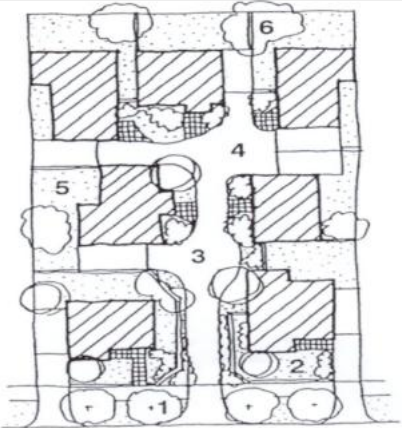


GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

PART	CONTROL	COMPLIANCE	COMMENT
Part 3 General Development Controls -3.5 Landscaping			
Clause Landscape Design Requirements	3.5.1 Plan <i>Development proposals over \$250,000 value are to be accompanied by landscape plans prepared by a qualified landscape architect, designer or other suitable qualified person.</i> <i>Base the design on a thorough analysis of the site and surrounding areas attributes and context. Take advantage of opportunities and heed constraints (refer to Appendix G).</i> <i>Design vegetation to provide privacy and allow for summer shade and winter solar access (refer to Figure 3-3).</i>	YES	Detailed landscape plans have been prepared and are submitted with the DA (Appendix 5) in compliance with this clause as a result of the estimated development cost being in excess of \$250,000.

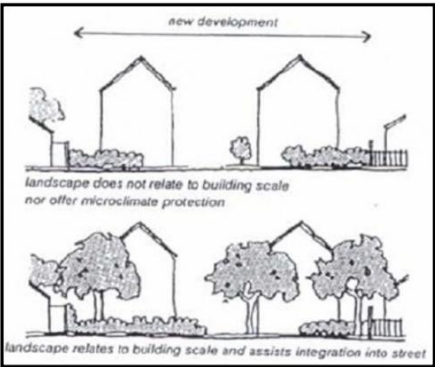


GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

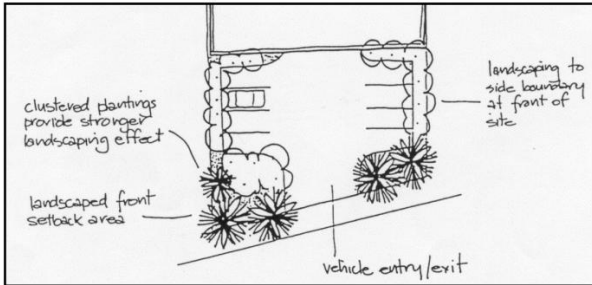
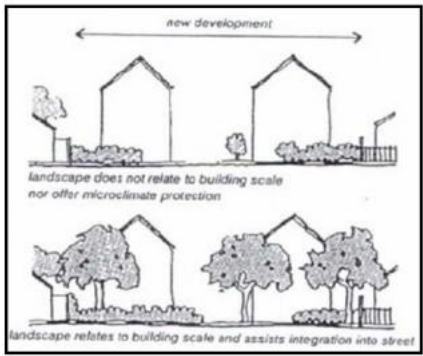
PART	CONTROL	COMPLIANCE	COMMENT
	 <p>1 Advanced tree species appropriate to the street provided or reinstated</p> <p>2 Front gardens landscaped to a standard and a character compatible with those in the rest of the street</p> <p>3 Driveways and communal spaces landscaped with low maintenance in mind</p> <p>4 Paving for driveways chosen to complement the development and constructed to maximise on-site infiltration</p> <p>5 Landscape treatment of private open space leaving scope for residents to develop</p> <p>6 Existing mature trees retained where practicable, especially when along property boundaries.</p> <p><i>Figure 3-3: Example of a landscaping plan</i></p>		



GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

PART	CONTROL	COMPLIANCE	COMMENT
Clause 3.5.4 - Streetscape (Urban)	<p><i>For infill development that abuts an existing public street, the application should demonstrate how the development fits in with the existing streetscape and makes efficient use of the site.</i></p> <p><i>For new release urban areas, the provision for appropriate street tree planting taking into account the image and role of the street, solar access requirements, soils, selection of appropriate species and services.</i></p> <p><i>The site layout and building design enables the use of features of the site such as views, existing vegetation and landmarks.</i></p>  <p><i>Fig. Landscape design to integrate with development</i></p>	YES	The proposed upgrade to the building will not result in a form or scale that results in any adverse impacts to the streetscape or surrounding properties. Suitable landscaping is provided to ensure compliance.

GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

PART	CONTROL	COMPLIANCE	COMMENT
Clause 3.5.6 Setbacks	<p>- All setbacks are to be landscaped (refer to Figures 3-4, 3-5, 3-6 and 3-7)</p>  <p><i>Figure 3-4: Non-residential landscape planning</i></p>  <p><i>Figure 3-5: Landscape designed to integrate with development</i></p> <p>No parking will be permitted within setback areas.</p>	<p>YES</p>	<p>The proposed development has provisions for setbacks to be landscaped.</p> <p>No parking has been proposed in the setback areas.</p> <p>The Subject Site does not face a classified road or a public place.</p> <p>For the minimum setback for Industrial Building, refer to Clause 4.2.2 of this DCP.</p> <p>Trees shall be at least 3m in height at the time of planting in accordance with this clause.</p>



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PART	CONTROL	COMPLIANCE	COMMENT
	<p><i>Minimum Setbacks:</i></p> <p><i>Industrial – Refer to chapter 4 for industrial building setbacks.</i></p> <p><i>In front setbacks for developments facing a classified road or a public place, plant trees with a mature height of a least 8 metres.</i></p> <p><i>Trees must be at least 3 metres in height at the time of planting.</i></p>		
Part 3 General Development Controls -3.6 Vehicular Access and Parking			
Clause 3.6.1 – Parking Layout, Servicing and Manoeuvring	<p><i>The layout and design of access, parking and service areas should address the needs of the site occupants and visitors as well as respecting the amenity of the area. Account should be taken of potential noise disturbance, pollution and light spillage. Car parking areas can have a significant impact on the streetscape and should therefore be carefully designed having regard to landscaping, layout and location to ensure that parking and service areas are integrated sympathetically with the development and locality.</i></p> <p><i>Provision should be made for various modes of transport for employees and visitors to the site. Where parking is provided it must be in a safe and efficient manner, allowing for easy access for</i></p>	YES	<p>The proposed development does not seek to alter the existing car parking areas.</p>



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PART	CONTROL	COMPLIANCE	COMMENT
	<p><i>occupants, visitors and service vehicles, whilst ensuring the safety of pedestrians and other road users.</i></p> <p><i>Where non-residential development is within or adjoining a residential zone, locate and design parking areas, servicing areas and the means of access/egress to:</i></p> <ul style="list-style-type: none"><i>▪ minimise conflict between non-residential, residential and pedestrian traffic;</i><i>▪ provide off-street parking and servicing of premises;</i><i>▪ respect the character of the existing residential areas and streetscape character by means of siting, design and landscaping.</i> <p><i>Surface parking should be visually articulated by the use of soft and hard landscaping and the use of different surface treatments.</i></p> <p><i>Parking areas and accessways should be designed, surfaced and graded to reduce runoff and allow stormwater to drain into the site.</i></p> <p><i>Ventilate enclosed parking areas using natural ventilation techniques.</i></p> <p><i>Mechanically assisted parking facilities should not be provided.</i></p>		



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PART	CONTROL	COMPLIANCE	COMMENT
	<i>Ensure public car parking and service areas are well signposted or otherwise identified from the entry point.</i>		
Part 3 General Development Controls -3.6 Crime Prevention through Environmental Design			
Clause 3.7.1 - Lighting	<p><i>Lighting plays a vital role in crime prevention and personal safety as you can see and respond to what is around you and ahead of you. Moreover, others can see you, which further reduce the likelihood of a crime being committed. The following CPTED requirements for lighting apply:</i></p> <ul style="list-style-type: none"> <i>All areas intended to be used at night should allow appropriate levels of visibility.</i> <i>Pedestrian pathways, lane ways and access routes in outdoor public spaces should be lit to the minimum Australian Standard (AS 1158). Lighting should be consistent in order to reduce the contrast between shadows and illuminated areas. Lighting should be designed in accordance with AS4282 - Control of the obtrusive effects of outdoor lighting</i> <i>Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. Moreover, lighting</i> 	YES	<p>The proposed development will ensure that all areas intended for use at night are appropriately illuminated to provide clear visibility, in compliance with the minimum Australian Standard AS 1158.</p> <p>The lighting design for pedestrian pathways, access routes, and laneways within the facility will ensure consistent illumination, which will minimize the contrast between shadows and lit areas.</p> <p>The lighting system will be designed with wide beams of illumination that extend to the next light or the perimeter of key areas, ensuring seamless coverage across the Subject Site.</p> <p>The proposed streetlighting design will direct light over pedestrian pathways and potential entrapment spaces.</p> <p>Lights will prioritize illumination of access and egress routes, ensuring these areas are visible and monitored.</p> <p>The lighting design will consider the presence of vegetation and landscaping, ensuring that these areas are adequately lit to prevent them from becoming potential hiding spots.</p>



GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

PART	CONTROL	COMPLIANCE	COMMENT
	<p><i>should clearly illuminate the faces of users of pathways.</i></p> <ul style="list-style-type: none">▪ <i>Streetlights should shine on pedestrian pathways and possible entrapment spaces as well as on the road.</i>▪ <i>Lights should be directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points.</i>▪ <i>Lighting should take into account all vegetation and landscaping that may act as a entrapment spot.</i>▪ <i>Lighting should be designed so that it is difficult for vandals to break</i>▪ <i>Where appropriate use movement sensitive and diffused lights</i>▪ <i>Avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance</i>▪ <i>Illuminate possible places for intruders to hide</i>▪ <i>As a guide areas should be lit to enable users to identify a face 15 metres away</i>		<p>The lighting fixtures will be vandal-resistant.</p> <p>The design will incorporate motion-sensitive and diffused lighting.</p> <p>The lighting will avoid spillage onto neighbouring properties, thus preventing nuisance and ensuring compliance.</p> <p>The lighting system will ensure that areas prone to concealment, such as blind spots or corners, are well-lit to discourage intruders.</p> <p>Areas should be lit to enable users to identify a face 15m away.</p> <p>The lighting system will be regularly maintained to ensure all fixtures are in good working order, with broken or burnt-out lamps promptly replaced.</p> <p>Energy efficient lamps/fittings/switches will be used to save energy.</p>



GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

PART	CONTROL	COMPLIANCE	COMMENT
	<ul style="list-style-type: none">▪ <i>All lighting should be maintained and kept in a clean condition with all broken or burnt out globes replaced quickly</i> <p><i>Use energy efficient lamps/fittings/switches to save energy</i></p>		
Clause 3.7.3 - Car Parking	<p><i>The following CPTED requirements for car parking apply:</i></p> <ul style="list-style-type: none">▪ <i>car parks, aisles and manoeuvring areas shall be:</i><ul style="list-style-type: none">○ <i>designed with safety and function in mind</i>○ <i>have dimensions in conformity with AS2890 - Parking Facilities (relevant parts of this standard are AS2890.1 - Off-street parking, AS2890.2 - Commercial vehicle facilities, and AS2890.3 - Bicycle parking facilities)</i>▪ <i>where parking spaces are to be provided for people with disabilities, these spaces are to be:</i><ul style="list-style-type: none">○ <i>suitably located near entrances to the building and lifts/ access ramps, if required</i>○ <i>provided in accordance with Australian Standards 1428.1 - Design for access and mobility</i>	YES	The proposed development does not seek to alter the existing car parking areas.



GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

PART	CONTROL	COMPLIANCE	COMMENT
	<ul style="list-style-type: none">○ <i>appropriate signage and tactile pavement treatments should also be installed, where required</i>▪ <i>the design of car parking areas should incorporate the following elements:</i><ul style="list-style-type: none">○ <i>provision of a safe and convenient vehicle entry and exit that avoids traffic/pedestrian conflict and impact on the surrounding road</i>○ <i>the internal (vehicular) circulation network is free of disruption to circulating traffic and ensures pedestrian safety</i>▪ <i>the movement of pedestrians throughout the car park should be clearly delineated by all users of the car park and minimises conflict with vehicles</i>▪ <i>the design of the car park should ensure that passive surveillance is possible and where appropriate, incorporate active measures such as cameras and security patrols.</i><p><i>Car parks should be designed to minimize dark areas through the provision of appropriate lighting</i></p>▪ <i>large car parks should incorporate communication devices such as:</i>		



GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

PART	CONTROL	COMPLIANCE	COMMENT
	<ul style="list-style-type: none"> ○ <i>intercoms</i> ○ <i>public address systems</i> ○ <i>telephones</i> ○ <i>emergency alarms</i> <ul style="list-style-type: none"> ▪ <i>to ensure users of large car parks are easily able to determine their location, exit and access points security intercoms, and the like appropriate signage is to be included</i> ▪ <i>all surfaces in the car park should be painted in light coloured paint or finished in light grey concrete to reflect as much light as possible</i> ▪ <i>all potential entrapment points should be avoided (e.g. under stairs, blind corners and wide columns). Adequate lighting and mirrors should be used when certain design features are unavoidable</i> 		
Clause 3.7.4 - Entrapment Spots & Blind Corners	<p><i>Entrapment spots and blind corners provide opportunities for perpetrators of crime to hide and or commit crime. The following CPTED requirements for the avoidance of entrapment spots and blind corners apply:</i></p> <ul style="list-style-type: none"> ▪ <i>pathways should be direct - all barriers along pathways should be permeable (including landscaping, fencing etc)</i> ▪ <i>consider the installation of mirrors to allow users to see ahead and around corners -</i> 	YES	<p>The proposed development ensures that all pathways are direct, with no unnecessary diversions.</p> <p>There are no entrapment spots adjacent to main pedestrian areas.</p>



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PART	CONTROL	COMPLIANCE	COMMENT
	<p><i>the installation of glass or stainless steel panels in stairwells can also assist in this regard</i></p> <ul style="list-style-type: none"> ▪ <i>entrapment spots adjacent to main pedestrian routes such as a storage area or small alley should be eliminated from all designs</i> ▪ <i>if entrapment spots are unavoidable they should be well lit with aids to visibility such as convex mirrors and locked after hours</i> ▪ <i>to eliminate excuse making for individuals to loiter, avoid placement of seating near or adjacent to ATM's, public phone boxes, toilets, corridors and isolated locations</i> 		
Clause 3.7.5 Landscaping	<p><i>Trees and shrubs that are inappropriately located can easily reduce surveillance opportunities and provide entrapment spots and blind corners. The following CPTED requirements for landscaping apply:</i></p> <ul style="list-style-type: none"> ▪ <i>avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high-canopied vegetation are good for natural surveillance</i> 	YES	The proposed development incorporates landscaping that adheres to CPTED principles to enhance natural surveillance and minimize entrapment spots.



GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

PART	CONTROL	COMPLIANCE	COMMENT
	<ul style="list-style-type: none"> trees with dense low growth foliage should be spaced or crown raised to avoid a continuous barrier use low ground cover or high-canopied trees with clean trunks avoid vegetation, which conceals the building entrance from the street avoid vegetation screening of all public use toilets avoid vegetation that impedes the effectiveness of public and private space lighting use 'green screens' (wall hugging vegetation that cannot be hidden behind) if screening large expanses of fencing to minimise graffiti 		
Part 3 General Development Controls -3.8 Flood Affected Lands			
Clause 3.8.2.2 - Controls for Development Outside of Adopted Flood Study Areas	<p>Developments that are identified as potentially flood affected are required to submit a Flood Assessment Report or a Flood Impact and Risk Assessment with a development application (DA)</p> <p>The following factors identify sites which are potentially flood affected:</p>	YES	The Subject Site is not identified as Flood affected.



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PART	CONTROL	COMPLIANCE	COMMENT
	<ul style="list-style-type: none"> ▪ Within 40m of a water course; ▪ Within 10m of a major drainage system; ▪ Within an overland flow path ▪ Within a drainage easement; ▪ Has a history of flooding. 		
Part 4 Principal development Controls - Urban - 4.2 Non-residential Development - Retail, Commercial and Industrial			
Clause 4.2.2 - Design Principles - Industrial	<p><i>Large blank wall surfaces visible from a public place (e.g. road) shall be articulated by structural variations and/or blend of external finishes.</i></p> <p><i>Prominent elevations and 'areas of visual importance' are to have a building form of significant architectural and design merit, with special attention to scale, form, external finishes, setbacks, height limits and landscaping.</i></p> <p><i>Areas of visual importance include:</i></p> <ul style="list-style-type: none"> ▪ <i>gateway entries to the City, township or village</i> ▪ <i>developments than can be viewed from residential and public areas</i> ▪ <i>Heritage Conservation Area and heritage items</i> 	YES	<p>The south facade is prominently visible from Knox Street and currently features a combination of doors, windows, and signage indicating 'SES.' The existing south wall surface is composed of brick and Pale Eucalypt Colorbond cladding and Pale Eucalypt roofing sheets.</p> <p>The proposed design for the southern elevation includes the replacement of the existing Pale Eucalypt roof sheeting with Windspray roof sheeting. Additionally, it proposes new shale grey wall cladding and roofing to be introduced for the newly added structures. The design incorporates new glazing for windows and an updated SES signage, featuring an illuminated logo that will be extruded 50mm from the face of the signboard. The previous SES signage has been proposed to be replaced by a new Signboard on Powder coated Aluminium backing. Furthermore, a new powder-coated aluminium awning screen will be added to enhance the facade. The existing gate will also be modified to align with the width of the building.</p> <p>This proposal adheres to the requirement for architectural merit and visual significance, contributing positively to the area's visual</p>

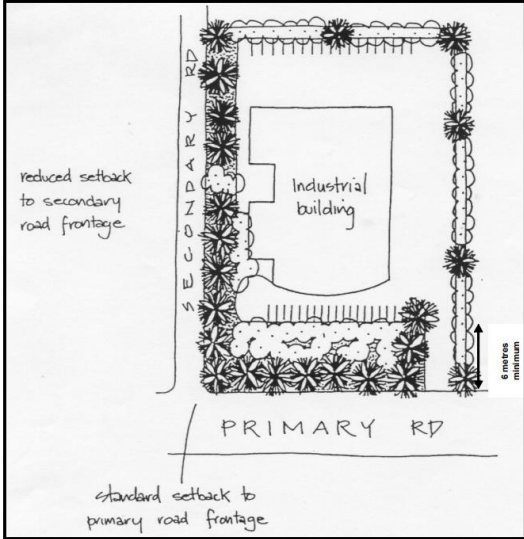


GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

PART	CONTROL	COMPLIANCE	COMMENT
	<p><i>Prominent elevations include:</i></p> <ul style="list-style-type: none"> ▪ <i>arterial road frontage</i> ▪ <i>public reserve exposure</i> ▪ <i>Visual</i> 		character and ensuring compliance with the guidelines for prominent elevations and areas of visual importance.
Clause 4.2.3 - Visual Quality - Industrial	<p><i>External storage areas shall not be visible from a public place.</i></p> <p><i>External storage areas are to be:</i></p> <ul style="list-style-type: none"> • <i>located behind a building, or</i> • <i>suitably screened (with dense landscaping and/or solid fencing);</i> <p><i>In assessing development applications involving external storage of goods, Council shall take into consideration:</i></p> <ul style="list-style-type: none"> • <i>height and arrangement of stored goods</i> • <i>safety issues</i> • <i>access arrangements</i> • <i>aesthetics and ease of maintenance</i> 	YES	The proposed development includes a covered storage shed that is located at the rear of the facility, ensuring it is not visible from any public areas.
Clause 4.2.4 - Building Setbacks - Industrial	<p><i>All setback areas are to be landscaped. No parking will be permitted within setback areas.</i></p> <p><i>Minimum requirements:</i></p> <ul style="list-style-type: none"> ▪ <i>frontage - 6 metres;</i> 	YES	<p>The proposed development involves a reduction in the primary road frontage setback from 10.01m to 9.43m. This adjustment remains compliant with the minimum requirement of 6m frontage.</p> <p>No change is proposed to the side and rear setbacks, which will be maintained as existing. Furthermore, it is confirmed that no parking</p>



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PART	CONTROL	COMPLIANCE	COMMENT
	<ul style="list-style-type: none"> side and rear – setbacks required for corner allotments (secondary road frontage) and in areas of visual importance. <p><i>Note: Setback distances are proportionally related to required building materials so as to satisfy wall fire ratings – refer to Building Code of Australia for details.</i></p>  <p>Fig. Preferred Industrial Setbacks</p>		will be sought within the setback areas, thereby adhering to the requirements.

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PART	CONTROL	COMPLIANCE	COMMENT
Clause 4.2.5 Height - Industrial - Non-Residential Development - Retail, Commercial and Industrial	<p><i>On land within a residential Zone, a maximum 8 metre height limit is recommended</i></p> <p><i>(distance measured vertically from any point on the roof of the building to the ground level immediately below that point).</i></p> <p><i>Variations on land within such zones will only be considered where it can be demonstrated that:</i></p> <ul style="list-style-type: none"> <i>the proposed height is in keeping with the character of the locality</i> <i>it is not visually obtrusive</i> <i>the additional height is required due to the nature of the proposal</i> <i>the overall design, including landscaping and building materials, reduces the impact of height and bulk</i> <p><i>On land not affected by the height of building maps, no height limit is specified, however, the height (as defined above), shall take into account and address the following matters in the development application's, statement of environmental effects:</i></p> <ul style="list-style-type: none"> <i>the proposed height is in keeping with the character of the locality</i> <i>it is not visually obtrusive</i> <i>the height is required due to the nature of the proposal</i> 	YES	The Subject Site does not have a have Maximum Building Height applicable to it. However, the height of 7.94m maintains the character of the locality. The height does not create visual intrusion, with the design including landscaping and materials that reduce bulk.



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PART	CONTROL	COMPLIANCE	COMMENT
	<ul style="list-style-type: none"> <i>the overall design, including landscaping and building materials, reduces the impact of height and bulk</i> 		
Clause 4.2.6 Materials and Finishes - Industrial	<p><i>The external walls of industrial buildings shall be profiled colour treated cladding or masonry materials, or a combination of both and incorporate visual relief elements.</i></p> <p><i>Particular consideration shall be given to the design and use of materials for the street elevation of industrial buildings.</i></p> <p><i>Where the side or rear elevation of an industrial building is visible from residential or public areas, colours and wall profiles should be selected to minimise their visual impact.</i></p>	YES	<p>The external walls feature Colorbond cladding and roofing, glazing windows, powder-coated aluminum awning screens, and signages complemented by existing brick walls and existing windows.</p> <p>The east side of the main building, excluding the parking areas, is visible from the driveway and includes brickwork, Colorbond cladding and roofing, glazing, and new SES branding.</p> <p>Importantly, the side and rear elevations are not visible from any public areas, minimizing their visual impact.</p>
Clause 4.2.7 Noise and Vibration - General requirements	<p><i>Where sites adjoin a residential area, limit the number of hours and times at which mechanical plant and equipment is used in conjunction with the measures described above.</i></p> <p><i>Ameliorate the noise and vibration impact of transport operations by using appropriate paving or track mounting and installing acoustic barriers as required to meet standards on neighbouring uses.</i></p>	YES	<p>The Subject Site does not adjoin any residential areas, and as there are no mechanical plants or equipment within the development, noise levels are minimal. Thus, the proposed development will have no adverse noise impact on surrounding areas, even in the absence of adjoining residential properties.</p>



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PART	CONTROL	COMPLIANCE	COMMENT
	<i>Incorporate appropriate noise and vibration mitigation measures into the site layout, building materials, design, orientation and location of sleeping recreation/work areas of all developments proposed in areas adversely impacted upon by road or rail related noise and vibration.</i>		
Clause 4.2.8 Air Pollution - Industrial	<p><i>The operation of any new premises and any machinery or plant to be installed or any process to be used must not cause emissions contrary to the Protection of the Environment Operations Act 1997 and Regulations. Applicants will need to demonstrate that these standards are met. Approvals may also be required from the NSW Environment Protection Authority for some types of development.</i></p> <p><i>Machinery and operations should be designed to minimise the emission of air impurities. This includes minimising vehicular movements to and from the site.</i></p> <p><i>Restricting the hours of operation may reduce any emissions to an acceptable level.</i></p>	YES	The proposed development does not involve the installation of any machinery, plant, or any processes.
Clause 4.2.9 Mixed Use Development - Industrial and Residential	<p><i>Building setbacks between residential (existing) and proposed industrial development shall be 9m.</i></p>	YES	There are no residential buildings adjoining the Subject Site.



Goulburn Mulwaree Development Control Plan 2009 Assessment

Alterations and Additions to NSW State Emergency Service Zone Headquarters Facility
56-58 Knox Street, Goulburn (Lot 408 DP821783)

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PART	CONTROL	COMPLIANCE	COMMENT
	<p><i>Height of industrial buildings in a mixed-use situation are to be consistent with nearby housing development.</i></p> <p><i>Traffic management and calming measures are to be recommended on roads shared by both industrial and residential traffic.</i></p>		

