

# SINGLETON DEVELOPMENT CONTROL PLAN 2014

## PART 2 PRINCIPAL DESIGN STANDARDS

### 2.1 Public roads

#### General Requirements

*This clause applies to development for the purpose of a public road on any land to which this Plan applies.*

Complies?

N/A

### 2.2 Public open space for residential subdivisions

#### General Requirements

*This clause applies to subdivision of land in the following zones:*

- (a) Zone R1 General Residential,*
- (b) Zone R2 Low Density Residential.*

Complies?

N/A

### 2.3 Street tree planting for subdivision in certain residential, business and industrial zones

#### General Requirements

*This clause applies to subdivision of land in any of the following zones:*

- (a) Zone R1 General Residential*
- (b) Zone R2 Low Density Residential*
- (c) Zone R5 Large Lot Residential*
- (d) Zone B5 Business Development*
- (e) Zone IN3 Heavy Industrial*

Complies?

N/A

### 2.4 Stormwater drainage system

#### General Requirements

*This clause applies to development on any land to which this Plan applies.*

Complies?

✓

Section 2.4 is applicable to the subject application.

*(3) Development consent should not be granted to development that would result in an increase or concentration in the amount of stormwater being discharged to the public stormwater drainage system unless the consent authority is satisfied that:*

- (a) the post development runoff from the land will not exceed the predevelopment runoff for all storm durations for the 5 year, 20 year and 100 year ARI,*
- (b) any lots resulting from the subdivision of residential, business or industrial zoned land must be provided with connection to the street stormwater drainage system or interallotment drainage system,*
- (c) the design of the stormwater drainage and discharge system must be sustainable and must not be prone to failure as a result of normal human influence,*
- (d) the design of the stormwater drainage and discharge system must comply with the Council's Engineering Design Specifications and be consistent with the approaches adopted by the Engineers Australia publications titled Australian Rainfall and Runoff (AR&R) and Australian Runoff Quality A Guide to Water Sensitive Urban Design.*
- (e) the design of the stormwater drainage and discharge system should achieve the stormwater quality outcomes outlined in the following table:*

✓

A Concept Stormwater Management Report is located within Appendix 8. This report has been prepared to fully comply with the provisions of the Singleton DCP.

The Report demonstrates that the pre to post development flows from the site show an overall decrease for the post development 5, 20 and 100 year ARI scenario. This has been achieved through on site detention, which provides a combined 250kL detention within the below ground storage, and the above ground storage within the loading dock area.

The issue of water quality is addressed via the use of swales, "Humes Multiceptor" treatment devices to remove hydrocarbons and fine sediments, and a "Humes Jellyfish" device, which is a polishing device capturing fine sediment, nitrogen, phosphorus, copper and zinc.

| Pollutant        | System intent                                              | Treatment required                                                                                                                                                                             |
|------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suspended solids | To protect ambient water quality.                          | The stormwater management system is to reduce the average annual load by at least 80%.                                                                                                         |
| Total Phosphorus | To protect ambient water quality.                          | The stormwater management system is to reduce the average annual load by at least 45%.                                                                                                         |
| Total Nitrogen   | To protect ambient water quality.                          | The stormwater management system is to reduce the average annual load by at least 45%.                                                                                                         |
| Oil and grease   | To protect the receiving system from hydrocarbons.         | The stormwater management system is to be designed to ensure that there are no visible oils for flows up to 50% of the 1 year ARI peak flow in areas with concentrated hydrocarbon deposition. |
| Coarse sediment  | To limit the sediment loads entering the system.           | The stormwater management system is to be designed such that sediment coarser than 0.25mm Ø is retained for flows up to 50% of the 1 year ARI peak flow.                                       |
| Litter           | To protect the receiving system from anthropogenic litter. | The stormwater management system is to be designed such that litter greater than 50mm Ø is retained for flows up to 50% of the 1 year ARI peak flow.                                           |

## 2.5 Lot shape and dimensions for certain rural and environmental living subdivision

### General Requirements

Complies?

*This clause applies to subdivision of land in the following zones to create a building lot:*

- (a) Zone RU1 Primary Production*
- (b) Zone RU2 Rural Landscape*
- (c) Zone RU4 Primary Production Small Lots*
- (d) Zone E4 Environmental Living*

N/A

## 2.6 Lot shape and dimensions for certain village and residential subdivision

### General Requirements

Complies?

*This clause applies to subdivision of land in the following zones to create a building lot:*

- (a) Zone RU5 Village,*
- (b) Zone R1 General Residential,*
- (c) Zone R2 Low Density Residential,*
- (d) Zone R5 Large Lot Residential.*

N/A

## 2.7 Lot shape and dimensions for certain residential accommodation in certain residential zones

### General Requirements

Complies?

*This clause applies to development on land in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential for the purpose of:*

N/A

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p>(a) attached dwelling,<br/> (b) dual occupancy,<br/> (c) multi dwelling housing,<br/> (d) residential flat building,<br/> (e) secondary dwelling,<br/> (f) semi-detached dwelling.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>2.8 Passive solar design for certain residential subdivision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><i>This clause applies to subdivision of land in the following zones to create a building lot:</i><br/> (a) Zone R1 General Residential<br/> (b) Zone R2 Low Density Residential</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>2.9 Maximum building height</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><i>This clause applies to the erection of a building (including additions to an existing building) on any land shown on the <a href="#">Maximum Building Height Map</a>.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>✓</p> <p>The subject site is identified as being affected by a maximum building height of 71.5m AHD</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>(3)</b> <i>Development consent should not be granted to erect a building unless the consent authority is satisfied that:</i><br/> (a) <i>the building height is appropriate in the setting, and</i><br/> (b) <i>the height of the building will not exceed the height of surrounding buildings to a degree that it would detract from the aesthetic qualities of the locality, and</i><br/> (c) <i>the height of the building will not result in nearby residences being overlooked or overshadowed to an unreasonable degree, and</i><br/> (d) <i>the building height will not adversely impact upon any heritage values.</i></p> | <p>✓</p> <p>The proposed building is entirely single storey construction, involving substantial cut within the higher portion of the site. As a result, the building is set well down within the landscape, thus ensuring minimal impact on surrounding properties. It is worth noting once again that to the north is a single R1 zoned lot supporting a single dwelling; to the east is a strip of RE1 land; to the south is Glass Parade and an area of SP2 land; and to the west is Bridgman Road, with more RE1 and R1 sites supporting single dwellings on large lots. The subject site therefore is effectively an island, separated from adjoining sites either by roads, a watercourse, or in the case of the site to the north, by the undeveloped portion of the site.</p> <p>Given the location of the site within the context of adjoining properties, the proposal is not considered to represent any loss of amenity, solar access, or privacy to any adjoining sites.</p> |
| <p><b>(4)</b> <i>The height of any new building or addition to an existing building is not to be greater than the maximum building height shown on the <a href="#">Maximum Building Height Map</a> in relation to that land.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                     | <p>✓</p> <p>The highest point on the proposed building is 61.41m AHD, well below the 71.5M maximum set within the DCP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>(5)</b> <i>Despite subclause (4) development consent may be granted to erect a building of a height which exceeds the maximum building height shown on the <a href="#">Maximum Building Height Map</a> in relation to the land, where the consent authority is satisfied that:</i><br/> (a) <i>the building height complements the height and scale of adjoining and nearby development, and</i></p>                                                                                                                                                                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

(b) the building height will not increase the potential for overlooking or overshadowing impacts and nearby land, and  
(c) the building height will not adversely impact upon the visual amenity of the streetscape.

## 2.10 Building line for land in certain rural, residential, business and industrial zones

| General Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Complies?                                                                                                                 |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|-----------|--------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------|----------|------------------------|----------|-------------|------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>This clause applies to development involving the erection a building (including additions) on land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone R1 General Residential, Zone R2 Low Density Residential, Zone R5 Large Lot Residential, Zone B1 Neighbourhood Centre, Zone B5 Business Development, Zone B6 Enterprise Corridor, Zone IN3 Heavy Industrial and Zone E4 Environmental Living.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                          | <p style="text-align: center;">✓</p> <p>The subject site is located within the B1 Zone.</p>                               |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |
| <p><i>(3) Development consent should not be granted to erect a building on land to which this clause applies, unless the consent authority is satisfied that the building will not encroach into the area between the allotment boundary and the applicable building line as indicated in table 2.10A.</i></p> <p><b>Table 2.10A</b></p> <table> <tr> <th>Building line (m)</th><th>LEP land use zone</th></tr> <tr> <td><b>40</b></td><td>RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots</td></tr> <tr> <td><b>15</b></td><td>B1 Neighbourhood Centre, B5 Business Development, IN3 Heavy Industrial, R5 Large Lot Residential, E4 Environmental Living</td></tr> <tr> <td><b>9</b></td><td>B6 Enterprise Corridor</td></tr> <tr> <td><b>6</b></td><td>RU5 Village</td></tr> <tr> <td><b>5.5</b></td><td>R1 General Residential, R2 Low Density Residential</td></tr> </table> | Building line (m)                                                                                                         | LEP land use zone | <b>40</b> | RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots | <b>15</b> | B1 Neighbourhood Centre, B5 Business Development, IN3 Heavy Industrial, R5 Large Lot Residential, E4 Environmental Living | <b>9</b> | B6 Enterprise Corridor | <b>6</b> | RU5 Village | <b>5.5</b> | R1 General Residential, R2 Low Density Residential | <p style="text-align: center;">✓</p> <p>15.4 metre setback from Bridgman Road.<br/>It is noted that these setbacks exceed the minimum 10m setback from Bridgman Road as required in the site specific DCP (Master Planned Site M7).<br/>Between 90 - 30 metre setback from Glass Road.</p> |
| Building line (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LEP land use zone                                                                                                         |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |
| <b>40</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots                                            |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |
| <b>15</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | B1 Neighbourhood Centre, B5 Business Development, IN3 Heavy Industrial, R5 Large Lot Residential, E4 Environmental Living |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |
| <b>9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | B6 Enterprise Corridor                                                                                                    |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |
| <b>6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RU5 Village                                                                                                               |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |
| <b>5.5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | R1 General Residential, R2 Low Density Residential                                                                        |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |
| <p><i>(4) Despite subclause (3), development consent may be granted to erect a building which encroaches past the building line on land in Zone R1 General Residential and Zone R2 Low Density Residential, if the consent authority is satisfied that:</i><br/>(a) the building will be no closer to the road than any immediately adjoining buildings that face the same road, and<br/>(b) the building encroachment is not in relation to a boundary that comprises the main vehicular entrance to the site or which addresses the main entrance to the building, and<br/>(c) the encroachment is appropriate in the circumstances of the case.</p>                                                                                                                                                                                                                                                          | <p style="text-align: center;">N/A</p>                                                                                    |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |
| <p><i>(5) Despite subclause (3), development consent may be granted to erect a building which encroaches past the building line on land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone R5 Large Lot Residential, Zone B1 Neighbourhood Centre, Zone B5 Business Development, Zone B6 Enterprise Corridor, Zone IN3 Heavy Industrial and Zone E4 Environmental Living, where the consent authority is satisfied that:</i><br/>(a) the building will not adversely impact upon the visual amenity of the streetscape, and<br/>(b) there are no other reasonable opportunities available to erect the building in conformance with the building line, and</p>                                                                                                                                                                            | <p style="text-align: center;">✓</p>                                                                                      |                   |           |                                                                                |           |                                                                                                                           |          |                        |          |             |            |                                                    |                                                                                                                                                                                                                                                                                            |

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| <i>(c) the building encroachment will not have a detrimental effect on the amenity of neighbours or the public, and</i>                                                                                                                                                                                                                                            |                  |
| <i>(d) the encroachment will not adversely impact upon any heritage values, and</i>                                                                                                                                                                                                                                                                                |                  |
| <i>(e) the encroachment is appropriate in the circumstances of the case.</i>                                                                                                                                                                                                                                                                                       |                  |
| <b>(6) The walls of buildings above a height of 10m must be set back at least 3 metres behind the building line.</b>                                                                                                                                                                                                                                               | N/A              |
| <b>2.11 Side and rear setbacks for buildings in certain rural and environmental living zones</b>                                                                                                                                                                                                                                                                   |                  |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                        | <b>Complies?</b> |
| <i>This clause applies to development involving the erection of a building on land in the following zones:</i><br><i>(a) Zone RU1 Primary Production</i><br><i>(b) Zone RU2 Rural Landscape</i><br><i>(c) Zone RU4 Primary Production Small Lots</i><br><i>(d) Zone E4 Environmental Living</i>                                                                    | N/A              |
| <b>2.12 Side and rear setback for buildings in certain rural and residential zones</b>                                                                                                                                                                                                                                                                             |                  |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                        | <b>Complies?</b> |
| <i>This clause applies to development involving the erection of a building on land in the following zones:</i><br><i>(a) Zone R1 General Residential</i><br><i>(b) Zone R2 Low Density Residential</i><br><i>(c) Zone R5 Large Lot Residential</i><br><i>(d) Zone RU5 Village</i>                                                                                  | N/A              |
| <b>2.13 Density of residential accommodation</b>                                                                                                                                                                                                                                                                                                                   |                  |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                        | <b>Complies?</b> |
| <i>This clause applies to development for the purpose of residential accommodation on any land to which this Plan applies.</i>                                                                                                                                                                                                                                     | N/A              |
| <b>2.14 Density of short-term accommodation in certain rural zones</b>                                                                                                                                                                                                                                                                                             |                  |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                        | <b>Complies?</b> |
| <i>This clause applies to development on land within Zone RU1 Primary Production, Zone RU2 Rural Landscape and Zone RU4 Primary Production Small Lots, for any of the following purposes:</i><br><i>(a) bed and breakfast accommodation,</i><br><i>(b) ecotourist facility,</i><br><i>(c) farm stay accommodation,</i><br><i>(d) hotel or motel accommodation.</i> | N/A              |
| <b>2.15 Open space for residential accommodation in certain residential zones</b>                                                                                                                                                                                                                                                                                  |                  |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                        | <b>Complies?</b> |
| <i>This clause applies to the following types of residential accommodation on land within Zone R1 General Residential, Zone R2 Low Density Residential and Zone R5</i>                                                                                                                                                                                             | N/A              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <i>Large Lot Residential:</i><br><i>(a) attached dwellings,</i><br><i>(b) dual occupancies,</i><br><i>(c) dwelling houses,</i><br><i>(d) multi dwelling housing,</i><br><i>(e) residential flat buildings, and</i><br><i>(f) semi detached dwellings.</i>                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>2.16 Environmental outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>This clause applies to any development on land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <div>✓</div> <div>Section 2.16 is applicable to the subject application.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>(3) In deciding whether to grant consent to development on land, the consent authority must have regard to:</i><br><i>(a) avoidance of impacts on biodiversity,</i><br><i>(b) prevention of land degradation,</i><br><i>(c) prevention of salinity,</i><br><i>(d) maintenance of good water quality,</i><br><i>(e) prevention of broadscale clearing in over cleared landscapes, and</i><br><i>(f) offsetting of impacts if they cannot be avoided.</i>                                                                          | <div>✓</div> <div>Earthworks and regrading across the site have previously been approved under DC 39/2014. Accordingly, the proposed development will have no further impacts in terms of vegetation removal beyond those previously assessed and approved under the still current consent. While the application is deemed to be Integrated Development for the purposes of the Water Management Act, the works which be occurring within 40m of the watercourse are to occur within the area which has already been extensively regraded, and which is significantly higher than the watercourse.</div> <div>Other aspects concerning water quality have been addressed within the Concept Stormwater Management Plan, and general environmental considerations are addressed within the main body of the report.</div> |
| <i>(4) Development consent should not be granted to development on land unless the consent authority is satisfied that:</i><br><i>(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</i><br><i>(b) if impacts cannot be reasonably avoided, the development is designed, sited and will be managed to minimise that impact, or</i><br><i>(c) if impacts cannot be minimised, the development will be managed to mitigate that impact.</i>                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>2.17 Preservation of trees and vegetation on certain residential, business and heritage land</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>This clause applies to trees and vegetation on:</i><br><i>(a) land in a heritage conservation area,</i><br><i>(b) a lot containing a listed heritage item,</i><br><i>(c) land in Zone R1 General Residential,</i><br><i>(d) land in Zone R2 Low Density Residential,</i><br><i>(e) land in Zone R5 Large Lot Residential,</i><br><i>(f) land in Zone B3 Commercial Core,</i><br><i>(g) land in Zone B4 Mixed Use,</i><br><i>(h) land in Zone B5 Business Development, and</i><br><i>(i) land in Zone B6 Enterprise Corridor.</i> | <div>N/A</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## 2.18 Landscaping

| General Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Complies?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <p><i>This clause applies to development on any land to which this Plan applies that involves construction of a car parking area, outdoor area or the erection of a building that is visible from a road or public place.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p style="text-align: center;">✓</p> <p>Section 2.18 is applicable to the subject application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><i>(3) Development consent should not be granted to development on land unless the consent authority is satisfied that the site design incorporates suitable landscaping.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p style="text-align: center;">✓</p> <p>Landscape plans have been submitted within Appendix 11, detailing the proposed treatments for the entire perimeter of the site, as well as the specific car park treatments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><i>(4) In considering whether landscaping of development is suitable, the consent authority must have regard to the following matters:</i></p> <ul style="list-style-type: none"> <li><i>(a) whether the landscaping makes a positive contribution to the streetscape appearance,</i></li> <li><i>(b) whether the extent of landscaping is proportionate to the scale of the development,</i></li> <li><i>(c) whether the landscaping is appropriate for the development type,</i></li> <li><i>(d) whether the development is readily visible from the any street, public place or neighbouring buildings,</i></li> <li><i>(e) whether the landscaping is compatible with the special qualities and characteristics of the locality,</i></li> <li><i>(f) whether the landscaping design is safe in terms of tree maintenance, human health, security, bushfire risk and sightlines for motorists, and</i></li> <li><i>(g) whether compliance with the following standards has been achieved:</i> <ul style="list-style-type: none"> <li><i>(i) comprehensive plantings, incorporating trees with a mature height of at least 3m should be provided around buildings and carparking areas,</i></li> <li><i>(ii) long stretches of outdoor parking bays are to be broken-up with planting beds comprising a mix of trees and groundcovers. Not more than 10 outdoor parking spaces in a row will be permitted without separation by planting beds with minimum dimensions of 2m x 5m. Such planting beds are to comprise evergreen trees with a minimum established height of 7m that provide for maximum shade coverage and low maintenance,</i></li> <li><i>(iii) tree species selected for shade are to have high spreading branches, nonintrusive root systems and low risk of falling branches,</i></li> <li><i>(iv) densely planted garden beds should attribute for at least 15% of the open space area of developments in business, residential and industrial zones,</i></li> <li><i>(v) trees and plantings are to be placed within planting beds wherever practicable to separate the trees and plantings from disturbance by grass mowing, pedestrian movement and vehicle movement,</i></li> <li><i>(vi) garden beds are to be located where they can be easily accessed for maintenance and where they will improve the overall appearance of the site and development,</i></li> <li><i>(vii) the majority of the garden beds for development should be provided between the building line and the front boundary so that they contribute to the appearance of the streetscape.</i></li> </ul> </li> </ul> | <p style="text-align: center;">✓</p> <p>The proposed landscaping has been designed to ensure that the view from outside the site is effectively softened, and to provide an appropriate sense of scale to the project. The proposed shade sails over the central car parking bays act as an element of the landscaping, providing an effective canopy over much of the parking area.</p> <p>The proposal exceeds the maximum run of 10 outdoor parking spaces without a landscape bed. As stated above however, the proposed shade sails form a part of the proposed landscaping, and in doing so, provide an effective canopy for the parking bays, thus reducing any perceived impact on visual amenity by screening the majority of the parking spaces, which is the intent behind this particular control.</p> |

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| <i>(viii) plantings and garden beds are to be located where they will not be adversely impacted by, or impact upon, vehicle or pedestrian movement.</i>                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                       |
| <b>2.19 Heritage conservation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                       |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Complies?</b>                                                                                                                                                                                                      |
| <i>This clause applies to any development:<br/>(a) on land on which a heritage item is located, or<br/>(b) on land that is within a heritage conservation area, or<br/>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b).</i>                                                                                                                                                                                                                       | N/A                                                                                                                                                                                                                   |
| <b>2.20 Demolition of heritage buildings or contributory buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                       |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Complies?</b>                                                                                                                                                                                                      |
| <i>This clause applies to development for the purpose of demolition on land:<br/>(a) on which a heritage item is located, or<br/>(b) that is within a heritage conservation area, or<br/>(c) that is within the vicinity of land referred to in paragraph (a) or (b).</i>                                                                                                                                                                                                             | N/A                                                                                                                                                                                                                   |
| <b>2.21 Earthworks and retaining</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                       |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Complies?</b>                                                                                                                                                                                                      |
| <i>This clause applies to development involving earthworks on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                | ✓<br>Section 2.21 is applicable to the subject application.                                                                                                                                                           |
| <i>(3) Development consent should not be granted for earthworks or earth retaining measures that would lessen the structural integrity of any adjoining or adjacent building, retaining measure or service infrastructure.</i>                                                                                                                                                                                                                                                        | N/A<br>Proposed earthworks are located at a sufficient distance from any adjoining structures so as to not cause any impacts. Full structural designs will be provided for batters / retaining walls at the CC stage. |
| <i>(4) Development consent should not be granted for retaining walls greater than 600mm in height, within 1m of the lot boundary, unless the consent authority is satisfied that:<br/>(a) the design of the retaining wall incorporates suitable drainage measures, and<br/>(b) the design life of the wall is not less than 50 years.</i>                                                                                                                                            | N/A                                                                                                                                                                                                                   |
| <i>(5) Development consent should not be granted for retaining walls greater than 900mm in height, within 1.3m of a building used for the purpose of residential accommodation.</i>                                                                                                                                                                                                                                                                                                   | N/A                                                                                                                                                                                                                   |
| <i>(6) Development consent should not be granted for retaining walls constructed of timber that has a hazard treatment rating of less than H4.</i>                                                                                                                                                                                                                                                                                                                                    | ✓                                                                                                                                                                                                                     |
| <i>(7) Development consent should not be granted for earthworks that would result in batters steeper than 1V:4H, unless the consent authority is satisfied that:<br/>(a) the toe of the batter is not within 1.3m of an adjoining building, and<br/>(b) the design incorporates suitable drainage measures to ensure that ponding or nuisance from stormwater runoff does not occur, and<br/>(c) the design incorporates suitable stabilisation and erosion control measures, and</i> | ✓<br>Proposed batters are shown at 1V:3H                                                                                                                                                                              |



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| <p>(d) the batter will not have a detrimental effect on the amenity of neighbours and the public, and</p> <p>(e) the batter will not adversely impact upon the visual amenity of the streetscape, and</p> <p>(f) the steeper batter is supported by a geotechnical report, prepared by a suitably qualified geotechnical engineer.</p>                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>2.22 Rainwater tanks for buildings in certain residential, business and industrial zones</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><i>This clause applies to development involving the erection of a building on land in Zone R1 General Residential, Zone R2 Low Density Residential, Zone R5 Large Lot Residential, Zone B1 Neighbourhood Centre, Zone B3 Commercial Core, Zone B4 Mixed Use, Zone B5 Business Development, Zone B6 Enterprise Corridor or Zone IN3 Heavy Industrial.</i></p>                                                                                                                                                                                                                                                                                                                                   | <p style="text-align: center;">✓</p> <p>Section 2.22 is applicable to the subject application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>(3)</b> <i>Development consent should not be granted to the erection of a building on land to which this clause applies, unless the consent authority is satisfied that:</i></p> <p><i>(a) if the building has a roof area within the range of 150m<sup>2</sup> to 500m<sup>2</sup>, stormwater is drained to a rainwater tank (or tanks) with a total capacity of not less than 10,000 ltrs,</i></p> <p><i>(b) if the building has a roof area greater than 500m<sup>2</sup>, stormwater is drained to a rainwater tank (or tanks) with a total capacity of not less than 22,500 ltrs,</i></p>                                                                                             | <p style="text-align: center;">✓</p> <p>The proposal incorporates a 20,000L rainwater harvesting tank, with collected water to be used for irrigation, and washing down of the loading bay area. The proposed 2,500L variation to the DCP minimum is considered minor in nature, particularly in light of the amount of water which will be used for the two described purposes, which will ensure that the tank is constantly being depleted. It is also worth noting that the proposal provides for total stormwater detention of 250,000L through the use of a separate detention tank and above ground ponding area within the loading dock area.</p> |
| <p><b>(4)</b> <i>The overflow of rainwater tanks required under this clause is to be diverted to:</i></p> <p><i>(a) the public stormwater drainage system, or</i></p> <p><i>(b) where the lot does not have access to a public stormwater drainage system, an appropriate source such as a rubble absorption pit.</i></p>                                                                                                                                                                                                                                                                                                                                                                         | <p style="text-align: center;">✓</p> <p>All stormwater discharge from the site is proposed to be connected to the existing Council system.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>(5)</b> <i>The consent authority should be satisfied that a rainwater tank required under this clause, which has an overflow to the public stormwater drainage system; will have at least 30% of its capacity available for onsite detention.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p style="text-align: center;">✓</p> <p>As outlined previously, onsite detention is achieved via a separate detention tank and above ground storage. The rain water tank is proposed purely for harvesting and reuse, it does not form part of the designed detention system.</p>                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>(6)</b> <i>Despite subclauses (3)(a) and (3)(b), development consent may be granted to the erection of a building on land to which this clause applies, which provides an alternative means of stormwater management, where the consent authority is satisfied that:</i></p> <p><i>(a) the alternative means of stormwater management is appropriate in the circumstances of the case,</i></p> <p><i>(b) the design of the stormwater management system is environmentally sustainable, and</i></p> <p><i>(c) stormwater runoff from the lot will not exceed the calculated predevelopment runoff for the lot for all storm durations for the 5 year, 20 year and 100 year ARI, and</i></p> | <p style="text-align: center;">N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| <i>(d) the stormwater management system will not generate any significant adverse onsite or offsite impacts.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>2.23 Building appearance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>This clause applies to development involving the erection of a building on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p style="text-align: center;">✓</p> <p style="text-align: center;">Section 2.23 is applicable to the subject application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>(3)</b> <i>Development consent should not be granted to erect a building (including external alterations and additions to an existing building), unless the consent authority is satisfied that:</i></p> <p><i>(a) the building appearance does not detract from the visual quality of the streetscape, and</i></p> <p><i>(b) the mass and proportion of the building is appropriate in the context of the natural skyline and other development in the locality, and</i></p> <p><i>(c) the building design provides a sense of address to the street (if the building is viewable from the street), either by fronting the street or having doorway access visible from the street, and</i></p> <p><i>(d) the building suitably integrates with the natural features of the site, including topography, vegetation and landscaping, and</i></p> <p><i>(e) the building design incorporates suitable measures to enhance the appearance of large expanses of wall including use of articulation, windows, stepped building form and suitable facade treatments, and</i></p> <p><i>(f) the external colour treatments of the building are appropriate in the setting, and</i></p> <p><i>(g) the building materials are suitable in relation to appearance and durability, and</i></p> <p><i>(h) the building appearance is compatible with any heritage qualities of the building or area.</i></p> | <p style="text-align: center;">✓</p> <p>The proposed building incorporates the modern Woolworths theme which includes architectural elements to break up bulk and scale. This combined with the extensive landscaping is considered to present a building which enhances the visual quality of the streetscape.</p> <p>Please note the Architectural Statement submitted with the application package, which explains the design response, including the material and colour palette.</p> <p>The building is of a single storey form only and is considered to provide an appropriate degree of scale in relation to the large scale nature of the site and its B1 zoning.</p> <p>The building primarily addresses Glass Parade with its southern orientation, and the main entry being primarily visible from that frontage.</p> |
| <b>2.24 Passive solar design and thermal efficiency for residential accommodation in certain residential zones</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><i>This clause applies to development for the purpose of residential accommodation on land in any of the following zones:</i></p> <p><i>(a) Zone R1 General Residential</i></p> <p><i>(b) Zone R2 Low Density Residential</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>2.25 Accessible design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>This clause applies to any structure, building or place that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p style="text-align: center;">✓</p> <p style="text-align: center;">Section 2.25 is applicable to the subject application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>(3)</b> <i>Development consent should not be granted for development to which this clause applies unless the consent authority is satisfied that:</i></p> <p><i>(a) the design of the development complies with the requirements of the <a href="#">Disability Discrimination Act 1992</a> and <a href="#">Disability (Access to Premises Buildings) Standards 2010</a>, or</i></p> <p><i>(b) it would be unreasonable to enforce the aspects of the design that do not</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p style="text-align: center;">✓</p> <p>An Accessibility Design Review has been prepared by ABE Consulting which concludes that the proposal complies with the DDA or can comply with the DDA at the detailed design stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| comply with the <i>Disability (Access to Premises Buildings) Standards 2010</i> on the grounds of unjustifiable hardship.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>(4)</b> Applications for development to which subclause (3), paragraph (b) applies, must be supported by written justification explaining why compliance would be unreasonable on the grounds of unjustifiable hardship and be accompanied by relevant technical documentation to support the case. As a minimum, the written justification must address the following:</p> <p>(a) the aspects of the <i>Disability (Access to Premises Buildings) Standards 2010</i> for which an exemption/concession is being requested and the basis for the unjustifiable hardship case, and</p> <p>(b) all design options explored, and</p> <p>(c) the costs of each design option considered, including the percentage of the total development cost required for providing the access, and</p> <p>(d) the physical design constraints of each option.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>2.26 Driveway access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>This clause applies to development that requires vehicular access on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>✓</p> <p>Section 2.26 is applicable to the subject application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>(3)</b> Development consent should not be granted for development requiring vehicular access, unless the consent authority is satisfied that the driveway access to the site is suitable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>✓</p> <p>A Traffic Report has been prepared by Colston Budd Hunt &amp; Kafes which concludes that the access arrangements for the proposed development are suitable (refer to Appendix 9).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>(4)</b> In considering whether driveway access is suitable in the circumstances of the case, the consent authority must have regard to the following matters:</p> <p>(a) driveways must:</p> <p>(i) comply with relevant Australian standards, and</p> <p>(ii) provide adequate sight distances for motorists, cyclists and pedestrians, and</p> <p>(iii) comply with the relevant requirements of the Council's engineering design standards, and</p> <p>(iv) be designed and constructed to suit design traffic loads, and</p> <p>(v) not exceed 25% in grade, and</p> <p>(vi) not change by more than 11% in grade for every 1.4m of driveway length, and</p> <p>(vii) not exceed a grade of 4% for that part of the driveway within the road verge, and</p> <p>(viii) if the driveway is long, incorporate suitable vehicle passing points.</p> <p>(b) driveway access points should:</p> <p>(i) have an all-weather surface treatment, and</p> <p>(ii) be located no closer than 1.5 metres from the boundary of the subject allotment and no closer than 6 metres to a corner boundary, and</p> <p>(iii) not be located within 12 metres on the approaches to a "stop" or "giveaway" sign, and</p> <p>(iv) cross the footpath or footway at right angles to the centreline of the road,</p> | <p>✓</p> <p>All driveways will comply with relevant Australian standards, provide adequate sight distances for motorists, cyclists and pedestrians, and will be able to comply with the relevant requirements of the Council's engineering design standards which will be further assessed at the Construction Certificate stage.</p> <p>The access design and locations have been chosen to suit design traffic loads. No access will exceed 25% in grade, nor change by more than 11% in grade for every 1.4m of driveway length.</p> <p>All driveway access points will be constructed of an all-weather surface treatment.</p> <p>The service access along Glass Parade is within 1.5m of the boundary, however given the irregular configuration of the allotment and the fact that the adjoining allotment forms part of the adjoining RE1 land, this variation is not considered to have any safety or amenity impacts.</p> <p>No access point is within 6 metres of a corner boundary, or within 12 metres on the approaches to a "stop" or "give way" sign</p> |

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| <p>and<br/>(v) be located so that any vehicle entering or leaving the site can be readily seen by the driver of an approaching vehicle in the street.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>All access points cross the footpath at right angles to the centreline of the road.</p>                                                                                                                                                                                                                    |
| <b>2.27 Minimum number of car parking spaces</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                               |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Complies?</b>                                                                                                                                                                                                                                                                                              |
| <i>This clause applies to development that would generate car parking demand on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>✓</p> <p>Section 2.27 is applicable to the subject application.</p>                                                                                                                                                                                                                                        |
| <p><b>(3)</b> Schedule 1 of this Plan sets out the minimum number of onsite car parking spaces required to be provided for:</p> <p>(a) commercial premises,<br/>(b) entertainment facilities,<br/>(c) health services,<br/>(d) recreation facilities,<br/>(e) residential accommodation, and<br/>(f) certain other miscellaneous land uses.</p>                                                                                                                                                                                                                                                                                                               | <p>✓</p> <p>Schedule 1 requires parking to be provided for a shop at a rate of 1 space per 25m<sup>2</sup>.</p> <p>The development provides 4,500m<sup>2</sup> of GFA requiring 180 spaces. The proposal provides 214 spaces, with an additional 10 staff spaces, and as such satisfies this requirement.</p> |
| <i><b>(4)</b> Development consent should not be granted for development that would generate car parking demand, unless the consent authority is satisfied that the number of car parking spaces available onsite would be sufficient to accommodate that demand.</i>                                                                                                                                                                                                                                                                                                                                                                                          | <p>✓</p> <p>Discussed above.</p>                                                                                                                                                                                                                                                                              |
| <p><b>(5)</b> Despite subclauses 3 and 4, development consent may be granted to development that provides a lesser number of onsite car parking spaces where the consent authority is satisfied that it is appropriate in the circumstances of the case because:</p> <p>(a) there is a historic deficiency in car parking associated with the site, or<br/>(b) the development is of a minor nature and would not create a demand for more than one additional car parking space, or<br/>(c) there are no reasonable opportunities to provide parking onsite and there is sufficient public parking available in close proximity to the development site.</p> | <p>N/A</p>                                                                                                                                                                                                                                                                                                    |
| <p><b>(6)</b> In considering whether the reduced provision of onsite car parking is appropriate in the circumstances of the case, the consent authority must have regard to the following matters:</p> <p>(a) impacts on local traffic, and<br/>(b) availability and access to public transport, and<br/>(c) impacts on the amenity of neighbours and the public, and<br/>(d) impacts on streetscape amenity, and<br/>(e) whether there are reasonable opportunities to provide the parking on the allotment, and<br/>(f) whether there is sufficient alternative public parking in vicinity of the site.</p>                                                 | <p>N/A</p>                                                                                                                                                                                                                                                                                                    |
| <b>2.28 Design of car parking areas, loading docks and vehicle manoeuvring areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                               |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Complies?</b>                                                                                                                                                                                                                                                                                              |
| <i>This clause applies to development involving car parking areas, vehicle manoeuvring areas or loading docks on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>✓</p> <p>Section 2.28 is applicable to the subject application.</p>                                                                                                                                                                                                                                        |

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| <p><i>(3) Car parking areas, loading docks and vehicle manoeuvring areas must be designed to:</i></p> <p><i>(a) have an all-weather surface treatment,</i></p> <p><i>(b) comply with relevant Australian standards,</i></p> <p><i>(c) comply with the relevant requirements of the Council's engineering design standards, and</i></p> <p><i>(d) provide adequate sight distances for motorists, cyclists and pedestrians.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p style="text-align: center;">✓</p> <p>The car parking area, loading dock and vehicle maneuvering areas will be constructed of an all weather surface, comply with relevant Australian standards, provide adequate sight distances for motorists, cyclists and pedestrians, and will be able to comply with the relevant requirements of the Council's engineering design standards which will be further assessed at the Construction Certificate stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><i>(4) In considering whether the design of car parking areas, vehicle manoeuvring areas and loading docks is suitable, the consent authority must have regard to the following matters:</i></p> <p><i>(a) potential impacts associated with the vehicles including traffic, noise, lighting and visual impacts, and</i></p> <p><i>(b) whether vehicles likely to access the site would be able to easily manoeuvre and turn on the site without adversely affecting traffic movement, and</i></p> <p><i>(c) whether the design is sustainable and is adaptable (i.e. if operational requirements were to change), and</i></p> <p><i>(d) whether the design incorporates sufficient landscaping, and</i></p> <p><i>(e) compliance of the design with 'Safer by Design' principles, and</i></p> <p><i>(f) whether the design takes into account requirements for persons with a disability, and</i></p> <p><i>(g) whether pedestrian movement areas are adequately separated from vehicle movement areas, and</i></p> <p><i>(h) whether pedestrian access from parking areas to buildings is direct, safe and unobstructed, and</i></p> <p><i>(i) whether stormwater collected by the carparking area will be managed in a manner that is safe and does not generate adverse impacts downstream.</i></p> | <p style="text-align: center;">✓</p> <p>The carpark, access areas and loading docks are suitable landscaped and setback from residential areas sufficiently to ensure minimal impact in terms of noise, lighting and visual amenity. It is noted in particular that the loading bay is sited on the eastern side of the building, and as a result, adjoins the RE1 land, and is a considerable distance from any future residential development.</p> <p>All vehicles, including service vehicles, will be able to enter and leave the site in a forward direction without adversely affecting traffic movement.</p> <p>The design of the car parking areas, vehicle maneuvering areas and loading docks are suitable for a wide variety of large scale commercial operations, with the site being designed to facilitate access for 19m articulated vehicles.</p> <p>Landscaping is discussed above.</p> <p>A CPTED review of the development has been undertaken by Rothe Lowman which provides that the carpark and access areas have been designed in accordance with the 'Safer by Design' principles.</p> <p>Six (6) disabled parking spaces have been provided in accordance with Australian Standards. Further discussion on DDA issues is provided above.</p> <p>Appropriate line marking and signage will be provided to ensure pedestrian movement areas are adequately separated from vehicle movement areas. In this regard, direct pedestrian access from the carpark is provided via two separate pedestrian pathways and crossings.</p> <p>Stormwater from the carpark is collected and treated as part of the overall stormwater design for the site, which will ensure no adverse impacts are felt downstream.</p> |
| <p><i>(5) Car parking areas, loading docks and vehicle manoeuvring areas must not dominate the appearance of developments and are to be designed and located</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p style="text-align: center;">✓</p> <p>As all parking is provided at grade, it will not dominate the appearance</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| such that they are visually non-obtrusive.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>of the building like an above ground parking structure would. In addition to this, the loading dock is provided at the side of the building as far away as possible from the visually prominent corner of Glass Parade and Bridgman Road. As discussed previously, the proposed shade sails over much of the carparking also contribute to the screening of the carparking.</p> <p>Finally, landscaping is provided throughout the site as well as along both road frontages to further reduce any impacts on the surrounding visual amenity.</p>                                                                                                                 |
| <i>(6) Stacked parking is not favoured or encouraged and will not be considered for business developments. Stacked parking occurs when one vehicle is parked adjacent to another in a way that prevents the other vehicle from exiting. The consent authority may consider limited stacked parking arrangements for certain forms of dwelling development. Stacked parking arrangements must not adversely affect the use of the site.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>2.29 Waste storage and collection areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>This clause applies to development that would generate waste or the need to store waste on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>✓</p> <p>Section 2.29 is applicable to the subject application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <i>(3) Development consent should not be granted to development that would generate waste or the need to store waste onsite, unless the consent authority is satisfied that suitable waste storage areas are provided.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>✓</p> <p>Appendix 14 includes a Waste Minimisation and Management Plan which has been prepared in accordance with Woolworths standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><i>(4) In considering whether waste storage areas are suitable, the consent authority must have regard to the following matters:</i></p> <p><i>(a) waste storage areas must have sufficient capacity to provide for the type and volume of waste generated, and</i></p> <p><i>(b) stored waste must not create offence through the emission of dust, leachate, odour or unsightliness, and</i></p> <p><i>(c) storage areas and receptacles must be conveniently located for the user and waste collector, and</i></p> <p><i>(d) storage facilities for putrescible wastes must have suitable shelter, be well ventilated, appropriately waterproofed and adequately vermin-proofed, and</i></p> <p><i>(e) waste must not be permitted to pollute the air, water or soil, and</i></p> <p><i>(f) waste storage areas are to be provided with suitable provisions for cleaning of the areas, including an accessible hose cock (unless inappropriate for the type of waste being stored), and</i></p> <p><i>(g) the design of waste storage areas should be such that they compliment the development and are not readily visible from the street and other public areas, and</i></p> <p><i>(h) where vehicles need to access the waste storage area(s) for collection, the waste storage area(s) must be able to be accessed by the collection vehicle without requiring the vehicle to reverse into or out of the site.</i></p> | <p>✓</p> <p>Appendix 14 includes a Waste Minimisation and Management Plan which has been prepared in accordance with Woolworths standards.</p> <p>This Plan addresses all types of wastes generated by the operation of the store, including general waste, recycling, putrescible waste, chicken fat / oil, and grease trap waste. The plan has been prepared with the aim of achieving the Woolworths intention for zero food waste by 2015. This will typically either involve donating unused food to charity, or for use on local farms, or composting and producing methane for energy production. (dependent on store location and available facilities).</p> |
| <i>(5) Chemicals and pollutants must be disposed of in accordance with pollution</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                    |
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| control laws and occupational health and safety regulations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                    |
| <b>2.30 Sheds in certain rural, residential and environment protection zones</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                    |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Complies?</b>                                                                                                                                                                                                                                                                                   |
| <i>This clause applies to development for the purpose of a shed on land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU4 Primary Production Small Lots, Zone RU5 Village, Zone R5 Large Lot Residential or Zone E4 Environment Protection.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N/A                                                                                                                                                                                                                                                                                                |
| <b>2.31 Outdoor dining areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                    |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Complies?</b>                                                                                                                                                                                                                                                                                   |
| <i>This clause applies to development for the purpose of an outdoor dining area on any land to which this Plan applies, where that outdoor dining area would be in a public place or would be visible from any public place or public reserve.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>✓</p> <p>Section 2.31 is applicable to the subject application as outdoor dining is proposed within the property boundaries which will be visible from a public place.</p>                                                                                                                      |
| <p><b>(3)</b> Development consent should not be granted for the purpose of an outdoor dining area to which this clause applies, unless the consent authority is satisfied that:</p> <p>(a) the outdoor dining area will not impede the safe movement of pedestrians, motorists or persons with a disability, and</p> <p>(b) if on public land, the outdoor dining area will not place the Council at risk of liability, and</p> <p>(c) the outdoor dining area will not give rise to visual or physical clutter, and</p> <p>(d) the outdoor dining area will not cause a risk to health or safety.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>✓</p> <p>The outdoor dining area is located within the site opposite the specialty retail tenancies and will not impede the safe movement of pedestrians, motorists or persons with a disability; will not cause visual or physical clutter; and will not cause a risk to health or safety.</p> |
| <p><b>(4)</b> The consent authority must, before granting consent to an outdoor dining area, consider the following:</p> <p>(a) the ground surface of outdoor dining areas must be level and allweather, and</p> <p>(b) furniture used for outdoor dining (including seats, tables, barriers, shade structures etc) must be durable, robust, waterproof, weather resistant and of such weight as to not be blown away by gusts of wind, and</p> <p>(c) furniture placed along the footpath or able to be seen from the street must be compatible with the street environment, and</p> <p>(d) furniture must not inhibit access to fire hydrants or other emergency infrastructure, and</p> <p>(f) outdoor dining areas adjacent to a kerb must:</p> <p>(i) maintain a travel path with a minimum clear width of 1.8m exclusive of any obstruction or street fixtures (e.g. bench, tree, rubbish bin, pole, post etc) to provide access for persons using a mobility aid, and</p> <p>(ii) where vehicles are permitted to park against the kerb, be at least 0.6m from the kerb edge to provide a safety buffer from vehicles and to enable passengers to exit and access their parked vehicle, and</p> <p>(iii) have furniture of sufficient contrast in colour and materials to the normal kerbside environment such that it can be easily seen by pedestrians and motorists, and</p> <p>(iv) not be located adjacent to a kerb where there is a bus stop, taxi stand,</p> | <p>✓</p> <p>The ground surface of outdoor dining areas will be level and sealed.</p> <p>Conditions of consent can be added with regards to the particulars required for outdoor furniture.</p>                                                                                                     |

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| <i>parking area for disabled or the like.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>(5)</b> The consent authority may:</p> <p>(a) require proof in writing that the Council is indemnified against any action taken against it by persons suffering any loss or injury as a result of the existence or operation of the outdoor dining area,</p> <p>(b) require public risk insurance to be taken out for the dining area, which covers a specified level of public risk as determined by the Council, and</p> <p>(c) limit the period that consent for an outdoor dining area operates.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>N/A</p> <p>Outdoor furniture is located entirely on the subject site.</p>                                                                                                                                                                                                                                                                                 |
| <b>2.32 Outdoor signage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                              |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                             |
| <i>This clause applies to development for the purpose of signage on any land to which this Plan applies, where that signage is or is proposed to be visible from any public place or public reserve.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>✓</p> <p>Section 2.32 is applicable to the subject application as some signage on the site and proposed buildings will be visible from public areas.</p>                                                                                                                                                                                                  |
| <p><b>(3)</b> Development consent should not be granted for signage to which this clause applies, unless the consent authority is satisfied that:</p> <p>(a) the signage will not detract from the visual quality of the public domain, and</p> <p>(b) the location for the signage is appropriate, and</p> <p>(c) the advertisement or notice displayed by the signage is not highly offensive or insulting, and</p> <p>(d) the signage will not give rise to visual and/or physical clutter, and</p> <p>(e) any structure used for the display of signage is safe and requires minimal maintenance, and</p> <p>(f) the signage and any associated structure(s) will not cause a risk to health or safety, and</p> <p>(g) the scale, proportion and form of the signage and associated structures is appropriate.</p>                                                                                                                                                                                                                                                                                                                                                     | <p>✓</p> <p>The proposed signage is standard for a Woolworths/BWS development and is considered appropriate for the size of the site, scale of the building and the B1 zoning. Further information with regards to signage is provided within the main body of the report, and in particular, the consideration of SEPP 64 – <i>Advertising Signage</i>.</p> |
| <p><b>(4)</b> The consent authority must, before granting consent to signage, consider the following:</p> <p>(a) if the signage is on a building; the materials, finishes and colours of the signage should be compatible with that of the building, and</p> <p>(b) signage must not impede the normal flow of motorists, pedestrians or cyclists or obstruct safe sightlines, and</p> <p>(c) signage must not cause a danger to persons with a visual impairment, and</p> <p>(d) advertising should generally be related to an approved use on the site, and</p> <p>(e) signage for the purpose of displaying advertisements should generally be avoided in residential zones and within close proximity to residential accommodation, and</p> <p>(f) signage must have adequate clearance around power poles and electricity wires, and</p> <p>(g) the height of movable freestanding signage should not exceed 3m, and</p> <p>(h) pylon signs should not exceed 8m in height, and</p> <p>(i) the advertising area of signage should not exceed 20m<sup>2</sup>, and</p> <p>(j) signage in rural, residential and environment living zones should be contained fully</p> | <p>✓</p> <p>Discussed within the main body of the report, and in particular, the consideration of SEPP 64 – <i>Advertising Signage</i>.</p>                                                                                                                                                                                                                  |



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| <p><i>within the allotment to which they relate and be setback a minimum of 1m within the lot boundaries, and</i></p> <p><i>(k) the following forms of signage are considered inappropriate:</i></p> <p><i>(i) freestanding signs on public footpaths or on public land,</i></p> <p><i>(ii) signs fixed to trees,</i></p> <p><i>(iii) signs fixed to public light poles, electricity poles, road signs and the like,</i></p> <p><i>(iv) internally illuminated, backlit, neon or scintillating signs in rural, residential, environment protection or waterway zones, and</i></p> <p><i>(v) signage on trailers, vehicles or equipment.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><i>(5) The consent authority may:</i></p> <p><i>(a) require a maintenance schedule to be prepared which sets timeframes and procedures for maintaining signage, and</i></p> <p><i>(b) limit the period that consent for signage will operate.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>2.33 Viticulture buffers</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>This clause applies to development for the purpose of residential accommodation or tourist and visitor accommodation on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>2.34 Views and visual impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>This clause applies to development involving the erection of a building (including additions) or structure on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>✓</p> <p>Section 2.34 is applicable to the subject application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><i>(3) Development consent should not be granted to development on any land to which this Plan applies, unless the consent authority is satisfied that the development will not have significant adverse impacts on the visual quality of the locality, landscape or streetscape.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>✓</p> <p>The proposed development has been designed in accordance with the zone objectives, pursuant to the allowable height limit and in a manner which provides a modern and visually appealing building and for this reason is considered to meet this control.</p>                                                                                                                                                                                                                                |
| <p><i>(4) Development consent should not be granted to development on any land to which this Plan applies, unless the consent authority is satisfied that the development will not have significant adverse impacts on the privacy of residences.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>✓</p> <p>The proposed development is not for a use which would generally be considered to impact on adjoining residents' privacy.</p>                                                                                                                                                                                                                                                                                                                                                                 |
| <p><i>(5) In deciding whether to grant consent to development on land, the consent authority must have regard to the following matters:</i></p> <p><i>(a) whether buildings or structures would break the natural skyline, and</i></p> <p><i>(b) whether boundaries and demarcation between areas is appropriate, and</i></p> <p><i>(c) the balance between human-made and natural features, and</i></p> <p><i>(d) whether the hue and intensity of colours is appropriate in the setting, and</i></p> <p><i>(e) whether the appearance of the development is consistent with community preferences, in the context that progress can change perceptions, and</i></p> <p><i>(f) avoidance of detrimental impacts on the enjoyment of views to significant landmarks and vistas from public domain view corridors.</i></p> <p><i>(g) whether any proposed barriers or screens are appropriate and provide high-quality visual outcomes, and</i></p> <p><i>(h) how the development will look at different times of the day and in different</i></p> | <p>✓</p> <p>The proposed development incorporates a low single storey profile which would not unreasonably break the natural skyline.</p> <p>Appropriate setbacks and landscaping are proposed to demarcate boundaries and to provide a balance between human-made and natural features</p> <p>The building will incorporate natural colours, generally greys and charcoal, which is considered appropriate in the setting.</p> <p>The appearance of the development is consistent with a Woolworths</p> |

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| <p>seasons, and</p> <p>(i) whether direct views into the windows of habitable rooms of any nearby dwellings is mitigated through screening, distance separation or other suitable design measure.</p> | <p>supermarket and is not considered to be contrary to any preconceived community preferences.</p> <p>The proposed development will not impact on any significant views.</p> <p>The appearance of the development will change only in terms of lighting with regards to its appearance at different times of the day, and no change will occur in terms of the seasons.</p> <p>No direct views into the windows of habitable rooms of any nearby dwellings will be gained from the proposed development.</p> |
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### PART 3 MASTER-PLANNED SITES

#### 3.1 Concept staging and layout

| General Requirements                                                                | Complies?                                                                                                              |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <i>This clause applies to subdivision of a <a href="#">Master-Planned Site</a>.</i> | <p>N/A</p> <p>The site is identified as being within a Master-Planned Site however will not involve a subdivision.</p> |

#### 3.2 Biodiversity protection

| General Requirements                                                                                                                                                  | Complies?                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>This clause applies to subdivision of land identified on the <a href="#">Biodiversity Protection Map</a> as "Conservation and improvement works" or "Managed".</i> | <p>N/A</p> <p>The development will not involve a subdivision and the site is not identified as containing managed vegetation or vegetation to be enhanced under the Biodiversity Protection Map.</p> |

#### 3.3 Special requirements for certain neighbourhood centre zoned land at Huntreview

| General Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Complies?                                                                                                                                                                                                                                                                                                                                                  |
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| This clause applies to land known as Lot 31, DP1140924, Bridgman Road, Huntreview in <i>Zone B1 Neighbourhood Centre</i> and marked " <a href="#">M7</a> " on the <a href="#">MasterPlanned Site Map</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>✓</p> <p>Section 2.34 is applicable to the subject application.</p>                                                                                                                                                                                                                                                                                     |
| <p>(3) Development consent should not be granted to erect a building on land to which this clause applies, unless the consent authority is satisfied that:</p> <p>(a) the cumulative gross floor area of all buildings on the site will not exceed 8,000m<sup>2</sup>, and</p> <p>(b) the building elevations are designed to have visual interest and diversity, and</p> <p>(c) facades do not have large expanses highly reflective, fluorescent or black surfaces, and</p> <p>(d) air conditioners are not mounted on street awnings or the front facade of the building, and</p> <p>(e) mechanical structures, such as lift overruns and service plants are concealed from public view, and</p> <p>(f) the design of the building is such that it will not be intrusive in the setting.</p> | <p>✓</p> <p>The proposed development comprises 4,639m<sup>2</sup> of GFA. Due to the levels within the site, the building will be partially screened when viewed from Bridgman Road.</p> <p>As a result of the relative finished floor level of the building, and the proposed landscaping, the proposal will not dominate the Bridgman Road frontage.</p> |
| (4) Buildings must not be erected closer than 10m from the boundary of the site which addresses Bridgman Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>✓</p> <p>The main building is setback 15.4 metres.</p>                                                                                                                                                                                                                                                                                                  |

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| <i>(5) Vehicular access points must not permit right-hand turns directly onto Bridgman Road from the site.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓<br>Service access is gained from Glass Parade only.                                                                                                                                   |
| <i>(6) Large service vehicles must not be permitted use accesses from Bridgman Road.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓                                                                                                                                                                                       |
| <i>(7) Development consent should not be granted for signage that is or is proposed to be visible from any public place or public reserve, unless the consent authority is satisfied that:</i><br><i>(a) the signage and associated structures are contained within the site boundary, and</i><br><i>(b) there is not more than 4 signs that identify the site, and</i><br><i>(c) the height of entry signs would not exceed 3m or have an advertising area exceeding 9m<sup>2</sup>, and</i><br><i>(d) the height of corner identification signs would not exceed 5m or have an advertising area exceeding 9m<sup>2</sup>, and</i><br><i>(e) corner identification signs only identify the site name and not advertise tenancies, and</i><br><i>(f) the signage is designed to require minimal maintenance, and</i><br><i>(g) tenancy signs do not protrude beyond the building form, and</i><br><i>(h) if illuminated, the signage would not project glare onto adjoining or adjacent properties.</i> | ✓<br>Signage is address above and within the body of the SEE.                                                                                                                           |
| <i>(8) The height of boundary fencing on the site is not to exceed 2m from finished ground level.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ✓                                                                                                                                                                                       |
| <i>(9) Fencing is to be constructed of materials which require minimal maintenance and maintain long-term structural integrity.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ✓<br>This can be added as a condition of consent                                                                                                                                        |
| <i>(10) Landscaping must demonstrate high design quality and should seek to soften and improve the visual appearance of development on the land.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓<br>Discussed above                                                                                                                                                                    |
| <i>(11) The consent authority must, before granting consent to development on the land, consider whether suitable provisions are available for public transport.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ✓<br>Local bus services are provided by Hunter Valley Buses. Services operate along Bridgman Road, south of the site. These services will expand as development in the area progresses. |

### 3.4 Special requirements for certain heavy industrial zoned land at Whittingham

| General Requirements                                                                                                                                                                                                                                                          | Complies? |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <i>This clause applies to the land within Zone IN3 Heavy Industrial known as Lot 1, DP33992, Lot 1, DP653039, Lot 4, DP621020, Lot 23, DP1128978 and Lot 24, DP1128978, New England Highway, Whittingham and marked "M16" on the <a href="#">Master-Planned Site Map</a>.</i> | N/A       |

## PART 4 MASTER-PLANNED SITES

### 4.1 Operational details

| General Requirements                                                                          | Complies? |
|-----------------------------------------------------------------------------------------------|-----------|
| <i>This clause applies to all land uses on any land to which this Plan applies other than</i> | ✓         |

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| <i>attached dwellings, dual occupancies, dwelling houses, multi dwelling housing, residential flat buildings, secondary dwellings, semi detached dwellings or shop top housing.</i>                                                                                                                                                                                                                                                                                                                                     | Section 4.1 is applicable to the subject application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>(3)</b> <i>Development consent should not be granted for a landuse to which this clause applies, unless the consent authority is satisfied that the land use will not generate any significant adverse impacts as a result of:</i></p> <p><i>(a) hours of operation,</i><br/> <i>(b) employee numbers,</i><br/> <i>(c) customer or patron numbers,</i><br/> <i>(d) waste management,</i><br/> <i>(e) traffic generation,</i><br/> <i>(f) chemical use or storage, and</i><br/> <i>(g) emissions.</i></p>          | <p style="text-align: center;">✓</p> <p>The hours of operation and proposed number of employees as discussed within the body of the SEE are considered appropriate for a development of the scale proposed which is located within a business zone.</p> <p>Information pertaining to waste management and traffic generation is discussed above, within the SEE and supporting consultant reports.</p> <p>The development does not require storage of chemicals beyond what would normally be expected for a supermarket.</p> <p>Minor additional emissions could be expected from the additional traffic generated by the development however this is considered inconsequential.</p> |
| <b>(4)</b> <i>The consent authority may require details to be provided in writing in relation to all or some of the matters referred to by subclause (3).</i>                                                                                                                                                                                                                                                                                                                                                           | <p style="text-align: center;">✓</p> <p>Expert advice has been sought with regards to traffic and waste management.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>4.2 Events and festivals</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>This clause applies to events or festivals on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>4.3 Site planning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Complies?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>This clause applies to development on any land to which this Plan applies.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p style="text-align: center;">✓</p> <p>Section 4.3 is applicable to the subject application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>(3)</b> <i>Before granting development consent for any development on land, the consent authority must consider whether or not the information lodged with the application provides accurate details of the property (e.g. survey plan, ground levels, drawings of existing buildings if they exist).</i>                                                                                                                                                                                                            | <p style="text-align: center;">✓</p> <p>All information in this regard has been provided within the application documentation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>(4)</b> <i>Before granting development consent for any development on land, the consent authority must consider whether or not the site is suitable for the development taking into account the following:</i></p> <p><i>(a) road layout and design, and</i><br/> <i>(b) lot size, shape and dimensions, and</i><br/> <i>(c) access, and</i><br/> <i>(d) drainage requirements, and</i><br/> <i>(e) utilities and services, and</i><br/> <i>(f) sewage disposal, and</i><br/> <i>(g) natural hazards, and</i></p> | <p style="text-align: center;">✓</p> <p>All these issues, where relevant, have been discussed above, within the SEE or within supporting consultant reports.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| <p><i>(h) character of the locality, and</i><br/> <i>(i) heritage and archaeological conservation, and</i><br/> <i>(j) tree preservation, and</i><br/> <i>(k) soils.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                  |
| <p><b>(5)</b> <i>Before granting development consent for any development on land, the consent authority must consider whether or not the design is appropriate, particularly in relation to:</i></p> <p><i>(a) building arrangement and relationships to streets and open spaces, and</i><br/> <i>(b) opportunities to maximise northerly aspect for buildings and private open spaces, and</i><br/> <i>(c) appropriateness of built form and landscape in relation to the site context, topography and urban character, and</i><br/> <i>(d) location, function and opportunities for casual surveillance of open space, and</i><br/> <i>(e) the likely impact of the development on neighbouring properties, particularly with regard to overshadowing, privacy and obstruction of views, and</i><br/> <i>(f) topographical features such as slope, existing natural vegetation and opportunities for the creation of views and vistas, and</i><br/> <i>(g) the extent to which driveways and/or parking areas are likely to dominate the appearance of the development, and</i><br/> <i>(h) building scale, setbacks, form, height, roof pitch, verandah location, window and door location, proximity of eaves, structures, air vents, extracts, plant or equipment, and</i><br/> <i>(i) access arrangements within and beyond the site, including visibility, width and design speed of proposed roads and/or driveways, and</i><br/> <i>(j) heritage and nature conservation opportunities and constraints, and</i><br/> <i>(j) hazards (e.g. bushfire, flooding, mine subsidence, landslip, etc), and</i><br/> <i>(k) opportunities to link into existing open space, pedestrian and cycle networks, and</i><br/> <i>(l) the streetscape appearance, and</i><br/> <i>(m) landscaping, and</i><br/> <i>(n) skyline, and</i><br/> <i>(o) type and height of fencing to the street, and</i><br/> <i>(p) any proposed signage, and</i><br/> <i>(q) the sense of identity and social wellbeing of the neighbourhood, and</i><br/> <i>(r) privacy or security.</i></p> | <p style="text-align: center;">✓</p> <p>All these issues, where relevant, have been discussed above, within the SEE or within supporting consultant reports.</p> |
| <p><b>(6)</b> <i>Before granting development consent for any development on land, the consent authority must consider whether or not the development is appropriate or likely to have any adverse impact in relation to services such as:</i></p> <p><i>(a) Sewer,</i><br/> <i>(b) Water supply,</i><br/> <i>(c) Stormwater drainage,</i><br/> <i>(d) Electricity,</i><br/> <i>(e) Telephone,</i><br/> <i>(f) Gas,</i><br/> <i>(g) Public transport,</i><br/> <i>(h) Garbage Collection, and</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p style="text-align: center;">✓</p> <p>All these issues, where relevant, have been discussed above, within the SEE or within supporting consultant reports.</p> |

| <i>(i) Mail delivery.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| PART 5 CONSULTATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |
| 5.1 Proposals not requiring notification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           |
| General Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Complies? |
| <p><i>The consent authority is not required to notify the following proposals under this Plan:</i></p> <p><i>(a) low-scale ancillary uses to residential,</i></p> <p><i>(b) change of use in industrial and business zones, where:</i></p> <p><i>(i) the change of use does not relate to the change in the use of a dwelling to another use, and</i></p> <p><i>(ii) the change of use is not to an entertainment facility, hazardous industry, hazardous storage establishment, home occupation (sex services), offensive industry, pub, registered club, sex services premises, or tourist and visitor accommodation, and</i></p> <p><i>(iii) it is not proposed to extend trading beyond 10pm, and</i></p> <p><i>(iv) no external construction works are proposed.</i></p> <p><i>(c) dual occupancy in rural zones, where the building is 20m or greater from all lot boundaries,</i></p> <p><i>(d) dwelling house where the building is singlestorey and complies with standard building setbacks for the zone.</i></p> <p><i>(e) modification of development consent where, in the opinion of the consent authority, the modification will not intensify external impacts,</i></p> <p><i>(f) rural workers dwelling in rural zones, where the building is 20m or greater from all lot boundaries.</i></p> | N/A       |
| 5.2 Notice in local newspaper and minimum 14 day submission period for certain development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |
| General Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Complies? |
| <p><i>This clause applies to the following types of development on any land to which this Plan applies:</i></p> <p><i>(a) airstrip,</i></p> <p><i>(b) boarding house,</i></p> <p><i>(c) backpackers accommodation,</i></p> <p><i>(d) camping ground,</i></p> <p><i>(e) caravan park,</i></p> <p><i>(f) cemetery,</i></p> <p><i>(g) childcare centre in residential zone,</i></p> <p><i>(h) educational establishment,</i></p> <p><i>(i) electricity generating works,</i></p> <p><i>(j) hazardous industry,</i></p> <p><i>(k) hazardous storage establishment.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | N/A       |
| 5.3 Notice in local newspaper and minimum 21 day submission period for certain development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |
| General Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Complies? |
| <p><i>This clause applies to the following types of development on any land to which this</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A       |

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| <i>Plan applies:</i><br>(a) air transport facility,<br>(b) airport,<br>(c) canal estate development,<br>(d) hazardous industry,<br>(e) hazardous storage establishment,<br>(f) home occupation (sex services),<br>(g) sex services premises.                                                                                                                                                 |                                                                                                                                                                                                                                                                                                   |
| <b>5.4 Minimum 14 day submission period for other development</b>                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                   |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                  | <b>Complies?</b>                                                                                                                                                                                                                                                                                  |
| <i>This clause applies to development not expressly referenced by clauses 5.1, 5.2 or 5.3 of this plan.</i>                                                                                                                                                                                                                                                                                  | ✓<br>Section 5.4 is applicable to the subject application.                                                                                                                                                                                                                                        |
| <b>(3) Before granting consent to development to which this clause applies, the consent authority must:</b><br>(a) give written notice of the application to adjoining and adjacent landowners, as registered in the Council's Names and Address Register, and<br>(b) provide a minimum of 14 days from the date of landowner notices, for persons to lodge a submission to the application. | Noted                                                                                                                                                                                                                                                                                             |
| <b>SCHEDULES</b>                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                   |
| <b>Schedule 5 Specialist studies and reports</b>                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                   |
| <b>General Requirements</b>                                                                                                                                                                                                                                                                                                                                                                  | <b>Complies?</b>                                                                                                                                                                                                                                                                                  |
| <b>Aboriginal cultural heritage survey report</b><br>When the Aboriginal cultural heritage due diligence assessment identifies the need for an Aboriginal Heritage Impact Permit.                                                                                                                                                                                                            | N/A<br>See below                                                                                                                                                                                                                                                                                  |
| <b>Aboriginal cultural heritage due diligence assessment</b><br>Required for most development that would disturb the ground surface or any culturally modified trees.                                                                                                                                                                                                                        | N/A<br>Earthworks across the site have previously been approved and it is noted that impacts on Aboriginal cultural heritage have previously been assessed, with a S.90 permit to destroy having been previously issued. The proposed development will have no additional impacts in this regard. |
| <b>Acoustic and vibration assessment</b><br>When a development is likely to generate or be subject to substantial noise or vibration impacts.                                                                                                                                                                                                                                                | N/A<br>The nearest sensitive receivers to the site are located on the opposite side of Bridgman Road where any noise generated from the proposed development will be inconsequential when compared to the existing traffic noise experienced by these residents.                                  |
| <b>Air quality assessment</b><br>When a development is likely to generate or be subject to air pollution impacts                                                                                                                                                                                                                                                                             | N/A<br>The proposed development is not of a kind to generate any significant air pollution.                                                                                                                                                                                                       |
| <b>Bushfire threat assessment</b><br>Required for certain development on bushfire prone land.                                                                                                                                                                                                                                                                                                | N/A<br>The subject site is not located within bushfire prone land and the proposed development will be required to adhere to standard BCA fire                                                                                                                                                    |

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|                                                                                                                                                                                                           | requirements.                                                                                                                                                                                                                           |
| <b>Biodiversity impact assessment</b><br><i>Required where broad-scale clearing of native vegetation is proposed</i>                                                                                      | N/A<br>No clearing is required to accommodate the proposed development.                                                                                                                                                                 |
| <b>Contamination assessment</b><br><i>A Stage 1 Preliminary Investigation is usually required for development on land, where the potential for contamination is uncertain or unknown</i>                  | N/A<br>Earthworks across the site have previously been approved and as such it is assumed that issues surrounding contamination have previously been assessed. The proposed development will have no additional impacts in this regard. |
| <b>Environmental Impact Statement</b><br><i>Required for development identified as Designated Development or State Significant Development.</i>                                                           | N/A<br>The proposed development is not designated or State significant.                                                                                                                                                                 |
| <b>Flood study</b><br><i>Required for development involving major earthworks or the erection of a building or structure on land prone to flooding.</i>                                                    | N/A<br>The site is not located on flood prone land.                                                                                                                                                                                     |
| <b>Geotechnical study</b><br><i>Generally required for developments involving significant earthworks.</i>                                                                                                 | N/A<br>Earthworks across the site have previously been approved and as such it is assumed that geotechnical issues have previously been assessed.                                                                                       |
| <b>Heritage Impact Assessment</b><br><i>Required for works to a heritage item, for works in vicinity of a heritage item and for works within a heritage conservation area.</i>                            | N/A<br>The site does not contain a heritage item, is not located within the vicinity of a heritage item and is not located within a heritage conservation area.                                                                         |
| <b>Illumination assessment</b><br><i>Required for development involving outdoor lighting, where it is likely to create sky-glow or impact adversely upon properties, public roads or public places.</i>   | ✓<br>Provided as part of the application package.                                                                                                                                                                                       |
| <b>Landscaping strategy</b><br><i>Required for medium to large subdivision proposals and major development proposals.</i>                                                                                 | ✓<br>Provided as part of the application package.                                                                                                                                                                                       |
| <b>Preliminary hazard analysis</b><br><i>Required for development considered to be a "potentially hazardous industry" or "potentially offensive industry".</i>                                            | N/A<br>The development is not of a kind which is considered potential hazardous or offensive.                                                                                                                                           |
| <b>Sewer servicing strategy</b><br><i>Required for medium to large subdivision proposals and major development proposals</i>                                                                              | N/A<br>The proposed development is not considered a major development with supermarkets not generating a significant sewer demand on a floor area basis.                                                                                |
| <b>Shadow analysis</b><br><i>Required for developments that are likely to significantly overshadow neighbouring properties</i>                                                                            | N/A<br>The development is not of a height which would create overshadowing issues. A shadow analysis is provided with the architectural plans for the proposal.                                                                         |
| <b>Social and/or economic impact assessment</b><br><i>Generally required for large developments that have the potential to generate significant social or economic impacts in the locality or region.</i> | In pre lodgement discussions with Council, it was agreed that this report would not be required given that the proposed development is consistent with the zone objectives.                                                             |
| <b>Species Impact Statement</b><br><i>Required when development has the potential to impact upon threatened species,</i>                                                                                  | N/A<br>No clearing is required to accommodate the proposed development.                                                                                                                                                                 |



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| populations or ecological communities or their habitats.                                                                                                                                                                                                                                                                                                                                                                        |                                                                                            |
| <b>Stormwater assessment</b><br><i>Usually required for developments:</i><br>(a) which substantially increase the external impervious surfaces on the site, or<br>(b) which involve significant earthworks, or<br>(c) in locations where there are existing stormwater problems and the development may exacerbate problems, or<br>(d) involving subdivision to create 10 or more allotments.                                   | ✓<br>A stormwater assessment has been prepared and submitted with the application package. |
| <b>Traffic and/or transport study</b><br><i>Usually required for developments:</i><br>(a) likely to generate substantial levels of traffic, or<br>(b) that propose to provide carparking below adopted minimum standards, or<br>(c) proposed in locations where traffic problems already exist, or<br>(d) where the development type is uncommon for the locality, or<br>(e) where other traffic concerns have been identified. | ✓<br>A traffic report has been prepared by Colston Budd & Kafes                            |
| <b>Tree hazard assessment</b><br><i>Required where works on a tree are proposed on the basis that the condition of the tree is considered dangerous and the dangers cannot be overcome by alternative reasonable and practical means.</i>                                                                                                                                                                                       | N/A<br>No tree removal is required to accommodate the proposed development.                |
| <b>Waste minimisation and management plan</b><br><i>Required for demolition and for developments likely to generate significant levels of waste.</i>                                                                                                                                                                                                                                                                            | ✓<br>A Waste minimisation and management plan has been prepared by Woolworths              |