



THE PLANNINGHUB

by Hawes & Swan

STATEMENT OF ENVIRONMENTAL EFFECTS

Construction of Commercial
Development at 8 Breese Parade,
Forster

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1.0 Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) submitted to Mid-Coast Council (Council). This DA proposes the construction of a specialised retail premises development comprising four (4) units and associated works at 8 Breese Parade, Forster.

This SEE provides a detailed description of the site and the proposal and provides an assessment of the proposal against the relevant heads of consideration set out in Section 4.15 of the *Environmental Planning and Assessment Act, 1979 (EP&A Act)*. That assessment has found that the proposal:

- Meets the objectives of the LEP and DCP where applicable;
- Will not result in significant negative impacts on surrounding land uses and environment;
- Is responsive to site context and presents a positive visual relationship with surrounding uses; and
- Is strongly in the public interest.

The SEE forms part of a suite of documents that are submitted in support of the application attached as **Appendices A-L**.

1.1 Project Context

The subject site is located on the southern side of Breese Parade approximately 100m southeast of Stockland Forster Shopping Centre. The subject site is located on a portion of a site commonly known as 8 Breese Parade, Forster and legally described as Lot 1, DP1304587.

The site has a frontage of approximately 150m to Breese Parade with an area of 1.411 Ha. Councils' former chambers are located on the subject site in addition to the former Mid-Coast library. The following applications are relevant to the site and subject development:

- **DA2023/0213** was approved on 26 July 2023 for Torrens Title Subdivision to create two lots comprising Lot 1 (1.411 Ha) and Lot 2 (0.908 Ha).
- **DA2024/0112** was approved on 28 October 2024 for the further subdivision of Lot 1 created under **DA2023/0213** to create proposed Lot 11 (10,340m²) and proposed Lot 12 (3,766m²). Proposed Lot 11 relates to the subject DA and is identified as Site A on the Architectural Plans provided as **Appendix C**.

This DA proposes the demolition of the former Council Chambers and construction of a specialised retail premises development comprising four (4) units and associated works. The purpose of the subject application is to develop the site to accommodate specialised retail uses that generate employment and contribute to the economic development of Forster whilst ensuring compatibility with nearby commercial development.

1.2 Pre-Lodgement Consultation

A Pre-Lodgement Meeting was held on 28 November 2023. The matters raised by Council have been taken into consideration in the formulation of the Development Application. The requirements have been addressed as follows.

Table 1: Response to Pre-Lodgement Consultation		
Component	Pre-DA Comment	Response
Permissibility	Commercial premises are permitted with consent in E2 Commercial Centre land zone. If proposing a specific commercial use, ensure it is permitted in the zone.	Specialised retail premises are proposed as part of the subject DA which is permissible with consent in the E2 zone.
Planning	Ensure compliance with relevant SEPPs as well as LEP & DCP.	Compliance with relevant SEPPs, LEP and DCP's has been detailed as part of this Statement of Environmental Effects.
Planning	Concerns with location of access road and parking spaces within frontage (including in building line).	A front setback of 4.5m is proposed and car parking proposed as part of the pre-DA within the frontage has been removed. In addition, an additional access proposed at pre-DA stage from Breese Parade has also been removed with all access points retained as existing.
Planning	Front building alignment/setback – need to ensure appropriate setbacks are utilised.	A front setback of 4.5m is proposed.
Planning	Issues with parking and access: <ul style="list-style-type: none"> Entry and exit point could lead to pedestrian conflict at zebra crossing. Recommendation is to utilise existing access point and reconfigure buildings to accommodate parking requirements. In accordance with Section 10 of GL DCP – credits can be applied for the existing development and potentially part of any shortfall in parking requirements. Consider incorporating staff parking at rear of development so as to avoid parking at frontage. 	Parking and Access has been dealt with by a Traffic Impact Assessment prepared by Weavers Consulting Group Pty Ltd
Planning	Consideration of ongoing pedestrian amenity.	Consideration of ongoing pedestrian amenity has been maintained with a

Table 1: Response to Pre-Lodgement Consultation		
Component	Pre-DA Comment	Response
		pedestrian footpath provided around the perimeter of the commercial units.
Planning	Consideration of visual impacts of development.	Perspectives have been provided as part of the Architectural plans provided as Appendix C demonstrating that the proposed development is of a high architectural merit and consistent with surrounding development.
Water Quality	<p>Water quality requirements will be needed.</p> <p>Chapter 11 of DCP must be addressed.</p> <p>Water Sensitive Design Strategy – detail is required to be provided to ensure can be completed and complies with DCP.</p> <p>Modelling files can be provided through the portal as .ZIP file.</p> <p>Need to be facilitated in conjunction with stormwater requirements.</p> <p>Can be reviewed prior to lodgement.</p> <p>Encouraged to use reuse across the site and incorporate water quality measures into landscaping etc. Principles of sustainability.</p>	<p>Refer to Stormwater Plans provided as Appendix F which detail proposed water quality treatments.</p> <p>Chapter 11 of the DCP has been addressed as part of this Statement of Environmental Effects.</p> <p>Refer to Stormwater Plans provided as Appendix F.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Refer to Stormwater Plans provided as Appendix F.</p>
Engineering	Truck movement area – entry and exit – no swept path has been provided. Turning paths for access and egress to accommodate a 19m articulated truck movement would need to be provided – AS2890.1:2004 & AS2890.2:2002 – total path of vehicle.	Swept path diagrams provided as part of the Architectural Plans provided as Appendix C demonstrating that the subject site can accommodate a 19m articulated truck.

Table 1: Response to Pre-Lodgement Consultation		
Component	Pre-DA Comment	Response
	<p>Ensure height of awnings have clearance to ensure safe vehicle movements at rear.</p> <p>Parking, line marking, and isle widths to comply with AS2890.1 and AS2890.2.</p> <p>Stormwater management report and design to be provided – need to ensure conceptual design complies with requirements. Invert and surface levels of pits, gradients of pipes etc. need to be shown.</p> <p>Flood prone land – flood level certificate can be obtained to assist with design levels for FFL's and to help address any restraints caused through the impact of flood waters. Will need to ensure development is above the flood planning level.</p> <p>Class 3 Acid Sulfate Soils – Need to ensure that this is addressed in the SEE.</p> <p>Reciprocal rights of way over existing carpark entry for subdivision.</p>	<p>3m tall awnings ensure there is sufficient clearance for vehicle movements at the rear of the site.</p> <p>Parking, line marking, and isle widths comply with AS2890.1 and AS2890.2.</p> <p>Stormwater management report and plans provided as Appendix F.</p> <p>Refer to flood certificate provided as Appendix L.</p> <p>Class 3 Acid Sulfate soils have been addressed as part of the SEE.</p> <p>The right of way over the existing car park entry has been dealt with under DA2024/0112 which is currently under assessment by Council.</p>
Water Services	<p>Water services require that the Development Assessment (DA) is approved before review/ assessment of the Section 68 submission for water services. The applicant must consider the following:</p> <ul style="list-style-type: none"> Where the applicant plans propose a driveway be built over water services, the mains must be physically located using non-destructive means to ensure 	<p>Refer to Stormwater Plans provided as Appendix F.</p>

Table 1: Response to Pre-Lodgement Consultation		
Component	Pre-DA Comment	Response
	<p>adequate cover and confirm the asset condition.</p> <ul style="list-style-type: none"> If sanitary drainage works are anticipated the applicant must determine the soil classification and determine if a performance solution is required due to soil reactivity prior to S68 or at submission of the S68. The applicant must confirm the Bushfire Attack Level (BAL) if it is applicable. 	The subject site is not bushfire prone land.
Water Servicing	Development serviceability: the servicing and connection point should just remain the same. Site a drive path may go over the existing watermain, MCC would not allow build over the water main, so it would either need to be avoided or relocated. The developer should review the build over policy and the AUSPEC code to understand the offsets from the watermain.	No buildings proposed over the exiting water main.
Sewer Servicing	Development serviceability: The site has an existing sewer connection. However, a new sewer connection would need to be established for the library if there are plans to subdivide the land. Recommend that the library establishes a new sewer connection to the 300mm gravity main south.	No subdivision proposed as part of the subject DA with the subdivision of land proposed under DA2024/0112 which is currently under assessment by Council.
Ecology	Development shall ensure it minimises vegetation removal. Arborist report will be required to justify any removal of vegetation.	The removal of vegetation has been minimised where possible. Refer to Arborist Report provided as Appendix K .

1.3 Planning Framework and Referrals

The site is located in the Mid-Coast Local Government Area (LGA) and as such the DA will be assessed by the Council's Planning Assessment Team. In preparation of the development, consideration has been given to the following planning instruments:

- State Environmental Planning Policy (Planning Systems) 2021;

- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Industry and Employment) 2021;
- Draft Mid-Coast Local Environmental Plan;
- Great Lakes Local Environmental Plan 2014; and
- Great Lakes Development Control Plan.

2.0 Site Analysis

2.1 Location and Context

The subject site is located on the southern side of Breese Parade approximately 100m southeast of Stockland Forster Shopping Centre.

The site forms part of a larger E2 Commercial Centre zoned area occupying the southern side of the Breese Parade with surrounding development comprising a range of commercial and residential uses.

The site's locational context is shown in **Figure 1**.

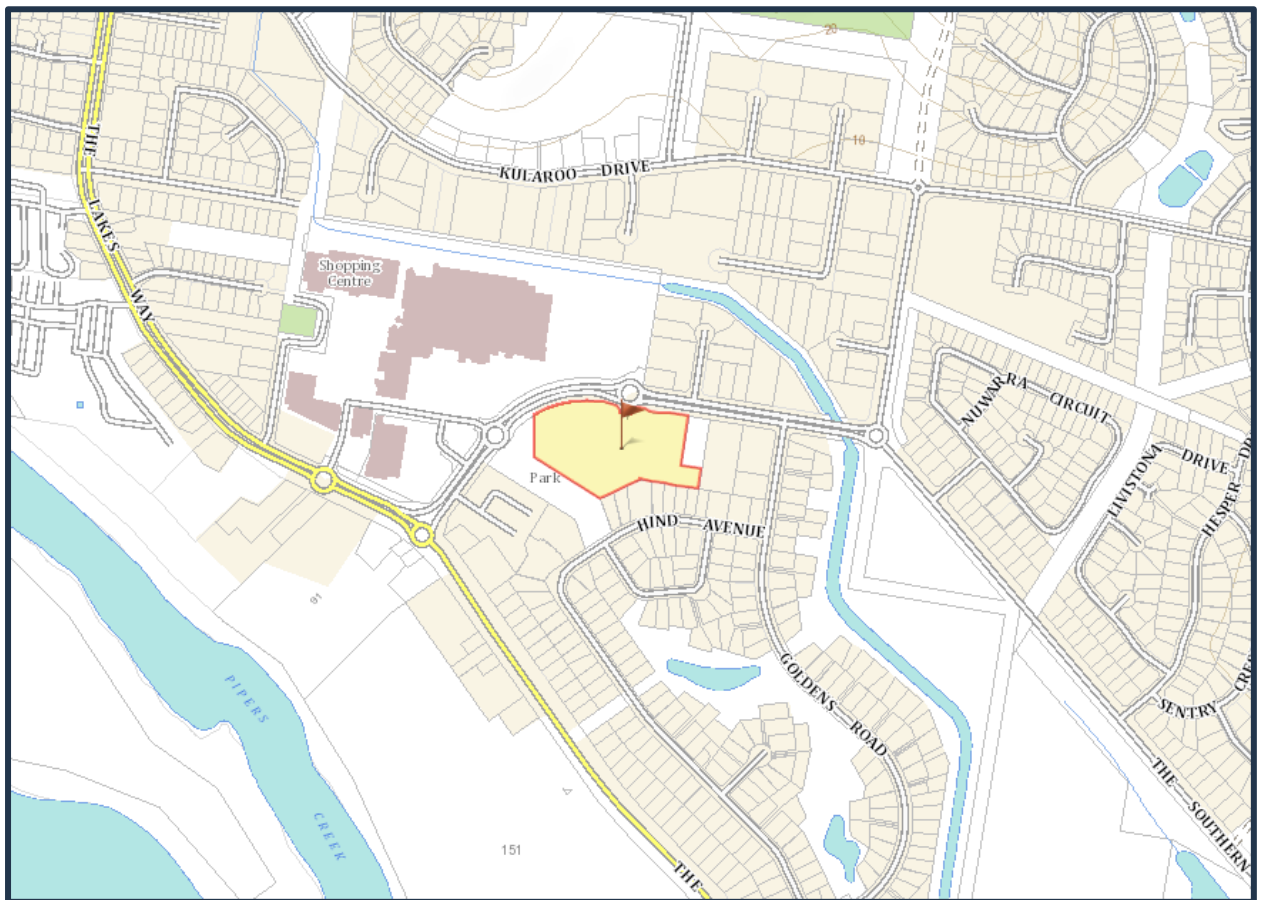


Figure 1: Locality Plan demonstrating the site outlined in red (Source – NSW Planning Portal)

2.2 Site Description

The subject site is located on a portion of a site commonly known as 8 Breese Parade, Forster and legally described as Lot 1, DP1304587. The site has a frontage of approximately 150m to Breese Parade with an area of 1.411 Ha. The council's former chambers are located on the subject site in addition to the former Mid-Coast library. The council's former chambers will be demolished as part of the subject DA.

An aerial photo of the site is shown in **Figure 2**.



Figure 2: Site Aerial of the Subject Site (Source: Nearmap)

2.3 Existing Site Conditions

Specific details on analysis are provided as follows:

Existing Structures

The former Council Chambers and mid-coast library are located on the subject site.

Access

The site is currently accessible by vehicle from Breese Parade.

Easements

There are a number of easements located on the subject site, as detailed in the Survey Plan provided in **Appendix D**.

3.0 Proposed Development

3.1 Overview

This DA seeks consent for the construction of a specialised retail premises development comprising four (4) units and associated works at 8 Breese Parade, Forster. Specifically, the proposed development will consist of the following:

- Demolition of former Council Chambers located on the subject site
- Construction of a four (4) unit specialised retail premises development to comprise:
 - Unit 1 – 1,129 sqm;
 - Unit 2 – 1,131 sqm;
 - Unit 3 – 944 sqm; and
 - Unit 4 – 1,003 sqm.
- Retention of two existing vehicular crossovers to the subject site from Breese Parade and provision of 82 car spaces.
- Removal of 61 trees.
- Provision of ancillary landscaping and site services.
- Provision of a signage strategy for the subject site comprising five (5) business identification signage locations. Each unit will have one proposed sign with Unit 4 having two signs associated with the unit.

3.2 Operational Details

The proposed development consists of four units to be used as a specialised retail premises. The hours of operation for the specialised retail premises are proposed to be 7am to 10pm 7 days a week.

3.3 Traffic, Access and Parking

Access and Loading

As part of the development, two vehicular crossovers to the Breese Parade are to be retained comprising:

- Car entry/ exit
- Truck entry/ exit

Adequate sight distances are provided for all driveways to ensure safe access and egress.

Traffic

The Traffic Report has determined traffic volumes in Breese Parade at the roundabout servicing the site and the shopping centre opposite by completing an AM and PM peak hour traffic count. For the length of Breese Parade with single lanes eastbound and westbound west of the roundabout, the existing lane volumes fit into the Level of Service B range.

Based on the floor area of the existing building and the proposed development it has been found that the increase in traffic volume in Breese Parade will not exceed 2% and that the LOS for traffic west of the roundabout will remain in the range for LOS B.

By observation it was noted that the existing roundabout has low Degree of Saturation, minimal delays and a high capacity for additional traffic loading. As the additional traffic will be very low it is not expected that there would be any measurable change to the roundabout performance.

Parking

The Great Lakes DCP provides the following car parking requirements for the proposed land uses:

Bulky Goods (Retail and Industrial)

- Bulky Goods (Retail and Industrial) – 1 space per 50sqm Gross Leasable Floor Area

From Midcoast Council's car parking requirements it is found that there is a demand for 60 parking spaces based on the DCP formula. There are 59 spaces in the existing car park and an additional 22 spaces are proposed adjacent to Breese Parade at the front of the site. The proposed parking will significantly exceed the minimum requirements. Refer to the Traffic Report (**Appendix G**) for further details.

3.4 Tree Removal & Landscaping

The proposed development involves the removal of 61 trees. An Arborist Report has been prepared in support of the application and is provided in **Appendix K**.

Landscape Plans have been prepared in support of the application and are provided in **Appendix E**.

The proposed landscape strategy is intended to frame and enhance the proposed development. The setback along the Breese Parade frontage will be landscaped to provide softening to the proposal and also to provide amenity for users.

3.5 Built Form and Design Intent

The proposed development has been designed to take into account its position on Breese Parade, and its location in the general commercial area of Forster. The development is considered to be of an appropriate height, mass and scale when considering the surrounding development and the envisaged character of the E2 zoned precinct.

The development has been designed in response to the site analysis and demonstrates compatibility with the prescriptive measures to achieve the desired character as required by the LEP and DCP whilst ensuring impacts on surrounding development are appropriately minimised and mitigated.

The proposed development has been designed to respond to the site's natural characteristics and the layout of the existing locality. The palette of materials used has been selected to compliment the existing built form. Colour is also utilised to break down the scale and form of the development and provide visual interest to the streetscape.

The development will activate and revitalise the site to ensure the E2 zoned precinct on the Breese Parade continues to provide employment opportunities and contribute to the economy of Forster.

3.6 Safety and Security

The proposed development has been designed with regard to the principles of Crime Prevention Through Environmental Design. In this regard, a number of security features will be introduced as follows:

- Landscaped areas within the development site to be maintained to a good standard.
- Clear delineation between public and private areas.
- Effective sightlines between public and private spaces.
- Effective use of lighting that complies with AS1158.
- Landscape, building position and activities orientated to maximise natural surveillance.

Based on the above provisions, the requirements of CPTED are deemed to be met.

4.0 Assessment of Environmental Impacts

4.1 Statutory Planning Framework and Compliance

An assessment of the proposal has been made against the relevant planning instruments applicable to the land and the proposal. The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (Planning Systems) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Industry and Employment) 2021;
- Draft Mid-Coast Local Environmental Plan;
- Great Lakes Local Environmental Plan 2014; and
- Great Lakes Development Control Plan.

4.1.1 State Environmental Planning Policy (Planning Systems) 2021

Chapter 2 - State and Regional Development

Pursuant to Clause 2.19 and Schedule 6 of the SEPP (Planning System) 2021, the proposed development has an Estimated Cost of Development (EDC) of less than \$30 million. Therefore, the development will be determined by Council. The QS Report is provided in **Appendix I**.

4.1.2 State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 3 – Standards for Non-residential Development

Chapter 3 of the SEPP aims to encourage the design and delivery sustainable non-residential development and requires DA's for such development to be accompanied by a list of NABERs commitments as to the manner in which the development will be carried out. The proposed development is consistent with the aim of the SEPP and all of its planning controls.

4.1.3 State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 – Advertising and Signage

Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021 applies to the entire state to ensure that signage is compatible with the desired amenity and character of an area, whilst ensuring that signs provide effective communication in suitable locations.

As detailed in the Architectural Plans provided in **Appendix C**, the proposed development seeks approval for the location of five (5) signs as part of a signage strategy.

Under the State Environmental Planning Policy (Industry and Employment) 2021, business identification signs are defined as:

“Means a sign:

(a) that indicates:

- i. the name of the person or business, and*
- ii. the nature of the business carried on by the person at the premises or place at which the sign is displayed, and*

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry-on business at the premises or place.”

An assessment against Schedule 5 Assessment Criteria is provided below:

Table 2: SEPP (Industry and Employment) 2021 – Schedule 5 Assessment

Schedule Clause	Assessment Criteria	Comment
1. Character of the Area	<p>Is the proposal compatible with the existing or desired future character or the area or locality in which it is proposed to be located?</p> <p>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</p>	<p>The proposed signage is compatible with the existing and future character of the area.</p> <p>The signage is considered consistent with the signage in the locality in terms of design and the number of signs proposed.</p>
2. Special Areas	<p>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes, or residential areas?</p>	<p>The subject site does not sit within a heritage conservation area. The proposed signage will not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas or other areas including residential.</p> <p>The signage will be sympathetic to the proposed building in regard to colour and size and will not present as disproportionate or detracting.</p>
3. Views and vistas	<p>Does the proposal obscure or compromise important views?</p> <p>Does the proposal dominate the skyline and reduce the quality of vistas?</p> <p>Does the proposal respect the viewing rights of other advertisers?</p>	<p>The proposed signage will not obscure or compromise any important views lines.</p> <p>The signage will not dominate the skyline or reduce the quality of vistas.</p> <p>The proposed signage does not detract from the viewing of any advertising structure within the locality.</p>
4. Streetscape setting on landscape	<p>Is the scale proportion and form of the proposal appropriate for the streetscape or landscape?</p>	<p>The scale and form of the proposed signage will not impact on the amenity of surrounding streetscape or landscape.</p>

Table 2: SEPP (Industry and Employment) 2021 – Schedule 5 Assessment

Schedule Clause	Assessment Criteria	Comment
	<p>Does the proposal contribute to the visual interest of the streetscape?</p> <p>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</p> <p>Does the proposal screen unsightliness?</p> <p>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</p> <p>Does the proposal require ongoing vegetation management?</p>	<p>The signage will add to the visual interest of the streetscape.</p> <p>The proposed signage has been designed to minimise visual clutter and provide simple business identification signage.</p> <p>The proposed signage has been designed to complement the built form.</p> <p>The signage does not protrude above the building or tree canopy.</p> <p>No vegetation management will be required to support the development.</p>
5. Site and Building	<p>Is the proposal compatible with the scale, proportion and other characteristics of the site or building or both on which the proposed signage is to be located?</p> <p>Does the proposal respect important features of the site or building, or both?</p> <p>Does the proposal show innovation and imagination in its relationship to the site building or both?</p>	<p>The signage has been designed to reflect the scale and character of the use of the subject site.</p> <p>The proposed signage respects the important features of both the building and the site.</p> <p>Signage details have been incorporated within the built form structure.</p>
6. Associated devices and logos with advertisements and advertising structures	<p>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</p>	<p>All signage has been designed as an integrated product.</p>

Table 2: SEPP (Industry and Employment) 2021 – Schedule 5 Assessment		
Schedule Clause	Assessment Criteria	Comment
7. Illumination	Would illumination result in unsightly glare?	The signs will not be made of a highly reflective material or be illuminated, and therefore would not result in unsightly glare.
	Would illumination affect safety for pedestrians, vehicles, or aircraft?	The proposed signage will not be illuminated and therefore will not result in any impacts that may affect safety for pedestrians, vehicles, or aircraft.
	Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed signage is not in the immediate view of any residence or other form of accommodation.
	Can the intensity of the illumination be adjusted, if necessary?	Signage not proposed to be illuminated.
8. Safety	Would the proposal reduce the safety on any public road?	The proposed signage will not impact on safety of motorists travelling on adjoining public roads.
	Would the proposal reduce the safety for pedestrians or bicyclists?	The proposed signage will not impact on the safety of pedestrians or cyclists.
	Would the proposal reduce the safety for pedestrians, particularly children by obscuring sightlines from public areas?	The proposed signage will not obscure sightlines from public areas.

4.1.4 State Environmental Planning Policy (Resilience and Hazard) 2021

Chapter 2 – Coastal Management

Chapter 2 of SEPP (Resilience and Hazards) 2021 requires Council to consider and address issues for the coastal management area(s) the subject land of any development application falls in.

A portion of the subject site is identified as *Coastal Environment Area* under the SEPP. The Coastal Management Act 2016 No 20 also sets out management objectives for land located within the different coastal areas.

Coastal Environment Area

The objectives of land identified as *Coastal Environment Area* are as follows:

- *to protect and enhance the coastal environmental values and natural processes of coastal waters, estuaries, coastal lakes, and coastal lagoons, and enhance natural character, scenic value, biological diversity, and ecosystem integrity,*
- *to reduce threats to and improve the resilience of coastal waters, estuaries, coastal lakes, and coastal lagoons, including in response to climate change,*
- *to maintain and improve water quality and estuary health,*
- *to support the social and cultural values of coastal waters, estuaries, coastal lakes, and coastal lagoons,*
- *to maintain the presence of beaches, dunes, and the natural features of foreshores, taking into account the beach system operating at the relevant place,*
- *to maintain and, where practicable, improve public access, amenity and use of beaches, foreshores, headlands, and rock platforms.*

Comment

The subject site is not averse to the above objectives of the Coastal Environmental Area and the proposed development works are not anticipated to result in any adverse coastal impacts on the subject land.

Chapter 2 of SEPP (Resilience and Hazards) 2021 provides development standards for consideration by Council when assessing development within these areas. The table below outlines the requirements under the SEPP and provides a response with regards to the development proposal.

Table 3: SEPP (Resilience and Hazards) 2021 – Chapter 2 Compliance Table		
SEPP Clause	Requirement	Complies
2.10 Development on Land Within the Coastal Environment Area	<p>Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following—</p> <p>(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</p>	<p>Yes. The proposed development is for the construction of four-unit specialised retail premises development on land zoned E2 Commercial Centre. The works remain consistent with the coastal environment area.</p> <p>Yes. The proposed development is not anticipated to result in adverse impacts on the integrity and resilience of the biophysical, hydrological, and ecological environment. Water quality will be managed and maintained through the management of stormwater.</p>

Table 3: SEPP (Resilience and Hazards) 2021 – Chapter 2 Compliance Table

SEPP Clause	Requirement	Complies
	<p>(b) coastal environmental values and natural coastal processes,</p> <p>(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,</p> <p>(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands, and rock platforms,</p> <p>(e) existing public open space and safe access to and along the foreshore, beach, headland, or rock platform for members of the public, including persons with a disability,</p> <p>(f) Aboriginal cultural heritage, practices, and places,</p> <p>(g) the use of the surf zone.</p>	<p>Yes. The proposed development will not result in adverse impacts on coastal environmental values and natural coastal processes and is regarded as acceptable.</p> <p>Yes. The proposed development will be connected to the existing stormwater system and will therefore have no adverse impacts on the waterway. Sewerage and other wastewater from the development will be transported to the existing sewerage network. The site is not identified as any of the sensitive coastal lakes outlined in Schedule 1.</p> <p>Yes. The proposed development will not result in any significant impact on native or marine vegetation.</p> <p>Yes. The subject site is privately owned land, and no public access is existing or proposed.</p> <p>Yes. If any Aboriginal cultural heritage items or places are discovered during works, it will be referred to the relevant agency.</p> <p>N/A. The site is not located adjacent to a surf zone.</p>
	Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—	

Table 3: SEPP (Resilience and Hazards) 2021 – Chapter 2 Compliance Table		
SEPP Clause	Requirement	Complies
	(a) the development is designed, sited, and will be managed to avoid an adverse impact referred to in subsection (1), or	Yes. The development has been designed and sited to avoid adverse impact, as outlined above.
	(b) if that impact cannot be reasonably avoided—the development is designed, sited, and will be managed to minimise that impact, or	Yes. As above.
	(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	Yes. As above.

Chapter 4 Remediation of Land

Chapter 4 of the Resilience and Hazard SEPP 2021 requires council to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

Chapter 4 further requires the preparation of a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines, to be considered by the consent authority before determining an application for consent to carry out development that would involve a change of use of that land.

There is no evidence of potentially contaminating land activities occurring on the site and the development does not propose a more sensitive land use. Therefore, the site is considered suitable for its intended use.

4.1.5 Great Lakes Local Environmental Plan 2014

Permissibility

The site is situated within the Mid-Coast Local Government Area (LGA) and is subject to the provisions of the Great Lakes Local Environmental Plan (LEP) 2014.

The site is zoned E2 Commercial Centre under the provisions of the Great Lakes LEP 2014. The proposed development consists of the construction of a four (4) unit specialised retail premises development which is a form of commercial premises and is therefore permitted with consent.



Figure 3: Land Zoning Map demonstrating the subject site as outlined in yellow (Source – NSW Planning Portal).

Zone Objectives

The objectives of the E2 Zone are:

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day-to-day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To provide for residential uses, but only as part of mixed-use development.

Comment

The proposed development is consistent with the relevant objectives of the E2 zone in that the DA will provide commercial land uses, encourage employment opportunities that provide facilities and services

to meet the needs of businesses and workers and has been designed to minimise any adverse effect on other land uses.

Relevant Clauses

An assessment of the relevant clauses within the Great Lakes LEP 2014 is provided in **Appendix A**.

4.1.6 Draft Mid Coast Local Environmental Plan

The Draft Mid Coast Local Environmental Plan is, at the time of writing, at community consultation stage. Therefore, the proposed development has had consideration of the draft instrument in accordance with Section 4.15 (1) (a) (ii) of the *Environmental Planning and Assessment Act 1979*.

A review of the Draft Mid Coast LEP details that the zoning of the subject site will be retained as E2 Commercial Centre with specialised retail premises remaining permissible.

In addition, the proposed building height will increase from 13m to 15m which the proposed development remains compliant with. The proposed development is therefore consistent with the Draft Instrument.

4.1.7 Great Lakes Development Control Plan

The Great Lakes Development Control Plan (DCP) provides detailed provisions to supplement the Great Lakes LEP 2014. An assessment of the proposal against the relevant development controls applying to the subject land is provided in **Appendix B**.

4.2 Visual Impacts

Visual Impacts

From a visual perspective, an appropriate composition of building elements, material textures and colours have been utilised to ensure the development is compatible with the existing and desired future character of the general commercial area on the Forster.

The external appearance of the building reflects consideration of the various development controls and the articulation of the building along with its massing composition reflects the desired character of the area.

The development is considered to represent a positive contribution to the streetscape and has been designed to ensure the amenity of adjoining residents is not unduly compromised.

4.3 Flooding

The subject site is located on land identified as flood planning area per the Great Lakes LEP 2014. Refer to flood certificate provided as **Appendix L**.

4.4 Social and Economic Impacts

The development as proposed will bring with it a number of important social and economic benefits for the local and wider community as outlined below.

- Provide development that will activate and revitalise the development site;
- Provide additional services and employment opportunities for the community; and
- Provide short-term economic benefits through construction expenditure and employment.

4.5 Site Suitability

Having regard to the characteristics of the site and its location in Forster, the proposed development is considered appropriate having regard to the following elements:

- The size and dimensions of the land are appropriate for accommodating the proposal in its current form; and
- The proposed works will be undertaken to ensure no adverse impacts occur on surrounding development.

4.6 Public Interest

The proposal will facilitate the future development providing uses that meet the growing needs of the local and wider population. It is in the public interest to reinforce the importance of this location as a suitable development site for a specialised retail premises development. Generally, the proposal provides the following public benefits:

- It is consistent with the objects of the EP&A Act of encouraging the economic and orderly development of land;
- Delivers a development that enhances and responds sensitively to its setting through the creation of a space that reflects the required scale and significance of the immediate precinct; and
- It has been carefully designed to ensure consistency with the applicable Council policies where possible.

5.0 Conclusion

This proposal seeks approval for the construction of a specialised retail premises development comprising four (4) units and associated works at 8 Breese Parade, Forster.

The proposal is consistent with the relevant environmental planning instruments Great Lakes LEP 2014 and Great Lakes DCP. The proposed development has significant planning merit in the following respects:

- The proposal will activate and revitalize the development site and provide commercial uses;
- It will provide additional viable land for commercial uses, encourage employment opportunities and provide facilities and services to meet the needs of businesses and workers; and
- There are no adverse impacts on surrounding properties.

Having regard to the above, and in light of the relevant heads of consideration listed under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* the proposal is reasonable and appropriate and warrants favourable consideration.



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APPENDIX A

GREAT LAKES LOCAL ENVIRONMENTAL PLAN 2014 - COMPLIANCE TABLE

8 BREESE PARADE,
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Great Lakes Local Environmental Plan 2014 – Compliance Table
8 Breese Parade, Forster

Clause	Requirement	Comment	Complies
4.1 Minimum subdivision lot size	The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land – 1,000m ²	Subdivision is not proposed as part of the subject DA.	✓
4.3 Height of buildings	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map – 13m	The proposed development does not exceed 13m in height.	✓
4.4 Floor space ratio	The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map – N/A	N/A – the subject site is not identified on the floor space ratio map.	✓
5.21 Flood planning	The objectives of this clause are as follows— (a) to minimize the flood risk to life and property associated with the use of land, (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, (c) to avoid adverse or cumulative impacts on flood behaviour and the environment, (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.	Refer to flood certificate provided as Appendix L . The floor level of the built form has been designed to comply with the Flood Planning Level.	✓
7.1 Acid sulfate soils	Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the	The subject site is identified as Class 3 on the Acid Sulfates Map. There are no works proposed more than 1m below the natural ground surface.	✓

Great Lakes Local Environmental Plan 2014 – Compliance Table
8 Breese Parade, Forster

Clause	Requirement	Comment	Complies
	<p>Acid Sulfate Soils Map as being of the class specified for those works.</p> <p>Class of Land Works</p> <p>3 Works more than 1 metre below the natural ground surface.</p> <p> Works by which the water table is likely to be lowered more than 1 metre below the natural ground surface.</p>		
7.2 Earthworks	The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	The proposed earthworks have been designed to ensure they will not have any detrimental impact on environmental functions or neighboring uses. The site is not in proximity to any heritage items.	✓
7.5 Stormwater management	<p>Development consent must not be granted to development on any land unless the consent authority is satisfied that the development—</p> <p>(a) is designed to maximize the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and</p> <p>(b) is designed to minimize the use of impervious surfaces on the land, directing run off to piped drainage systems and waterways, and</p> <p>(c) is designed to integrate water sensitive design measures, including stormwater, groundwater and wastewater</p>	Refer to the Stormwater Management Report and Plans provided as Appendix F which concludes that the overall modelling results have demonstrated that stormwater is managed to avoid any adverse impacts to upstream & downstream properties and receiving natural water bodies.	✓

Great Lakes Local Environmental Plan 2014 – Compliance Table
8 Breese Parade, Forster

Clause	Requirement	Comment	Complies
	<p>management, to minimize environmental degradation and to improve the aesthetic and recreational appeal of the development, and</p> <p>(d) incorporates an appropriately managed and maintained stormwater management system that will maintain or improve the quality of stormwater discharged from the land, and</p> <p>(e) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and</p> <p>(f) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland, groundwater, wetlands and receiving waters, or if that impact cannot be reasonably avoided, minimizes and mitigates the impact.</p>		
7.21 Essential Services	<p>Development consent must not be granted for development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage.</p>	The subject site is capable of being serviced by appropriate essential services.	✓

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APPENDIX B

GREAT LAKES DEVELOPMENT CONTROL PLAN - COMPLIANCE TABLE

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Great Lakes Development Control Plan – Compliance Table

8 Breese Parade, Forster

Control	Requirement	Comment	Complies
Part 4: Environmental Considerations			
4.2 Flooding	<p><u>New Buildings</u></p> <p>New buildings are to be designed and located entirely outside of the 2100 flood planning area wherever possible.</p>	Refer to flood certificate document provided as Appendix L . The built form has been designed to comply with the Flood Planning level.	✓
Part 6: Residential Apartment Buildings, Mixed Use Development and Business Premises			
6.1 General Building Design	<p>The design, height and siting of the development must respond to its context, being both the natural and built features of an area. The Site and Context Analysis must be utilised as the process by which the opportunities and constraints of the site are identified and the character of a local area defined.</p> <p>The appearance of new development must be complementary to the buildings around it and the character of the street. New development must contain or respond to the essential elements that make up the character of the surrounding urban environment. This character is created by elements such as building height, setbacks, architectural style, window treatment and placement, materials and landscaping.</p> <p>The following elements must be incorporated in the building design:</p> <ol style="list-style-type: none"> Articulate and fragment building walls that address the street and add visual interest. The appearance of blank walls or walls with only utility windows on the front elevation is not permitted. Utilise high quality and durable materials and finishes. 	<p>Site and Context Analysis prepared and provided as the Architectural Plans in Appendix C.</p> <p>Proposed development responds to the essential elements that make up the character of the surrounding urban environment.</p> <p>The proposed development is appropriately articulated and provides a high level of visual interest. High quality and durable materials will be utilised across the development, helping to deliver a high-quality building design.</p>	<p>✓</p> <p>✓</p> <p>✓</p>

	<p>d) Entrances must be visible at eye level from the street and well lit.</p> <p>e) Ensure entrances can accommodate the movement of furniture.</p> <p>f) Avoid blank or solid walls and the use of dark or obscured glass on street frontages.</p> <p>g) Air conditioning units must not be visible from the street.</p> <p>h) Avoid bathroom windows on street frontages.</p> <p>i)</p> <p>j)</p>		
6.2 Pedestrian Amenity	<p><u>Site Permeability</u></p> <p>Where possible, links are to be open to the air, rather than enclosed or internal.</p> <p>New through block connections should provide convenient links to the existing and proposed pedestrian network.</p> <p>Existing publicly and privately owned links are to be retained where appropriate.</p> <p><u>Street Address</u></p> <p>Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street.</p> <p>Open grill or transparent security (at least 50% visually transparent) shutters are encouraged to retail frontages.</p> <p>Provide multiple entrances for large developments including an entrance on each street frontage.</p> <p><u>Awnings</u></p> <p>Awnings are to be a minimum height of 3.0m and a maximum height of 3.5m above the footpath level with provision for street trees.</p>	<p>No links proposed across the subject site.</p> <p>As above.</p> <p>No existing publicly or privately owned links identified on the subject site.</p> <p>Active ground floor uses will be at the same general level as the footpath and be accessible directly from the street.</p> <p>Open grill or transparent security (at least 50% visually transparent) shutters can be provided.</p> <p>Multiple entrances proposed to the subject site.</p> <p>3m awning proposed to the rear of the commercial premises. 2.1m awning proposed over the entry to the commercial</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

	<p>Awnings or similar structures are to be located over all building entries to contribute to the legibility of residential and mixed use buildings and to provide weather protection for residents and visitors.</p> <p>Awnings are to be designed so that they are:</p> <ul style="list-style-type: none"> a) clear of powerlines; b) allow for the maintenance and protection of street trees; and c) direct stormwater from the awning to the internal stormwater system associated with the proposed development. <p><u>Pedestrian Access</u></p> <p>Main building entry points should be clearly visible and identifiable from primary street frontages. They should be enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.</p> <p>Achieve clear delineation of the transition between the public street and the building entry.</p> <p>The design of facilities (including car parking) for persons with a disability must comply with the relevant Australian Standard and the Disability Discrimination Act 1992 (as amended).</p> <p><u>Safety and Security</u></p> <p>Address 'Safer-by-Design' principles for the design of public and private domain, and in all developments (including the NSW Police 'Safer by Design' crime prevention through environmental design (CPTED) principles).</p> <p><u>Fences</u></p>	<p>premises which is considered appropriate given the non-compliance is minor and it creates visual interest within the façade of the proposed commercial premises.</p> <p>Awnings provided over entrance of commercial units.</p> <p>No awnings proposed proximate to powerlines, street trees or stormwater.</p> <p>Main building entry points clearly visible from primary street frontages.</p> <p>Clear delineation provided as part of the subject DA.</p> <p>Car parking for persons with a disability will comply with the relevant Australian Standard and the Disability Discrimination Act 1992 (as amended).</p> <p>'Safer-by-Design' principles for the design of public and private domain have been addressed as part of Section 3.6 of the Statement of Environmental Effects.</p>	<p>On merit</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
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	<p>Front and side fences between the property boundary and the building setback line must be a maximum average height of 1.2m if solid or 1.5m if 50% transparent.</p> <p>The maximum height of any portion of a front fence must not exceed 1.5m above street level.</p> <p>Side fences between the front building line and the rear property boundary must be a maximum of 1.8m in height.</p> <p>Fences must be constructed of timber, metal, lightweight materials or masonry.</p> <p>The height and design of any proposed fence on top of a retaining wall must be included in the consideration of the height of the fence.</p> <p>Protect and retain existing mature trees in the design and location of fences.</p> <p>All fences are to be constructed to allow the natural flow of stormwater drainage or runoff.</p>	Fencing is not proposed as part of this Development application.	✓
6.4 External Building Elements	<p><u>Facade Articulation</u></p> <p>Adjoining buildings (particularly heritage buildings) are to be considered in the design buildings in terms of:</p> <ul style="list-style-type: none"> a) appropriate alignment and street frontage heights, b) setbacks above street frontage heights, c) appropriate materials and finishes selection, d) facade proportions including horizontal or vertical emphasis, and 	Adjoining buildings have been considered in the design of the proposed development, in particular around street frontage heights, setbacks and choice of materials.	✓

	<p>e) the provision of enclosed corners at street intersections.</p> <p>Horizontal elements of new buildings at the street edge, such as string courses, cornices, parapets, windowsills and heads are to relate to those of existing buildings, particularly heritage buildings.</p> <p>Articulate facades so that they address the street and add visual interest. Buildings are to be articulated to differentiate between the base (street frontage height) and the top in design.</p> <p>Establish a well-proportioned vertical rhythm particularly up to street frontage height by breaking the facade into bays of up to 6m wide.</p> <p>Visible parts of side and rear boundary walls are to be treated with similar consideration of proportion, detailing and materials as other elements of the façade.</p> <p>Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.</p> <p>To assist articulation and visual interest, no single wall plane shall exceed 120m².</p> <p>Limit sections of opaque or blank walls greater than 4m in length along the ground floor to a maximum of 30% of the building frontage.</p> <p>Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.</p>	<p>There are no heritage buildings the vicinity of the subject site and the proposed horizontal elements are considered to be appropriate and provide a contemporary design.</p> <p>Proposed facades are appropriately articulated creating visual interest in the subject site resulting in an improved planning outcome given the exiting development on the site will be replaced.</p> <p>A well-proportioned vertical rhythm has been provided as part of the subject DA.</p> <p>Side boundary walls have been suitably designed to match the façade of the proposed development.</p> <p>High quality and durable materials to be provided only.</p> <p>No single wall will exceed 120m².</p> <p>Excessive amounts of blank walls not proposed as part of the subject DA.</p> <p>No highly reflective finishes or curtain wall glazing proposed.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
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	<p>A materials sample board and schedule is to be submitted with applications for development.</p> <p>Limit excessive repetition of building modules to avoid monotony.</p> <p><u>Roof Design</u></p> <p>Roof design shall relate to the desired built form by:</p> <ul style="list-style-type: none"> a) articulating the roof to minimise the apparent bulk and relate to the context of smaller building forms. b) using a similar roof pitch or material to adjacent buildings, particularly in areas with an identifiable character. c) using special roof features, which relate to the desired character of an area, to express important corners. <p>The roof height of a building shall be a maximum of 5.5m above the top-most floor level. This does not include any vent, chimney, flue, antennae or the like.</p> <p>Roof projection is allowed beyond the outer face of the top storey.</p> <p>Lift over runs and service plants must be concealed within the roof of the building to minimise the visual intrusiveness of service items.</p> <p>Rooftop structures, such as air conditioning, lift motor rooms, satellite dishes, and the like are to be incorporated into the architectural design of the building.</p>	<p>Refer to indicative external finishes provided as part of the Architectural Plans as Appendix C.</p> <p>No excessive repetition of building modules proposed.</p> <p>Flat roof design proposed which is considered to be consistent with surrounding development.</p> <p>Compliant roof height proposed given flat roof design proposed.</p> <p>Minimal roof projection proposed.</p> <p>No Lift proposed</p> <p>Noted.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
6.5 Building Amenity	<p><u>Acoustic Privacy</u></p> <p>Maximise acoustic privacy with regard to the site and building layout by:</p>	<p>The proposed development is sufficiently setback from neighbouring buildings.</p>	<p>✓</p>


	<p>a) providing adequate building separation within the development and from neighbouring buildings,</p> <p>b) ensuring vertical as well as horizontal separation between conflicting uses generating different noise levels.</p> <p>Where there are commercial/retail and residential uses located adjacent to each other, or within the same building, pay particular attention to the location of air conditioning units, building entries, and the design and layout of areas serving after hours uses.</p> <p><u>Solar Access and Overshadowing</u></p> <p>In areas undergoing change, the impact of overshadowing on development likely to be built on adjoining sites must also be considered in addition to the impacts on existing development.</p> <p>Shadow diagrams showing the impact of the proposed development on reserves, beaches, adjacent residential developments and their private and communal open spaces, are required.</p> <p><u>Site Facilities and Servicing</u></p> <p>Adequate facilities are to be provided within any new development for the loading and unloading of service/delivery vehicles.</p> <p>All service doors and loading docks are to be adequately screened from street frontages and from active overlooking by existing development.</p> <p>Circulation and access to service docks is to be in accordance with AS 2890.1.</p>	<p>Sufficient setbacks provided between the subject site and residential development.</p> <p>Shadow diagrams provided as part of the Architectural Plans in Appendix C demonstrate that adjoining sites will not be impacted.</p> <p>Shadow diagrams provided as part of the Architectural Plans in Appendix C demonstrate that adjoining reserve will not be impacted.</p> <p>Loading and unloading activities to be undertaken at the rear of the units.</p> <p>Loading docks located to the rear of units and will be adequately screened from street frontages.</p> <p>Circulation and access to service docks are in accordance with AS 2890.1.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
6.10 Side and Rear Setbacks	<p>Buildings are to comply with the side and rear boundary setbacks listed below. Levels up to 3 storeys:</p> <ul style="list-style-type: none"> • Nil for 1 side boundary and 2.5m for 1 side boundary 	<p>There is no side or rear boundary setback requirement given the proposed development relates to commercial</p>	<p>✓</p>

	<ul style="list-style-type: none"> • Nil for commercial development • 6m where no rear lane access is possible • 3m where rear lane access is provided. <p>The separation distance between buildings on the same site are not to be less than that required between buildings on adjoining sites, unless it can be demonstrated that reducing the separation distances provides adequate privacy and solar access to the buildings concerned.</p> <p>If the specified setback distances cannot be achieved when an existing building is being refurbished or converted to another use, appropriate visual privacy levels are to be achieved through other means. These will be assessed on merit by the consent authority.</p>	<p>development. However, a 6m rear landscaped setback is proposed.</p> <p>There is no side or rear boundary setback requirement given the proposed development relates to commercial development. There is a 4.5m building setback proposed.</p> <p>As above.</p>	<p>✓</p> <p>✓</p>
6.11 Ground Level Uses	<p>All common areas (including the principal entrance to the building) are accessible by all persons.</p> <p>Locate retail/commercial uses on the ground floor, retail/commercial uses on the first floor, and residential uses on the upper floors.</p> <p>Avoid the use of blank building walls at the ground level.</p>	<p>The proposed development will have a high level of accessibility for all persons.</p> <p>N/A – the development is single storey and does not include any residential.</p> <p>No blank building walls proposed at ground floor level.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
Part 10: Car Parking, Access, Alternative and Active Transport			
10.3 Car Parking	<p><u>All Development Excluding Residential</u></p> <ul style="list-style-type: none"> • Bulky Goods (Retail and Industrial) – 1 space per 50sqm Gross Leasable Floor Area 	<p>Refer to Traffic Report provided as Appendix G which concludes from Midcoast Council's car parking requirements it is found that there is a demand for 84 parking spaces based on the DCP formula. 84 spaces are proposed on the site.</p>	<p>✓</p>

	<p><u>Car Parking Design Controls – Residential Apartment Buildings, Mixed Use Development and Business Premises</u></p> <p>Car parking must be located behind the building setback and be screened from view using well designed structures and vegetation to minimise impacts on the streetscape.</p> <p>Car parking areas should be designed to conveniently, efficiently and appropriately serve residents and visitors of the site by:</p> <ul style="list-style-type: none"> a) Ensuring that car parking areas are located close to entrances and access ways. b) Car parking areas are secure and accessible. <p>Clearly identify areas for visitor parking and parking for disabled persons.</p> <p>Driveways and car parking areas must be hard surfaced, designed and graded to manage stormwater.</p> <p>Car parking to be designed with a maximum 3 point turn for a vehicle to enter the and exit the property in a forward direction (for the 85% vehicle).</p> <p><u>Industrial Development</u></p> <p>Car parking that is located in front of the building is to be screened from the street by a landscaped garden bed with a minimum width of 2.5m.</p> <p>All car parking spaces are to be adequately sealed, drained and line-marked.</p>	<p>Car parking located behind the building setback and adequately screened by proposed landscaping.</p> <p>Car parking located proximate to unit entrances.</p> <p>Parking for disabled persons clearly shown on Architectural Plans provided as Appendix C.</p> <p>Driveways and car parking proposed to be hard surfaced.</p> <p>Vehicles will be able to enter and exit the site in a forward direction. Refer to swept paths provided as part of Architectural Plans provided as Appendix C.</p> <p>N/A - car parking located to the side of the proposed units.</p> <p>Car parking spaces will be adequately sealed, drained and line-marked.</p> <p>No reversing of trucks required or proposed.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
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	Vehicles (especially trucks) should not be reversed onto any site from a public street nor onto a public street from any site.		✓
10.3.3 Vehicle Access and Driveways	<p><u>Residential Apartment Buildings, Mixed Use Development and Business Premises</u></p> <p>Vehicular entry points shall not comprise more than 25% of any street frontage.</p> <p>Vehicle access should be provided from rear lane or secondary street frontages where these are available.</p> <p>Only one vehicular access point is provided to a development except for special circumstances or where the site has frontage to two streets and a secondary access point is considered to be acceptable.</p> <p>Vehicular access ramps parallel to the street frontage will not be permitted.</p> <p>Driveways should be located to take into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees. Sight distances are required as prescribed by AS 2890.1.</p> <p>Long straight driveways should be avoided because these adversely dominate the streetscape and landscape.</p> <p>Curved driveways are more desirable. Landscaping between the buildings and the driveways is encouraged to soften the appearance of the hard surface.</p> <p>All driveways must be located a minimum of 6m from the perpendicular to the kerblines of any intersection of any two roads.</p>	<p>Vehicle entry points will not exceed 25% of the street frontage.</p> <p>Rear lane or secondary street access cannot be provided.</p> <p>Two vehicular access points are proposed for trucks and vehicles. This is considered a safer option given these access points are existing and will help to separate truck and vehicle movements.</p> <p>Vehicle access ramps not proposed.</p> <p>The proposed development will utilise existing vehicle access points.</p> <p>No long straight driveways proposed.</p> <p>Driveway retained as existing.</p> <p>As above.</p>	<p>✓</p> <p>On merit</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

	<p>The design of driveway and crossovers must be in accordance with council's standard vehicle entrance designs and widths must be in accordance with Australian Standard 2890.1.</p> <p>Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with Australian Standard 2890.1. Crossover and driveway widths must comply with the following:</p> <ul style="list-style-type: none"> a) Developments which generate truck movements need to be designed to facilitate the movement, loading and unloading of those vehicles. Loading docks should be located to provide easy access and should not be located within the building line. Applicants must be able to demonstrate that trucks can be satisfactorily manoeuvred within the site. b) Ramps to be designed for the 99% vehicle splays/truncated corners used at corners. Convex mirrors are to be used to improve visibility where required. c) Isle widths are to be a minimum of 6.6m (Note: 5.8m isle width will be allowable under special circumstances). d) The minimum head height clearance for ramps and isles is 2.2m (2.3m where access is required to a disabled parking space). 	<p>As above.</p> <p>The proposed development has been designed to facilitate the movement, loading and unloading of trucks. Swept paths have been provided demonstrating trucks can safely utilise and access the loading docks located to the rear of the units.</p>	<p>✓</p> <p>✓</p>
<p>10.4 Alternative and Active Transport</p>	<p>Developments are required to provide bicycle parking suitable for residents/employees and for visitors/guests. Bicycle parking is to be provided according to current Australian Standards AS2890 series.</p> <p>Bicycle parking is to be provided in accordance with the following table:</p> <ul style="list-style-type: none"> • Class 2 bicycle enclosure – 1 per 500m2 GLFA* minimum 1 space • Class 3 Bicycle Rail – 1 per 500m2 GLFA* minimum 1 space 	<p>Bicycle parking is provided on the subject site.</p> <p>As above.</p>	<p>✓</p> <p>✓</p>
<p>Part 11: Landscaping and Open Space</p>			

11.3 General Objectives and Controls for Water Sensitive Design	<p>All development must meet the relevant water quality targets identified for that type of development as set out in the applicable Stormwater Quality Targets table within this DCP, except in the instance of a Council approved Stormwater Strategy or Drainage Plan which will specify the targets to be met for identified parcels of land.</p> <p>Additional stormwater drainage measures may be required by Council to address potential flood issues related to the development. Instances where additional requirements apply may include:</p> <ul style="list-style-type: none"> a. residential development other than a dwelling house, dual occupancy or secondary dwelling; or b. development in areas where there is insufficient capacity in existing stormwater infrastructure to absorb the increased stormwater runoff. <p>Water Quality Treatments:</p> <ul style="list-style-type: none"> a. are to be calculated and designed in accordance with this section of the DCP, except in the instance of a Council approved Stormwater Strategy or Drainage Plan which may prescribe the other measures to satisfy water quality targets. b. wherever practical, are to be designed as part of any additional stormwater flow modification measures such as detention and infiltration in such a way as to retain, treat and infiltrate runoff events. c. should be integrated into landscaped areas to fit within the built environment of the development. d. and associated stormwater infrastructure which services more than one dwelling should be constructed on common property. e. may be constructed within building setback areas. f. can be any shape or size, as long as the area is consistent with that calculated to meet the relevant Water Quality Targets. g. cannot be constructed: i. within a drainage or sewer easements except for privately owned inter-allotment drainage; or 	<p>Refer to the Stormwater Management Report and Plans provided as Appendix F which concludes that the overall modelling results have demonstrated that stormwater is managed to avoid any adverse impacts to upstream & downstream properties and receiving natural water bodies.</p>	
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	ii. within private open space areas; or iii. above services e.g. electricity h. should be designed in response to environmental constraints to ensure they: iv. do not contribute to increased flooding risk; v. comply with flood related development controls; vi. withstand storm surge and inundation; and vii. minimise the impact of discharge points on bushland areas (refer to Appendix C).		
Part 13: Landscaping and Open Space			
13.2 Residential Apartment Buildings, Mixed Use Development and Business Premises	Landscape Design Developments must provide for high quality landscape design by: <ul style="list-style-type: none"> a) providing appropriate shade from trees or structures b) screening parking areas, driveways, communal drying areas, and private open space associated with ground floor dwellings. 	The proposed landscape design is considered to be adequate given parking areas will be screened.	✓
	Contribute to streetscape character and public domain amenity by: <ul style="list-style-type: none"> a) matching landscape design to street proportions and character b) incorporating planting and landscape elements appropriate to the scale of the development c) selecting indigenous species in accordance with Council's preferred species list. 	The proposed landscape design is considered to match street proportions and character and provides suitable indigenous species.	✓
	Site landscaping shall comprise no less than: <ul style="list-style-type: none"> • 20% of the site area in Business Zones. 	2,133m ² (20%) of landscaped area proposed.	✓
	Any landscaped area on the site which has dimensions less than 1.5 metres is not included in the landscaped area calculations.	No areas less than 1.5m in width is not included in the landscaped area calculations.	✓
		Landscaping incorporated into the stormwater drainage system for the proposed development.	✓

	<p>Landscaping is to be designed in conjunction with the stormwater drainage system proposed as part of the development.</p> <p>Landscaped areas are to be irrigated with water collected on the site.</p> <p>Street tree planting is to be incorporated into the landscape plan and provided as part of any development proposal.</p> <p><u>Deep Soil Zones</u></p> <p>The deep soil zone shall comprise no less than:</p> <ul style="list-style-type: none"> 10% of the site area in Business Zones; <p>The deep soil zone must have minimum dimensions of 4.5m.</p> <p>No structures, basement car parks, driveways, hardpaving, decks, balconies or drying areas are permitted within the deep soil zone.</p> <p>The deep soil zone shall be densely planted with trees and shrubs. Where a development is to be strata titled, the deep soil zone must be retained within the common property.</p> <p>Lots with the following sizes are required to support a minimum number of tall trees capable of attaining a mature height of at least 13m:</p> <p>less than 1000m² - 1 per 400m² of site area or part thereof</p> <p>1000sqm to 1500m² - 1 per 350m² of site area or part thereof</p> <p>greater than 1500m² - 1 per 300m² of site area or part thereof</p>	<p>Landscaped area to be suitably irrigated.</p> <p>Street tree planting incorporated into the landscape plan.</p> <p>1,148m² (10.75%) of deep soil proposed. It is considered that this minor non-compliance is acceptable especially given the adjoining site to the west is a heavily vegetated open area.</p> <p>All deep soil zones provided with a minimum dimension of 4.5m.</p> <p>Deep soil zone free from structures, basement car parks, driveways, hardpaving, decks, balconies or drying areas.</p> <p>Deep soil zone to be densely planted.</p> <p>Based on a site area of 10,634m², 35 trees are required to be planted. Refer to the Landscape plans provided as Appendix E.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
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Part 14: Waste Management

<p>14.1 Demolition</p>	<p>A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and lodged with the development application for demolition. As a minimum it shall include:</p> <ul style="list-style-type: none"> a) Adaptive reuse opportunities for buildings/structures. b) All waste likely to result from the demolition and opportunities for reuse of materials. c) Facilitate reuse/recycling by using the process of ‘deconstruction’ where various materials are carefully dismantled and sorted. d) Reuse or recycle salvaged materials onsite where possible. e) An area shall be allocated on site for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements). f) Separate collection bins or areas for the storage of residual waste shall be provided on site and clearly ‘signposted’ for the purpose and content of the bins and storage. g) Measures shall be implemented on site to prevent damage by the elements, odour and health risks and windborne litter. h) A Declaration of Waste Confirmation shall be provided to Council at the completion of the works. 	<p>Refer to the submitted Waste Management Plan provided as Appendix J.</p>	<p>✓</p>
<p>14.2 Development</p>	<p>A completed Site Waste Minimisation and Management Plan shall be prepared and submitted with the development application. The plan should address the following matters as relevant:</p> <ul style="list-style-type: none"> a) Indicative Bin Sizes b) Waste/Recycling Storage Rooms c) Garbage Truck Dimensions d) Garbage Chutes. <p>Architectural plans submitted with the development application must show:</p>	<p>Refer to the submitted Waste Management Plan provided as Appendix J.</p> <p>Location of waste storage area is identified on the Architectural Plans to the rear of the commercial premises.</p>	<p>✓</p>

	<p>a) The location of individual waste/recycling storage areas (such as for townhouses and villas) or a communal waste/recycling storage room(s) able to accommodate Councils waste, recycling and gardens waste bins.</p> <p>b) The location of any garbage chute(s) and interim storage facilities for recyclable materials that promotes and ease of recycling for each unit and on each floor.</p> <p>c) The location of any service rooms (for accessing a garbage chute) on each floor of the building.</p> <p>d) The location of any waste compaction equipment.</p> <p>e) An identified collection point for the collection and emptying of Councils waste, recycling and garden waste bins.</p> <p>f) The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area).</p> <p>g) The onsite path of travel for collection vehicles (if collection is to occur onsite) taking into account accessibility, width, height and grade.</p> <p><u>Commercial, Industrial and Mixed-Use Development - Additional Controls</u></p> <p>Commercial, Industrial and Mixed-Use development must be designed to maximise resource recovery through waste avoidance, source separation and recycling and to ensure appropriate well-designed storage and collection facilities are accessible to occupants and service providers.</p> <p>Industrial development waste products may be hazardous and require compliance with established laws/protocols that are additional to this section.</p>	<p>Waste avoidance, source separation and recycling will be facilitated on the subject site.</p> <p>No hazardous waste products resulting from the operation of the site.</p>	<p>✓</p> <p>✓</p>
Part 15: Advertising and Signage			
15.3 Design Guidelines for Advertising Signs in	<p><u>Business Zones</u></p> <p>Maximum area of a commercial sign in a commercial zone should not be in excess of 5.0m² unless otherwise specified in the Performance Measures of the zone in which the sign is proposed to be located.</p>	Signage with an area greater than 5.0m ² not proposed.	✓

Various Zones	<p>In commercial zones, signs should be located below the level of the awning. Where there is no awning, signs located at a point less than 4.6m above ground level or below the level of the bottom of the first-floor window, whichever is lower, and which cover no more than 50% of the area of the shopfront.</p> <p>A maximum of four (4) signs are permissible per commercial premises which includes one awning sign, plus one suspended under awning sign or projecting wall sign for every three (3) metres of shopfront length, not exceeding 2.5m in length and 0.5m in height and at no point less than 2.6m from ground level.</p> <p>Signs must be compatible with the scale, character and design of the building on which they are displayed and must not hide building detail.</p> <p>The size, location and design of signs must be compatible with the overall streetscape.</p> <p>Signs must not contribute to sign clutter in the area.</p>	<p>Signage proposed 7.8m above ground level however, this is considered appropriate given proposed signage is limited to one sign per unit and are not in excess of 5.0m².</p> <p>No more than 4 signs provided per commercial premises. Proposed sign will not exceed 2.5m in length, 0.5m in height and located greater than 2.6m from ground level.</p> <p>Proposed signage considered to be compatible with the scale, character and design of the building.</p> <p>The size, location and design of the signage areas is compatible with the overall streetscape.</p> <p>Proposed signage will not contribute to sign clutter in the area.</p>	<p>On merit</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
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