years for residential care facilities and seniors housing, hospitals, mixed use development and for medium and high density housing, and 50 years for other developments. 4. Notwithstanding the provisions for Cut and Fill in section 3.18, special consideration may be given to increased fill allowances in areas affected by sea level rise provided that: i. Additional fill does not adversely affect stormwater management, drainage, or the flow of water from roads, natural or constructed watercourses, foreshore areas or adjoining properties; and ii. The filled area maintains functional connections to adjoining footpaths, roads, neighbouring blocks and other local features. 5. Development identified within Table 3 should comply with the floor height provisions. Where the development proposed is not contained within Table 3, or an alternative to the provisions contained within Table 3 is proposed, a Flood Safety Audit and Management Plan must be submitted with the application, which is to include: i. Current 100 year ARI flood levels and velocity, as well as at 2050 and 2100; ii. Analysis of potential and likely risk of flooding, and/or potential threat to life and/or property now, and at 2050 and 2100; iii. Analysis of the potential effects of permanent inundation, foreshore recession and rising groundwater;		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		iv. Where flood-proof materials are proposed, evidence of the flood-proof characteristics of those materials must be provided; v. Where a relocatable building or structure is proposed, a demonstrated ability to relocate the building or structure, including an identified relocation site must be provided; and vi. Any other alternative adaptive measure must be justified. 6. The assessing officer may determine that the development proposal is of a minor nature, and that there is no need for a Flood Safety Audit and Management Plan. In these circumstances, the assessing officer must be satisfied that the proposed development adequately addresses projected sea level rise and increases in flood levels.		
Natural water systems				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.10 Part 7 – Development in Environmental Protection Zones, Section 2.10	a. To protect and maintain the water regime of natural water systems. b. To ensure that development does not adversely affect aquatic fauna. c. To ensure that development does not adversely affect water quality or availability, including ground water. d. To ensure that watercourses and associated riparian vegetation are maintained to contribute to water quality, and to mitigate sedimentation of the Lake Macquarie waterway. e. To ensure that natural water systems and associated vegetation and landforms are protected to improve the ecological processes	1. Natural water systems must be maintained in a natural state, including the maintenance of riparian vegetation and habitat such as fallen debris. 2. Where a development is associated with, or will affect a natural water system, rehabilitation must occur to return that natural water system – as much as possible – to a natural state. The Rehabilitation Plan must be prepared in accordance with Council's *Guidelines for the Preparation of Rehabilitation Plans for Degraded Watercourses or Waterbodies*. 3. Rehabilitation should occur where a development site includes a degraded watercourse, water body, or wetland. Rehabilitation is to be carried out following the completion of a Rehabilitation Plan, This Plan must prepared in accordance with Council's *Guidelines for the Preparation of Rehabilitation Plans for Degraded Watercourses or Waterbodies*. 4. Stormwater must be managed to minimise nutrient and sediment run-off entering constructed drainage lines, natural watercourses, or waterways.	Broadly consistent	Section 7.2 addresses the existing environment as well as the impacts associated with the desalination plant in relation to water resources, both surface and groundwater.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
	and ensure that land is adequately buffered from development. f. To ensure that the pre-development water quality of receiving waters is maintained or improved.	5. Development within a Vegetated Riparian Zone (VRZ), as shown in the Vegetated Riparian Zones Figure, should be avoided where possible to retain its ecological processes. Where development is unavoidable within the VRZ, it must be demonstrated that potential impacts on water quality, aquatic habitat, and riparian vegetation will be negligible. 6. A Plan of Management must be submitted in accordance with State Government guidelines for development proposed within a VRZ. 7. Asset Protection Zones must not be located within the Vegetated Riparian Zone.		
Bushfire				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.11 Part 7 – Development in Environmental Protection Zones, Section 2.11	a. To ensure that risks associated with bushfire are appropriately and effectively managed on the development site. b. To ensure that bushfire risk is managed in connection with the preservation of the ecological values of the site and adjoining lands.	1. Development must comply with the *NSW Planning for Bushfire Protection Guidelines.* 2. Asset Protection Zones must: i. Be incorporated into the design of the development; ii. Be as low maintenance as possible; iii. Be located outside areas of ecological value and the buffers necessary to protect them; and iv. Not occur on adjoining environmental zoned land. 3. Bushfire prone areas and Asset Protection Zones must be identified on the Site Analysis Plan. Refer to Council's *Bushfire Prone Land Map*. 4. Clearing for the purposes of Asset Protection Zones should be avoided on ridgelines and slopes of 1:5 or greater. 5. Clearing of vegetation must be limited to that necessary to meet the *NSW Planning for Bushfire Protection Guidelines*. 6. Clearing of native vegetation or trees for the purposes of reducing bushfire risk must be consistent with the current Bushfire Risk Management Plan prepared under the *Rural Fires Act 1997*.	Inconsistent	The Project area is shown on Council's Bushfire Prone Land Map. The potential bushfire impacts would be addressed during detailed design and the plant would be included in Hunter Water's existing bushfire management plan.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
Flora and fauna				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.12 Part 7 – Development in Environmental Protection Zones, Section 2.12	a. To avoid and minimise impacts on native flora and fauna. b. To protect and enhance significant flora and fauna, vegetation communities, and significant habitat on the site and surrounding development sites. c. To protect and enhance ecological corridors and increase the connections between habitats. d. To ensure rehabilitation of degraded areas.	1. Where the proposed development is likely to have an impact on native vegetation or fauna habitat, or where five or more native trees are proposed to be removed, a flora and fauna assessment must be submitted with the development application. The flora and fauna assessment must be prepared in accordance with Council's *Flora and Fauna Survey Guidelines*. 2. The flora and fauna assessment must be sufficient to adequately identify and assess all the impacts of the proposed development. This includes cumulative, direct and indirect impacts, as well as the impacts of Asset Protection Zones, provision of services (water and sewer, etc.) and stormwater management. 3. Where a proposed development site is within a vegetation corridor identified on Council's Native Vegetation and Corridors Map, or identified as part of a site specific flora and fauna assessment, the corridor must be surveyed. Within the survey, the appropriate corridor width must be determined with reference to core habitat areas and potential edge effects and fragmentation. The proposed development should be located and designed to avoid impacts on the identified vegetation corridor. Where this is not possible, the development should be designed to minimise impacts. 4. Development should be designed to avoid impacts on native flora and fauna, and minimise any unavoidable impacts. Significant flora and fauna species, vegetation communities and habitat should be protected and enhanced through appropriate site planning, design and construction. 5. A Site Vegetation Plan must be submitted clearly indicating the location of the proposed development in relation to vegetation communities, significant flora and fauna species and vegetation, and significant habitat and corridors on the site.	Broadly consistent	A Biodiversity Development Assessment Report (BDAR) was prepared to assess the biodiversity impacts associated with the construction and operation of the Project. A summary of this is outlined in Section 7.3.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		6. Native vegetation buffers must be provided between development and areas containing threatened flora and fauna species or their habitat, threatened vegetation communities and native vegetation corridors. The width of the buffer should be determined with reference to the function of the habitat, the threat of sea level rise and the type of development proposed. The buffer should be designed to keep the area of significance in natural condition. 7. A suitable barrier such as a perimeter road should be provided between development, (including landscaped areas) and native vegetation or significant habitat features, to minimise edge effects. 8. Where a proposed development is likely to impact on an area of native vegetation, it must be demonstrated that no reasonable alternative is available. Suitable ameliorative measures must also be proposed (e.g.: weed management, rehabilitation, nest boxes). 9. Rehabilitation of degraded areas of the development site should include local native species to establish a self-maintaining ecosystem as close as possible to the natural state. 10. Buildings and structures, roads, driveways, fences, dams, infrastructure, drainage and asset protection zones should be located outside of areas with significant flora and fauna, native vegetation corridors and buffers. 11. An application for removal of native vegetation will only be considered where it is ancillary to, and necessary for conducting an approved use of the land (i.e.: an application for clearing alone will not be supported). 12. Where retention or rehabilitation of native vegetation and/or habitat is required, a vegetation management plan must be prepared in accordance with Council's *Vegetation Management Plan Guidelines*. This must detail how vegetation will be		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		protected, rehabilitated and managed before, during and after construction. 13. Long-term protection and management of areas set aside for ecological reasons is encouraged through secure tenure with appropriate conservation management. This may be achieved through a Planning Agreement. 14. Development should be consistent with the effective conservation of land within any adjacent Environmental or Waterway zone and its protection from adverse impacts. It should include, but not be limited to weed invasion, erosion and sedimentation, pollution, chemicals, nutrients, stormwater run-off, feral and domestic animals.		
Preservation of trees and vegetation				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.13 Part 7 – Development in Environmental Protection Zones, Section 2.13	a. To ensure that trees listed on Council's *Significant Tree register* are not adversely affected by development. b. To maintain and enhance the natural bushland or treed character of the City. c. To retain trees for the urban amenity, microclimate, scenic, air and water quality, and the social benefits that they provide.	1. For the purposes of Clause 5.9 in LMLEP 2014, development consent is required to ring bark, cut down, top, lop, remove, injure, wilfully destroy or clear: i. Any species of vegetation that existed in the State of New South Wales before European Settlement; ii. A tree which is listed in Council's Significant Tree Register; iii. Tree(s) or native vegetation listed as heritage items or located within a Heritage Conservation Area; or iv. A Norfolk Island Pine Tree (*Araucaria heterophylla*) that is greater than three metres in height, or that has a trunk diameter of 75 mm or greater, measured at ground level. 2. Except in the E2 Zone, development consent is not required to remove, injure, wilfully destroy or clear native vegetation (excluding native trees and shrubs over three metres in height), only if: i. The work is for the purpose of landscaping understorey vegetation and lawn areas where the area to be cleared is less than 600 m² (in total), and	Broadly consistent	It is not anticipated that any of the trees listed on Council's Significant Tree Register would be impacted by the Project. A Biodiversity Development Assessment Report (BDAR) was prepared to assess the biodiversity impacts associated with the construction and operation of the Project. A summary of this is outlined in Section 7.3.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		is on the same allotment as, and within the curtilage of an approved dwelling; ii. The soil surface exposed in any period of 90 consecutive days is less than 250 m^2; iii. The slope of the land is less than 15 degrees; iv. The area is not subject to a development consent that requires the native vegetation to be retained; and v. The work does not involve the disturbance of habitat for threatened species. 3. Development consent is not required to ring bark, cut down top, lop, remove, injure, wilfully destroy or clear a tree or native vegetation, if: i. The tree is not listed on Council's Significant Tree Register or as Heritage Item or is located within a heritage conservation area, and ii. The tree or native vegetation is not required to be retained by a development consent, and iii. The tree or native vegetation is within five metres of the outermost projection of a lawfully used building (that is not exempt or complying development) and is on the same allotment as the building, or iv. The tree or native vegetation is within one metre of a sealed driveway to a lawfully used building (that is not exempt or complying development) and is on the same allotment as the building, or v. The tree or native vegetation is within five metres of the outermost projection of a lawfully used building (that is not exempt or complying development) on an adjoining allotment and the building and owners of both properties reach a written agreement that is submitted to Council prior to removal. 4. Development consent is not required for removal of a tree or native vegetation if Council is satisfied beforehand that the tree or native vegetation: i. Is dead and is not required as habitat for native fauna or ii. Is a risk to life or property.		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		5. Development consent is not required for removal of a tree or native vegetation if: i. The tree or native vegetation is in danger of imminent failure and there is risk to life or property; and ii. The tree is not listed on Council's Significant Tree Register or as Heritage Item or is located within a heritage conservation area, and iii. Evidence to support its removal is forwarded to Council following the removal, in accordance with Council's *Tree Preservation and Native Vegetation Management Guidelines*. 6. Development consent is not required for removal of a NSW native tree if the tree is: i. not listed on Council's Significant Tree Register or as Heritage Item or is located within a heritage conservation area, and ii. not located within other native vegetation and, iii. less than three metres in height and iv. has a trunk diameter at ground level of less than 75 mm. 7. An application for removal of tree(s) and native vegetation will be considered only where it is necessary for conducting an approved use of the land. An application for clearing alone will not be supported. 8. A report from a suitably qualified arborist must be submitted to support: i. Any application that may have an impact on a tree listed in Council's Significant Tree Register, or on tree(s) or native vegetation listed as heritage items or located within a heritage conservation area; ii. Any request to review Council's determination of an application for tree pruning or removal; or iii. Any application that Council determines may cause significant impacts on native trees or native vegetation.		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		9. An arborist report must include a plan to scale that clearly shows: i. The location of the proposed development; ii. The location, diameter, canopy spread, condition and species of each tree on the site; iii. All trees to be removed; iv. All trees to be retained; v. All trees with habitat hollows; vi. Tree protection zones for all trees to be retained; and vii. Any asset protection zones. 10. Habitat trees must be assessed by a suitably qualified flora and fauna specialist. 11. Measures must be implemented to protect native vegetation and trees to be retained during construction works. Such protection measures must be specified in the development application, and should be compiled in accordance with Council's *Tree Preservation and Native Vegetation Management Guidelines*. 12. Where habitat trees are removed, measures (such as nest boxes) must be implemented to mitigate against injury or loss of native fauna and habitat. Such measures must be specified in the development application. 13. Boundary fences must be located, designed and constructed to avoid removing or damaging native trees that have a diameter of 200 mm or greater, measured at ground level.		
European heritage				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.14	a. To protect and maintain European heritage items and their facades. b. To retain, preserve and promote the adaptive re-use of heritage-listed buildings and contributory buildings in particular, and other	1. A Heritage Assessment and Statement of Heritage Impact must be submitted to Council where a proposed development: i. incorporates, or is adjacent to an item of heritage significance; ii. is located within a heritage conservation area, or,	Broadly consistent	A Historic Heritage Assessment (HIA) was prepared by RPS (2019b) to assess the potential for non-Aboriginal heritage impacts. This copy of this assessment is provided in Appendix F.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
Part 7 – Development in Environmental Protection Zones, Section 2.14	buildings that contribute to the heritage character of the locality. c. To appropriately manage demolition of items of heritage significance, when all other alternatives to demolition have been fully investigated. d. To ensure that development is sympathetic to heritage items and contributory buildings.	iii. has been identified by Council to have particular circumstances that warrant it. 2. The impact of development on an item of heritage significance must be minimised by: i. Restricting the extent of development to that which is necessary; ii. Conserving what is significant about the item; iii. Clearly differentiating new development from the existing significant fabric; iv. Ensuring that development is of a scale, form, mass, proportion and finish that is sympathetic with the heritage item; and v. Ensuring that development is sufficiently separated from the heritage item, so as not to compromise the existing level of visibility. 3. For development involving demolition of an item of heritage significance, a heritage assessment and Statement of Heritage Impact must be prepared and lodged. It must verify that all alternative options to demolition have been fully investigated, and demonstrate the replacement building's compatibility with the physical context. The Statement of Heritage Impact must include details of the: i. Structural condition; ii. Overall extent of the remaining fabric; iii. Potential retention and adaptive reuse; and iv. Comparative costings. 4. Where demolition of the whole of a heritage item is proposed, approval must be sought concurrently for the replacement building. 5. Alterations and additions to items of heritage significance must where possible: i. Occur at the rear of the building; ii. Maintain the established building line; iii. Maintain an existing driveway access to the rear of the property;		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		iv. Incorporate or retain elements such as chimneys, windows and gables; v. Maintain established patterns of buildings and garden; and vi. Not overwhelm or dominate the existing building. 6. Alterations and additions to items of heritage significance must be recognisable, on inspection, as new work. They must not mimic the design, materials or historic details of the heritage item. 7. Garages, sheds, carports, external utilitarian structures and the like must be detached and located at the rear, or set back at least two metres behind the heritage item. 8. Utilitarian structures must be constructed of the same material as the heritage listed building.		
Aboriginal heritage				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.15 Part 7 – Development in Environmental Protection Zones, Section 2.15	a. To protect and conserve Aboriginal cultural, spiritual, and sacred sites within the City. b. To ensure the impact of a proposed development on the heritage significance of an Aboriginal place or object is considered by adequate investigation and assessment.	1. Where a development will disturb the ground surface and the natural ground surface has not been significantly disturbed, the development application must demonstrate that adequate due diligence has been undertaken. This includes (but is not limited to) submitting the following documentation in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*. This includes submitting the following documentation: i. A statement and results of a basic 200 m Aboriginal Heritage Information Management System (AHIMS) search. Where a site is identified within 200 m of the development site, a statement and results of a 50 m AHIMS search must be included. ii. Identify whether the development site is partially or wholly within the Sensitive Aboriginal Landscape map under the LMLEP 2014 and whether the exemptions under the Excluded Development Criteria (Table 4) apply. iii. A statement indicating whether there are landscape features that indicate the potential presence of Aboriginal objects.	Broadly consistent	An Aboriginal Cultural Heritage Assessment (ACHA) was prepared by RPS (2019a) in collaboration with the Registered Aboriginal Parties to assess the Aboriginal cultural heritage values of the Project area. A copy of this assessment is provided in Appendix G.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		2. A Due Diligence Assessment must be prepared by a suitably qualified person to determine whether the proposed development is likely to harm Aboriginal objects and identify whether an Aboriginal Heritage Impact Permit is required where: i. An AHIMS search has identified the likelihood of an Aboriginal item within 200 m of the development site, and/or ii. The site is identified on the Sensitive Aboriginal Landscape map and the Excluded Development Criteria do not apply. 3. The Due Diligence Assessment must include an assessment of the cultural significance of the place to the Aboriginal Community. 4. An Aboriginal Cultural heritage Assessment Report should be prepared where: i. A Due Diligence Assessment has identified the potential for the site to contain an Aboriginal object or contains a place of significance, or. ii. The development will have an impact on a known Aboriginal object or place. 5. Where required, the Aboriginal Heritage Impact Statement must be prepared in accordance with the Lake Macquarie Aboriginal Heritage Management Strategy and the Office of Environment and Heritage *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW*, which includes consultation with the Aboriginal community. 6. Where a proposal seeks to destroy, remove or impact on an Aboriginal object, any development will be Integrated Development and will also require a permit from the Office of Environment and Heritage.		

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
Social impact				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.17 Part 7 – Development in Environmental Protection Zones, Section 2.17	a. To ensure that development takes into consideration the likely social impacts that may arise, including any effects on equity, access, participation and rights. b. To ensure that development occurs in appropriate locations, and is supported by adequate services and facilities to support the community and its needs. c. To ensure that services and facilities are accessible to all members of the community. d. To facilitate availability of active and passive recreation, natural landscapes, educational opportunities, employment opportunities, health services, public transport, and neighbouring centres, as well as maintaining or enhancing the aesthetics and amenity of the area.	1. A Social Impact Assessment (SIA) must be prepared in accordance with Council's *Social Impact Assessment Guidelines*, and submitted with the development application in the following circumstances: i. the development is identified in table below, or ii. the development is valued at $5,000,000 or greater, or iii. the development has a floor area greater than 3000 m^2, or iv. where Council identifies that particular circumstances warrant it. 2. Potential adverse impacts identified by a SIA must be mitigated through redesign, whilst positive impacts should be enhanced by the design or other actions.	Broadly consistent	A Socio-economic Impact Assessment (SIA) report (GHD, 2019j) was prepared to assess the potential for socio-economic impacts on the community and stakeholder values. A summary of this is outlined in Section 7.6 and Appendix N.
Economic impact				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 2.18 Part 7 – Development in Environmental Protection Zones, Section 2.18	a. To ensure that development supports the Lake Macquarie hierarchy of centres and positively contributes to the City by supporting existing development in the locality and the community, through the creation of employment opportunities. b. To ensure development contributes through additional local employment and economic benefits.	1. An economic impact assessment must be prepared and submitted to Council at the discretion of the assessing officer under the following circumstances: i. Where development is valued at $5,000,000 or greater, or ii. Where the proposed development has a floor area greater than 5000 m^2, or iii. Where the development is inconsistent with the zone objectives.	Broadly consistent	A Socio-economic Impact Assessment (SIA) report (GHD, 2019j) was prepared to assess the potential for socio-economic impacts on the community and stakeholder values. A summary of this is outlined in Section 7.6 and Appendix N.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
Streetscape				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 3.1	a. To improve the visual amenity for all users and provide street activation of industrial areas. b. To encourage building design that positively contributes to the streetscape and a pleasant environment for workers, and the community more broadly.	1. Blank walls must be minimised by incorporating an opening or change in the wall's articulation. This should include a combination of change in materials, setback variation, architectural details and/or landscaping. 2. Screening of poorly designed buildings with vegetation is not an acceptable streetscape treatment. A combination of quality building design and landscaping must be used to provide a positive contribution to the streetscape.	Broadly consistent	A Landscape Character and Visual Impact Assessment (LCVIA) (GHD, 2019g) was prepared to assess the potential for impacts on the landscape character and visual amenity as a result of the Project. A copy of this LCVIA is provided in Appendix Q.
Part 7 – Development in Environmental Protection Zones, Section 3.1	a. To ensure that development responds to the existing, or desired future character of the street. b. To ensure that buildings address the street and any adjacent public space. c. To ensure that development provide passive surveillance of the street. d. To ensure that car parking and driveways do not dominate the street. e. To enhance street amenity for pedestrians and make a positive contribution to the streetscape.	1. Development must address and offer passive surveillance to the street. 2. The development design must contribute to the streetscape through built form and landscape that respects and responds to the local context, and the desired streetscape of the area. 3. Development design must recognise the street function, by using appropriate species, and locating utilities and services to reflect that function 4. Developments must provide accessible and legible pedestrian access from the street to the front entry of each building. 5. Developments on sites with two or more road frontages must address all frontages. 6. Parking structures must be setback, sited and designed to minimise visual impact when viewed from the street.		
Traffic and Transport				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 3.11 Part 7 – Development in	a. To provide effective, efficient and safe movement for pedestrians, bicyclists and motor vehicles. b. To ensure that vehicles can enter and leave a development site in a forward direction, unless otherwise justified to Council's satisfaction.	1. A Traffic Impact Statement must be prepared and submitted with any commercial/retail or industrial application for development of an area greater than 1000m², or where access to the site will be via an arterial or sub-arterial road. 2. Access points to a site are to be kept to a minimum and should be kept to one where possible. 3. Direct access to arterial and sub-arterial roads must be minimised to maintain the efficient flow of	Broadly consistent	A Traffic Impact Assessment (TIA) report (GHD, 2019k) was prepared to assess the potential for impacts on the local traffic and the transportation routes during construction and operation of the Project. A summary of this is outlined in Section 7.11.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
Environmental Protection Zones, Section 3.9		traffic on those roads. Alternative access is encouraged where available. 4. Driveways must be located as far as possible from intersections. 5. All driveways must be designed and constructed to provide adequate sightlines. 6. Driveways and internal road circulation must be designed to cater for safe manoeuvring and queuing, so as not to disturb traffic operations on external roads. 7. The design and layout of the development must reflect the type of vehicles that will need to access the site/development. It must also ensure that vehicles can enter and leave the site in a forward direction. 8. Driveways are of a type, construction and width suitable to the proposed development, and are designed so as not to detract from the streetscape.		
Demolition and Construction Waste Management				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 4.1 Part 7 – Development in Environmental Protection Zones, Section 4.1	a. To reduce demolition waste by maximising beneficial reuse of infrastructure, buildings and materials onsite. b. To avoid creating construction waste wherever possible. c. To enable maximum diversion of demolition and construction waste to reuse, recycling or composting. d. To ensure that waste management is planned across all demolition and construction stages so that reusable resources and waste can be appropriately and effectively stored and removed safely from site without adverse impacts on local amenity.	1. Applications must provide a completed Demolition Waste Management Plan (WMP)(where there are demolition works) and a Construction WMP (for all construction works), in accordance with Chapter 2 (for Demolition) and Chapter 3 (for Construction) of the *Lake Macquarie City Council Waste Management Guidelines* unless the development is: i. Permitted without consent in this zone ii. Agriculture (other than intensive agriculture) iii. Drainage iv. Earthworks v. Rail lines vi. Roads vii. Signs viii. Stormwater management facilities ix. Utility installations These plans must be provided to any relevant person involved in the demolition and/or construction,	Broadly consistent	Waste management impacts considering the existing environment as well as the potential waste stream associated with the Project during construction and the measures proposed to manage waste associated with the Project are outlined in Section 7.13.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		including architects, project managers, builders, contractors and sub-contractors. 2. The Demolition WMP must describe how the proposal avoids creating waste and how it maximises the reuse and recycling of demolition and construction materials. 3. The following must be shown on scaled plans to be submitted with the development application for demolition and construction stages: i. waste storage area(s) with bins and equipment all shown to scale; ii. waste collection area(s) with all bins shown to scale (if different from storage areas); iii. waste carting route(s) from buildings to waste storage area(s)' iv. bin carting route(s) from waste storage to collection point(s); and v. for developments proposing onsite collection, the waste collection vehicle route, swept paths and clearances.		
Erosion and Sediment Control				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 4.5 Part 7 – Development in Environmental Protection Zones, Section 4.5	a. To ensure that development is designed to prevent erosion by minimising disturbance, retaining vegetation and reducing the need for earthworks. b. To prevent erosion and sediment-laden run-off during site preparation, construction and the ongoing use of land. c. To ensure that a number of integrated solutions, using a treatment train approach, are implemented for the control and treatment of erosion and sediment.	1. For proposals where the area of soil disturbance is less than 250 m^2, appropriate erosion and sediment control measures must be installed and maintained. This will prevent pollutants from entering water courses during construction and until 70 per cent ground cover is attained. 2. For proposals where the area of soil disturbance is more than 250 m^2 but less than 2500 m^2, an Erosion and Sediment Control Plan (ESCP) must be prepared and lodged, in accordance with Council's *Erosion and Sediment Control Guideline*. 3. For proposals where the area of soil disturbance is more than 2500 m^2, a Soil and Water Management Plan, identifying erosion prevention and sediment control measures, must be prepared and lodged, in accordance with *Council's Erosion and Sediment Control Guideline*.	Broadly consistent	A Geotech Assessment (GHD, 2018b) has been prepared to assess the existing soil, geology and environmental conditions as well as the Project's predicted impact on erosion and the proposed sediment control measures. An Erosion and Sediment Control Plan (ESCP) as part of the SWMP in accordance with Blue Book – Managing Urban Stormwater: Soils and Construction (4th ed, Landcom, March 2004) and Volume 2A: Installation of

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		4. The maximum area of soil exposure at any one time must not exceed 2.5 hectares.		Services, will be prepared prior to construction.
Air Quality				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 4.6 Part 7 – Development in Environmental Protection Zones, Section 4.6	a. To ensure that development does not adversely affect air quality beyond the National Environment Protection Measure (Ambient Air Quality) standard for criteria air pollutants. b. To ensure that measures are implemented to maintain air quality. c. To ensure that odours and emissions do not have an unreasonable impact on the amenity of neighbouring properties, or the health of their occupants d. To ensure that odours and emissions do not have an unreasonable impact on public health. e. To ensure that emissions do not have an unreasonable impact on natural environment.	1. An air quality report must be prepared by an air quality/odour expert where a proposed development has the potential to adversely affect air quality. This report must: i. Consider the information provided on Council's *Local Air Quality Maps*; ii. Address impacts caused by construction and ongoing operation or occupation of the development; iii. Identify emissions, and measures to mitigate the overall impact, and the impact on nearby residences and occupants of other properties especially sensitive receivers; and iv. Be prepared in accordance with the *Approved Methods for the Modelling and Assessment of air pollutants in New South Wales* and other requirements prescribed in State and Federal legislation.	Broadly consistent	The ambient air quality, the impacts associated with the Project during construction and operations, as well as the mitigation measures proposed to manage air quality associated with the Project are outlined in Section 7.15.
Noise and Vibration				
Part 5 – Development in Industrial, Business Park and Infrastructure Zones, Section 4.7 Part 7 – Development in Environmental Protection Zones, Section 4.7	a. To minimise the generation of noise and/or vibration, and to mitigate associated adverse impacts on the amenity of neighbouring properties and their occupants, and on occupants of the proposed development.	7. Where proposed development has the potential to produce an adverse noise or vibration impact on occupants of the site or of nearby properties, an acoustic and vibration study must be prepared by a qualified consultant, to Council's satisfaction. 8. Noise or vibration generated by development must not exceed the criteria stipulated in the *NSW Industrial Noise Policy* or the *Noise Guide for Local Government* at the property boundary of the noise source, or at a receiving lot boundary. 9. Measures must be implemented to ensure that any noise or vibration generated is not offensive, in accordance with the *Noise Guide for Local Government*	Broadly consistent	The existing environment with respect to noise and vibration, the impacts associated with the Project during construction and operation including mitigation measures are outlined in Section 7.12.

DCP Part & Section	Objectives	Relevant controls	Consistent/inconsistent	Response
		10. During construction, the operating noise level of machinery, plant and equipment must comply with the *Noise Guide for Local Government*. 11. A suitably qualified acoustics consultant must prepare a Noise Management Plan where construction is proposed to exceed 26 weeks. 12. Noise generating operations and outdoor operations must only occur between 7:00 am and 6:00 pm Monday to Saturday. 13. Council may request at any stage an independent report to confirm that noise emissions are within acceptable limits; such costs are to be borne by the applicant/ operator.		