



URBAN TREE CANOPY TARGETS & DEVELOPMENT
CONTROLS REPORT
APPENDIX A:
ANALYSIS OF EXISTING CONTROLS

Prepared for
NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

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Table A1: Detached Dwellings Existing Controls

AUTHORITY	POLICY/PLAN	REFERENCE	STREET SETBACK min dim range (m)	STREET SETBACK max dim range (m)	SIDE SETBACK min dim range (m)	SIDE SETBACK max dim range (m)	REAR SETBACK min dim range (m)	REAR SETBACK max dim range (m)	SITE COVERAGE max area (%)	PRIVATE OPEN SPACE min area (%)	PRIVATE OPEN SPACE min area (m2)	LANDSCAPED AREA min area (%)	LANDSCAPED AREA min dim (m)	DEEP SOIL min area (%)	DEEP SOIL min dim (m)	CANOPY COVER min area (%)
LOCAL GOVERNMENT																
ALBURY	ADCP2010	Part 10.4 - Residential Development - Dwelling Houses	4	–	0.9	–	2	–	–	30.0%	35	–	–	–	–	–
ASHFIELD	CIWDCP2016	Chapter F1 - Residential Low Density Zone	–	–	0.9	–	–	–	65%	–	60	25%	–	25%	–	40.0%
BANKSTOWN	BDCP2015	Part B1.2 - Dwelling Houses	5.5	–	0.9	–	–	–	–	–	80	–	–	–	–	–
BANKSTOWN	BDCP2015	Part B1.3 - Secondary Dwellings	5.5	–	0.9	–	0.9	–	–	–	–	–	–	–	–	–
BANKSTOWN	BDCP2015	Part B1.4 - Dual Occupancies	5.5	–	0.9	–	–	–	–	–	80	–	–	–	–	–
BLACKTOWN	BDCP2015	Part C3 - Dwelling Houses	4.5	6	0.9	1.2	3	–	–	–	80	–	–	–	–	–
BLACKTOWN	BDCP2015	Part C4 - Dual Occupancy and Secondary Dwellings	4.5	6	0.9	1.2	–	–	–	–	80	–	–	–	–	–
CAMPBELLTOWN	C(SC)DCP2015	Part 3.6.1 - Dwelling Houses	5.5	6	0.9	–	3	–	–	–	75	–	–	20.0%	–	–
CAMPBELLTOWN	C(SC)DCP2015	Part 3.7.3 - Manor Houses	5.5	6	0.9	–	3	–	–	–	16	–	–	20.0%	–	–
CANTERBURY	CDCP2012	Chapter C1 - Dwelling Houses and Outbuildings	5.5	6	0.9	1	6	–	60.0%	–	–	15%	2.5	15%	–	–
CANTERBURY	CDCP2012	Chapter C2 - Dual Occupancies	5.5	6	0.9	1.2	6	–	–	–	40	–	–	–	–	–
CITY OF SYDNEY	SDCP2012	Part 4.1 Single Dwellings, Terraces, Dual Occupancies	–	–	0	–	0	–	–	–	16	–	–	15%	–	15%
GOSFORD	GDCP 2013	Part 3.1 - Dwelling Houses and Secondary Dwellings	4.5	7.5	0.9	–	0.9	6	60.0%	–	16	–	–	–	–	–
GOSFORD	GDCP 2013	Part 3.2 - Dual Occupancy	6	–	1	–	3	–	–	–	–	–	–	–	3	–
GREATER TAREE	GTDCP2010	Part H3.1 - One and Two Storey Single Detached Dwellings	5	–	0.9	–	0.9	–	65%	–	80	–	–	–	–	–
THE HILLS	HDCP 2012	Part B2 - Residential	6	10	0.9	1.5	4	6	60.0%	20.0%	80	40.0%	3	–	–	–
THE HILLS	HDCP 2012	Part B3 - Dual Occupancy	4.5	10	0.9	–	4	–	–	–	80	50.0%	2	–	–	–
THE HILLS	HDCP 2012	Part B11 - Manor Houses	7.5	10	0.9	–	8	–	–	–	24	40.0%	2	–	–	–
KU-RING-GAI	KDCP2015	Part 4 - Dwelling Houses	9	12	1.5	–	–	12	60.0%	–	50	–	–	–	–	–
KU-RING-GAI	KDCP2015	Part 5 - Secondary Dwellings	9	12	1.5	–	–	6	–	–	25	–	–	–	–	–
LAKE MACQUARIE	LMDCP2014	Part 3 - Residential Zones	4	–	0.9	–	4.5	–	50.0%	–	24	20.0%	2	–	–	–
LAKE MACQUARIE	LMDCP2014	Part 9 - Dual Occupancy	4	–	0.9	–	4.5	–	55%	–	16	–	1.5	–	–	–
LAKE MACQUARIE	LMDCP2014	Part 9 - Secondary Dwelling	4	–	0.9	–	4.5	–	55%	–	16	20.0%	2	–	–	–
LEICHHARDT	LDCP2013	Part C3 - Residential Provisions	–	–	–	–	–	–	–	–	16	–	–	–	–	–
LIVERPOOL	LDCP2008	Part 3.5 - Dwelling Houses on lots less than 400 sqm	4.5	7	0.9	–	4	–	–	–	60	25%	–	–	–	–
MAITLAND	MDCP2011	Part C.5 - Residential Design	5	–	1	–	1	–	60.0%	–	–	–	–	–	–	–
MARRICKVILLE	MDCP2011	Part 4.1 - Low Density Residential Development	–	–	0.9	1.5	–	–	60.0%	20.0%	45	–	–	–	–	–
MID COAST	GLDCP2013	Part 5 - Single Dwellings, Dual Occupancies	4.5	6	0.9	1.5	3	3.6	–	–	24	–	–	–	–	–
PARRAMATTA	PDCP2011	Part 3 - Development Principles	5	9	0.9	–	6	–	–	–	80	40.0%	–	30.0%	4	–
PORT MACQUARIE	PM-HDCP2013	Part C1 - Low Density Residential Development	4.5	6	0.9	–	4	–	–	–	35	–	–	–	–	–
RYDE	RDCP2014	Part 3.3 - Dwelling Houses and Dual Occupancy	6	7	0.9	1.5	8	–	–	–	64	–	–	35%	8	–
SUTHERLAND	SSDCP2015	Chapter 2c - Dwelling Houses in the R2 Zone	7.5	–	0.9	–	4	–	–	–	36	–	–	–	–	–
WAGGA WAGGA	WWDCP2010	Part D9 - Residential Development	6	9	–	–	–	–	60.0%	–	24	–	–	–	–	–
WOLLONGONG	WDCP2009	Chapter B1 4 - General Residential Controls	4	6	0.9	3	0.9	3	55%	–	24	20.0%	–	–	–	–
WYONG	WDCP2013	Part 2.1 - Dwelling houses and Secondary Dwellings	4.5	7.5	0.9	–	0.9	6	60.0%	–	16	–	–	–	–	–
WYONG	WDCP2013	Part 2.3 - Dual Occupancy	4.5	7.5	0.9	–	0.9	–	–	–	45	25%	–	12.5%	–	–
STATE GOVERNMENT																
STATE	SEPP ARH	Clause 14	–	–	–	–	–	–	–	–	–	30.0%	–	15%	3	–
STATE	SEPP E&C	Part 3 - Housing Code	3	10	0.9	2.5	3	10	–	–	24	10.0%	1.5	–	–	–
STATE	SEPP E&C	Part 3B - Low Rise Housing Diversity Code (manor house)	4.5	10	1.5	–	6	10	–	–	8	33%	1.5	–	–	–
STATE	SEPP E&C	Part 3C - Greenfield Housing Code	3	4.5	0	0.9	3	–	–	–	–	10.0%	1.5	–	–	–
RANGE LOW			3	4.5	0	0.9	0	3	50.0%	20.0%	8	10.0%	1.5	12.5%	3	15%
RANGE HIGH			9	12	1.5	3	8	12	65%	30.0%	80	50.0%	3	35%	8	40.0%

Notes: The controls presented are the Local Government Area Generic Controls. Controls for specific precincts have not been included.

Street setback controls often have alternative constructions relating to the average setback of the neighbouring properties that are not included. This is particularly true of established urban areas.

Street setback controls often have an additional controls for battle-axe sites that are not included.

Side setback controls only have a max range included where the

Street setback controls often have an additional controls for battle-axe sites that are not included.

Side setback controls only have a max range included where the

setback applies to all floors

Site coverage controls often reduce as lot get larger. The control for the smallest lot is always shown.

Landscaped area controls often increase as the lot gets larger. The control for the smallest lot is always shown.

Only landscaped area percentages over the whole site are shown. Other landscaped area percentages (eg private open space) cannot be extrapolated to assist in setting site targets.

Private open space controls often work in tandem with landscape controls. Smaller private open space areas are usually 'principle' areas that are the focus of larger landscaped areas.

Allowance should be made for exclusion of a driveway area.

Exclusion of raised built form elements such as eaves and awnings projecting beyond setbacks have not been captured above

Exclusion for detached outbuilding structures such as a garage, car port, shed, gazebo or rainwater tank have not been captured above

Table A2: Attached Dwelling Existing Controls

AUTHORITY	POLICY/PLAN	REFERENCE	STREET SETBACK min dim range (m)	STREET SETBACK max dim range (m)	SIDE SETBACK min dim range (m)	SIDE SETBACK max dim range (m)	REAR SETBACK min dim range (m)	REAR SETBACK max dim range (m)	SITE COVERAGE max area (%)	PRIVATE OPEN SPACE min area (%)	PRIVATE OPEN SPACE min area (m2)	LANDSCAPED AREA min area (%)	LANDSCAPED AREA min dim (m)	DEEP SOIL min area (%)	DEEP SOIL min dim (m)	CANOPY COVER min area (%)
LOCAL GOVERNMENT																
ASHFIELD	CIWDCP2016	Chapter F1 - Residential Low Density Zone	–	–	0.9	–	–	–	65%	–	60	25%	–	25%	–	40.0%
BANKSTOWN	BDCP2015	Part B1.5 - Semi-Detached Dwellings	5.5	–	0.9	–	–	–	–	–	80	–	–	–	–	–
BANKSTOWN	BDCP2015	Part B1.6 - Attached Dwellings	5.5	–	0.9	–	–	–	–	–	60	–	–	–	–	–
BLACKTOWN	BDCP2015	Part C5 - Attached Dwellings	6	10	2.3	–	2.3	–	–	–	80	–	–	–	–	–
CAMPBELLTOWN	C(SC)DCP2015	Part 3.6.4 - Semi-detached Dwellings	5.5	6	0.9	–	3	–	–	–	60	–	–	20.0%	–	–
CAMPBELLTOWN	C(SC)DCP2016	Part 3.6.4 - Attached dwellings - Zone R2	5.5	6	0	0.9	5	–	–	–	60	–	–	20.0%	–	–
CAMPBELLTOWN	C(SC)DCP2015	Part 3.7.1 - Attached Dwelling - Zone R3	4	6	0.9	–	3	–	–	–	40	–	–	20.0%	–	–
CANTERBURY	CDCP2012	Chapter C2 - Semi-detached Dwellings	5.5	6	0.9	1.2	6	–	–	–	40	–	–	–	–	–
CANTERBURY	CDCP2012	Chapter C3 - Attached Dwellings	6	–	0	–	3	6	–	–	40	–	–	–	–	–
CITY OF SYDNEY	SDCP2012	Part 4.1 Single Dwellings, Terraces, Dual Occupancies	0	6	0	–	0	–	–	–	16	–	–	15%	–	15%
THE HILLS	HDCP 2012	Part B9 - Small Lot Housing	4.5	–	0	1.2	6	8	–	20.0%	24	40.0%	2	–	–	–
THE HILLS	HDCP 2013	Part B10 - Medium Density Residential	3	–	0	3	7	–	–	–	16	–	2	–	–	–
LAKE MACQUARIE	LMDCP2014	Part 9 - Small and Narrow Lots	–	–	0	0.9	0	–	65%	–	16	10.0%	1.5	–	–	–
LAKE MACQUARIE	LMDCP2015	Part 9 - Attached Dwellings	0	–	0	0.9	0	–	75%	–	16	10.0%	1.5	–	–	–
LIVERPOOL	LDCP2008	Part 3.4 - Semi-detached and Attached Dwellings	4.5	7	0.9	–	4	–	–	–	60	20.0%	–	–	–	–
MAITLAND	MDCP2011	Part C.5 - Residential Design	5	–	1	–	1	–	60.0%	–	–	–	–	–	–	–
MARRICKVILLE	MDCP2011	Part 4.1 - Low Density Residential Development	–	–	0.9	1.5	–	–	60.0%	20	45	–	–	–	–	–
PARRAMATTA	PDCP2011	Part 3 - Development Principles	5	9	1.5	–	–	–	–	–	–	40.0%	–	30.0%	4	–
STATE GOVERNMENT																
STATE	SEPP ARH	Clause 14	–	–	–	–	–	–	–	–	–	30.0%	–	15%	3	–
STATE	SEPP E&C	Part 3 - Housing Code	3	4.5	0	0.9	3	5	–	–	16	10.0%	1.5	–	–	–
STATE	SEPP E&C	Part 3B - Low Rise Housing Diversity Code (dual	4.5	10	0.9	2.5	3	10	–	–	16	25%	1.5	–	–	–
STATE	SEPP E&C	Part 3B - Low Rise Housing Diversity Code (terraces)	3.5	–	0	1.5	3	10	–	–	16	20.0%	1.5	–	–	–
RANGE LOW			0	4.5	0	0.9	0	5	60.0%	20.0%	16	10.0%	1.5	15%	3	15%
RANGE HIGH			6	10	2.3	3	7	10	75%	20	80	40.0%	2	30.0%	4	40.0%
NOTES	Only landscaped area percentages over the whole site are shown. Other landscaped area percentages (eg private open space) cannot be extrapolated to assist in setting site targets.															
	Minimum landscaped areas requiring calculation based on site area utilise the minimum permissible lot size.															

Table A3: Multi-Dwelling Existing Controls

AUTHORITY	POLICY/PLAN	REFERENCE	STREET SETBACK min dim range (m)	STREET SETBACK max dim range (m)	SIDE SETBACK min dim range (m)	SIDE SETBACK max dim range (m)	REAR SETBACK min dim range (m)	REAR SETBACK max dim range (m)	SITE COVERAGE max area (%)	PRIVATE OPEN SPACE min area (m2)	LANDSCAPED AREA min area (%)	LANDSCAPED AREA min dim (m)	DEEP SOIL min area (%)	DEEP SOIL min dim (m)	COMMUNAL OPEN SPACE min area (%)	COMMUNAL OPEN SPACE min area (m2)	COMMUNAL OPEN SPACE rate (m2/dw)	CANOPY COVER min area (%)
LOCAL GOVERNMENT																		
ALBURY	ADCP2010	Part 10.6 - Residential Development - Multi Dwelling Housing	4	–	2.5	–	2.5	–	–	30	–	–	–	–	–	100	–	–
ASHFIELD	CIWDCP2016	Chapter F4 - Residential Multi Dwelling Housing	–	–	–	–	–	–	–	35	35%	2	–	–	–	–	–	25%
BANKSTOWN	BDCP2015	Part B1.8 - Multi Dwelling Housing	5.5	–	0.9	3	–	–	–	50	–	–	–	–	–	–	–	–
BLACKTOWN	BDCP2015	Part C5 - Multi Dwelling Housing	6	10	2.3	–	2.3	–	–	50	–	–	–	–	–	100	15	–
CAMPBELLTOWN	C(SC)DCP2015	Part 3.7.2 - Multi Dwelling Housing - Zone R3	4	6	0.9	–	3	–	–	40	–	–	20.0%	–	–	–	–	–
CANTERBURY	CDCP2012	Chapter C3 - Multi Dwelling Housing	6	–	0	4	3	6	–	40	–	–	–	3	–	–	–	–
GOSFORD	GDCP 2013	Part 3.3 - Multi Dwelling Housing	6	–	2	4	6	–	–	50	–	2	–	–	10.0%	50	–	–
GREATER TAREE	GTDCP2010	Part H3.4 - Multi Dwelling Housing and Residential Flat Buildings	7	–	4.5	–	4.5	–	65%	35	–	–	–	–	–	–	–	–
THE HILLS	HDCP 2012	Part B4 - Multi Dwelling Housing	6	10	1.5	6	1.5	6	–	25	50.0%	2	30.0%	–	–	144	10	–
KU-RING-GAI	KDCP2015	Part 6 - Multi-Dwelling Housing	8	10	3	6	3	6	40.0%	25	–	–	40.0%	2	–	72	–	–
LAKE MACQUARIE	LMDCP2015	Part 9 - Multi Dwelling Housing	4	–	3	6	–	–	65%	16	10.0%	2	–	–	–	–	–	–
LIVERPOOL	LDCP2008	Part 3.6 - Multi Dwelling Housing	4.5	7	0.9	–	4	–	–	30	–	–	–	–	–	–	–	–
MAITLAND	MDCP2011	Part C.5 - Residential Design	5	–	1	–	1	–	70.0%	–	–	–	–	–	–	–	–	–
MARRICKVILLE	MDCP2011	Part 4.2 - Multi-Dwelling Housing	6	–	4	7	4	7	50.0%	16	45%	–	–	–	–	–	–	–
PARRAMATTA	PDCP2011	Part 3 - Development Principles	5	7	3	–	–	–	–	40	40.0%	–	30.0%	4	–	–	–	–
PORT MACQUARIE	PM-HDCP2013	Part C1 - Low Density Residential Development	4.5	6	0.9	–	4	–	–	35	–	–	–	–	–	–	–	–
RYDE	RDCP2014	Part 3.4 - Multi Dwelling Housing	6.5	7.5	4.5	6	4.5	6	40.0%	30	–	–	–	–	–	–	–	–
SUTHERLAND	SSDCP2015	Chapter 5b -Multi-Dwelling Housing in the R3 Zone	7.5	–	1.5	–	4	–	–	26	–	–	–	–	–	100	–	–
WOLLONGONG	WDCP2009	Chapter B1 5 - Attached Dwellings and Multi-Dwelling Housing	6	–	1.5	–	1.5	–	–	20	30.0%	–	15%	6	–	–	5	–
WYONG	WDCP2013	Part 2.4 - Multiple Dwelling Residential	4.5	7.5	0.9	–	4.5	–	–	45	25%	–	12.5%	–	–	–	–	–
STATE GOVERNMENT																		
STATE	SEPP ARH	Clause 14	–	–	–	–	–	–	–	–	30.0%	–	15%	3	–	–	–	–
STATE	SEPP HSPD	Clause 50	–	–	–	–	–	–	–	15	30.0%	–	15%	3	–	–	–	–
RANGE LOW			4	6	0	3	1	6	40.0%	15	10.0%	2	12.5%	2	10.0%	50	5	25%
RANGE HIGH			8	10	4.5	7	6	7	70.0%	50	50.0%	2	40.0%	6	10.0%	144	15	25%
NOTES	Street setback controls often have alternative constructions relating to the average setback of the neighbouring properties that are not included																	

Table A4: Apartments Existing Controls

AUTHORITY	POLICY/PLAN	REFERENCE	STREET SETBACK min dim range (m)	STREET SETBACK max dim range (m)	SIDE SETBACK min dim range (m)	SIDE SETBACK max dim range (m)	REAR SETBACK min dim range (m)	REAR SETBACK max dim range (m)	SITE COVERAGE max area (%)	PRIVATE OPEN SPACE min area (m2)	LANDSCAPED AREA min area (%)	LANDSCAPED AREA min dim (m)	DEEP SOIL min area (%)	DEEP SOIL min dim (m)	CANOPY COVER min area (%)
LOCAL GOVERNMENT															
ASHFIELD	CIWDCP2016	Chapter F5 - Residential Flat Buildings	–	–	–	–	–	–	–	–	–	2	–	–	25%
BANKSTOWN	BDCP2015	Part B1.9 - Residential Flat Buildings	6	–	–	–	–	–	–	–	–	–	–	–	–
BLACKTOWN	BDCP2015	Part C6 - Residential Flat Buildings	7.5	9	6	12	6	12	–	15	–	–	7%	3	–
CAMPBELLTOWN	C(SC)DCP2015	Part 4.3 - Residential Flat Buildings	5.5	–	6	–	6	–	–	8	–	–	15%	–	–
CANTERBURY	CDCP2012	Chapter C4 - Residential Flat Building	6	–	4	–	6	–	–	–	–	–	–	–	–
CITY OF SYDNEY	SDCP2012	Part 4.2 - Residential Flat Developments	–	–	–	–	–	–	–	25	–	–	10.0%	3	15%
GOSFORD	GDCP 2013	Part 3.3 - Residential Flat Buildings	6	–	2	4	6	–	–	50	–	2	–	–	–
GREATER TAREE	GTDCP2010	Part H3.4 - Multi Dwelling Housing and Residential Flat Buildings	7	–	4.5	–	4.5	–	65%	35	–	–	–	–	–
THE HILLS	HDCP 2012	Part B5 - Residential Flat Building	6	10	6	–	8	–	–	12	50.0%	2	–	–	–
KU-RING-GAI	KDCP2015	Part 7 - Residential Flat Buildings	8	10	6	9	6	9	30.0%	–	–	–	50.0%	2	–
LAKE MACQUARIE	LMDCP2015	Part 9 - Residential Flat Buildings	6	8	3	4.5	–	–	65%	8	20.0%	3	10.0%	–	–
LIVERPOOL	LDCP2008	Part 3.7 - Residential Flat Buildings	5.5	7	3	10	8	10	–	10	25%	–	–	–	–
MAITLAND	MDCP2011	Part C.5 - Residential Design	5	–	1	–	1	–	70.0%	–	–	–	–	–	–
MARRICKVILLE	MDCP2011	Part 4.2 - Residential Flat Buildings	9	11	4.5	–	4.5	–	30.0%	8	45%	–	–	–	–
MID COAST	GLDCP2013	Part 6 - Residential Apartment Buildings	4.5	–	1.5	6	6	9	–	–	–	–	–	–	–
PARRAMATTA	PDCP2011	Part 3 - Development Principles	5	9	3	6	–	–	–	10	40.0%	–	30.0%	–	–
PORT MACQUARIE	PM-HDCP2013	Part C2 - Residential Flat Development	3	–	3	–	6	–	–	–	–	–	–	–	–
SUTHERLAND	SSDCP2015	Chapter 6 - Residential Flat Buildings	7.5	–	3	–	3	–	–	–	–	–	–	–	–
WAGGA WAGGA	WWDCP2010	Part D9 - Residential Development	9	–	3	–	3	–	40.0%	24	–	–	–	–	–
WOLLONGONG	WDCP2009	Chapter B1 6 - Residential Flat Buildings	6	–	3.5	9	3.5	9	–	25	30.0%	1.5	15%	6	–
WYONG	WDCP2013	Part 2.4 - Multiple Dwelling Residential	7.5	–	6	9	6	9	–	10	25%	–	12.5%	–	–
STATE GOVERNMENT															
STATE	ADG	Parts 3D / 3E / 3F / 4E	–	–	3	12	3	12	–	15	–	–	7%	3	–
STATE	SEPP ARH	Clause 14	–	–	–	–	–	–	–	–	30.0%	–	15%	3	–
STATE	SEPP D&P EIE	Appendix A - Proposed Amendments to the ADG	–	–	3	12	3	12	–	15	–	–	14%	3	–
STATE	SEPP HSPD	Clause 50	–	–	–	–	–	–	–	15	30.0%	–	15%	3	–
RANGE LOW			3	7	1	4	1	9	30.0%	8	20.0%	1.5	7%	2	15%
RANGE HIGH			9	11	6	12	8	12	70.0%	50	50.0%	3	50.0%	6	25%

Table A5: Business Park Existing Controls

AUTHORITY	POLICY/PLAN	REFERENCE	STREET SETBACK min dim range (m)	STREET SETBACK max dim range (m)	SIDE SETBACK min dim range (m)	SIDE SETBACK max dim range (m)	REAR SETBACK min dim range (m)	REAR SETBACK max dim range (m)	SITE COVERAGE max area (%)	LANDSCAPED AREA min area (%)	LANDSCAPED AREA min dim (m)	DEEP SOIL min area (%)	DEEP SOIL min dim (m)	CANOPY COVER min area (%)
LOCAL GOVERNMENT														
ALBURY	ADCP2010	Part 11.10 - Development in the B7 Business Park Zone	10	–	3	–	15	20	50.0%	15%				
BANKSTOWN	BDCP2015	Part B2.4 - Business Parks	5	–	6	–	6	–	–	–	–	–	–	–
BLACKTOWN	BDCP2015	Part D6 - Business Park Zone	7.5	20	2	–	2	–	65%	–	–	–	–	–
CAMPBELLTOWN	C(SC)DCP2015	Part 6 - Commercial Development	10	30	–	–	–	–	–	–	–	–	–	–
CITY OF SYDNEY	SDCP2012	Part 4.2 - Non-residential Developments	0	5	–	–	–	–	–	–	–	10.0%	3	15%
THE HILLS	HDCP 2012	Part B6 - Business	10	–	5	15	5	15	–	–	2	–	–	–
KU-RING-GAI	KDCP2015	Part 14A - Pymble Business Park	5	20	5	10	5	10	–	–	–	–	–	–
LIVERPOOL	LDCCP2008	Part 2.4 - Development in Moorebank Defence Lands	7.5	18	2.5	5	2.5	5	–	–	–	–	–	–
LAKE MACQUARIE	LMDCP2015	Part 5 - Industrial and Business Park	5	–	–	–	–	–	–	–	–	–	–	–
RYDE	RDCP2014	Part 4.5 - Macquarie Park Corridor	5	10	5	–	10	–	–	20.0%	–	20.0%	10	–
SUTHERLAND	SSDCP2015	Chapter 27 - B7 Business Park	9	–	–	3	–	3	–	–	–	–	–	–
STATE GOVERNMENT														
RANGE LOW														
RANGE HIGH														
NOTES														

Table A6: Industrial Existing Controls

AUTHORITY	POLICY/PLAN	REFERENCE	STREET SETBACK min dim range (m)	STREET SETBACK max dim range (m)	SIDE SETBACK min dim range (m)	SIDE SETBACK max dim range (m)	REAR SETBACK min dim range (m)	REAR SETBACK max dim range (m)	SITE COVERAGE max area (%)	LANDSCAPED AREA min area (%)	LANDSCAPED AREA min dim (m)	DEEP SOIL min area (%)	DEEP SOIL min dim (m)	CANOPY COVER min area (%)
LOCAL GOVERNMENT														
ALBURY	ADCP2010	Part 12.3 - Industrial Development	7	–	5	–	5	–	–	–	–	–	–	–
BANKSTOWN	BDCP2015	Part B3 - Industrial	10	15	–	–	–	–	70.0%	–	–	–	–	–
BLACKTOWN	BDCP2015	Part D - Industrial Areas	7.5	20	–	15	–	–	–	–	–	–	–	–
CAMPBELLTOWN	C(SC)DCP2015	Part 7 - Commercial Development	10	30	–	–	–	–	–	–	–	–	–	–
CANTERBURY	CDCP2012	Part E - Industrial	5	–	–	–	–	–	66%	10.0%	–	–	–	–
CITY OF SYDNEY	SDCP2012	Part 5.8.2 - Southern Employment Lands Development	1.5	6	–	–	–	–	–	–	–	10.0%	3	15%
GOSFORD	GDCP 2013	Part 3.11 - Industrial	10	20	3	5	3	5	–	–	–	–	–	–
GREATER TAREE	GTDCP2010	Part K - Industrial Requirements	9	–	3	6	5	–	–	–	–	–	–	–
THE HILLS	HDCP 2012	Part B7 - Industrial	10	20	5	–	5	–	–	–	2	–	–	–
LAKE MACQUARIE	LMDCP2015	Part 5 - Industrial and Business Park	5	–	–	–	–	–	–	–	–	–	–	–
LIVERPOOL	LDCP2008	Part 2.4 - Development in Moorebank Defence Lands	7.5	18	2.5	5	2.5	5	–	–	–	–	–	–
LIVERPOOL	LDCP2008	Part 7 - Industrial Areas	10	18	–	–	–	–	–	10.0%	–	–	–	–
MID COAST	GLDCP2013	Part 7 - Industrial Development	4.5	7.5	–	–	–	–	–	–	–	–	–	–
PARRAMATTA	PDCP2011	Part 3 - Development Principles	–	–	–	–	–	–	–	10.0%	2.5	–	–	–
PORT MACQUARIE	PM-HDCP2013	Part C4 - Industrial Development	7.6	10	–	–	–	–	–	–	–	–	–	–
SUTHERLAND	SSDCP2015	Chapter 28 - IN1 General Industrial	9	20	–	3	–	3	–	–	–	–	–	–
WOLLONGONG	WDCP2009	Chapter B5 - Industrial Development	7.5	20	–	–	–	–	–	10.0%	–	–	–	–
WYONG	WDCP2013	Part 2.12 - Industrial	10	15	0	–	0	–	50.0%	–	–	–	–	–
STATE GOVERNMENT														
STATE	SEPP E&C	Part 5A - Commercial and Industrial (New) Code (industrial)	10	–	5	50	5	50	–	–	3	–	–	–
RANGE LOW			1.5	6	0	3	0	3	50.0%	10.0%	2	10.0%	3	15%
RANGE HIGH			10	30	5	50	5	50	70.0%	10.0%	3	10.0%	3	15%
NOTES	Street setbacks are typical larger for arterial/main roads and smaller for access roads													

Table A7: Bulky Goods Existing Controls

AUTHORITY	POLICY/PLAN	REFERENCE	STREET SETBACK min dim range (m)	STREET SETBACK max dim range (m)	SIDE SETBACK min dim range (m)	SIDE SETBACK max dim range (m)	REAR SETBACK min dim range (m)	REAR SETBACK max dim range (m)	SITE COVERAGE max area (%)	LANDSCAPED AREA min area (%)	LANDSCAPED AREA min dim (m)	DEEP SOIL min area (%)	DEEP SOIL min dim (m)	CANOPY COVER min area (%)
LOCAL GOVERNMENT														
ALBURY	ADCP2010	Part 11.8 - Development in the B5 Business Development Zone	4	–	6	–	6	–	60.0%	10.0%				
BANKSTOWN	BDCP2015	Part B2.4 - Enterprise Corridors	5	–	6	–	6	–	–	–	–	–	–	–
BLACKTOWN	BDCP2015	Part D - Industrial Areas	7.5	20	–	15	–	–	–	–	–	–	–	–
CAMPBELLTOWN	C(SC)DCP2015	Part 6 - Commercial Development	10	30	–	–	–	–	–	–	–	–	–	–
CITY OF SYDNEY	SDCP2012	Part 4.2 - Non-residential Developments	0	4	–	–	–	–	–	–	–	10.0%	3	15%
THE HILLS	HDCP 2012	Part B6 - Business	5	10	5	15	5	15	–	–	2	–	–	–
LAKE MACQUARIE	LMDCP2015	Part 5 - Industrial and Business Park	5	–	–	–	–	–	–	–	–	–	–	–
SUTHERLAND	SSDCP2015	Chapter 25 - B5 Business Development	9	–	–	3	–	3	–	–	–	–	–	–
STATE GOVERNMENT														
RANGE LOW			0	4	5	3	5	3	60.0%	10.0%	2	10.0%	3	15%
RANGE HIGH			10	30	6	15	6	15	60.0%	10.0%	2	10.0%	3	15%
NOTES														