

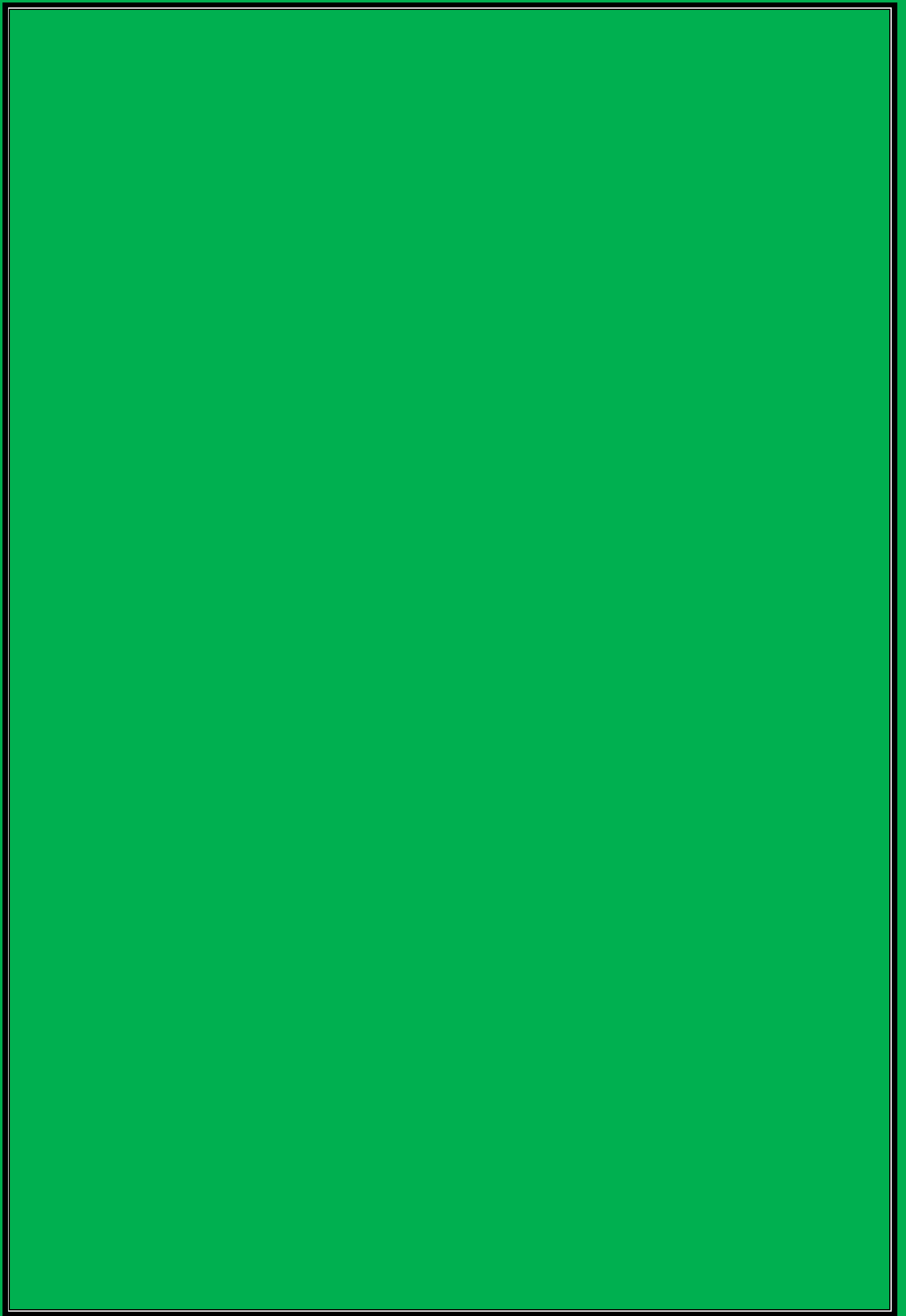
**Wednesday
18 November 2015**

**Council
Assessment Report**

2015NTH003 (DA2015/0037)

Supermarket & Liquor Outlet

Centenary Drive, Argyle & Morven Streets, Maclean



**JOINT REGIONAL PLANNING PANEL
(Northern)**

JRPP No	2015NTH003
DA Number	DA2015/0037
Local Government Area	Clarence Valley Council
Proposed Development	Supermarket, liquor outlet and associated carparking
Street Address	Centenary Drive, Maclean
Applicant/Owner	<p>Applicant: Wakefield Planning Owners: as follows:</p> <ul style="list-style-type: none"> • Metcash Food and grocery Pty Ltd (lot 102 DP1189229 – Centenary Drive car park site) • Chums Investments Pty Ltd (lot 1 DP433991 number 1 Argyle street; lots 1 & 2 DP796925 No. 1 Morven Street; lot 1 DP119832 No 3 Morven St) • Clarence Valley Council (lot 103 DP1189229, part of Cameron park and part car park)
Number of Submissions	40 Submissions against the development
Regional Development Criteria (Schedule 4A of the Act)	<p>Clause 4 Council related development over \$5 million Development for the purpose of a supermarket , for which the capital value exceeds \$5million, and</p> <ul style="list-style-type: none"> • the council is the owner of any land on which the development is to be carried out, and • the council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (State and Regional Development) 2011 • Clarence Valley Local Environmental Plan 2011 • Clarence Valley Council Business Zones Development Control Plan 2011
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Application and Environmental Impact Statement 29 January 2015 • Submissions received during exhibition period & 1 late submission
Recommendation	That Development Application DA2015/0037 (JRPP reference No. 2015NTH003) be approved subject to the Conditions contained in the Draft Schedule.
Report by	Cheryl Sisson, Development services Coordinator, Clarence Valley Council

Assessment Report

Summary

Application	DA2015/0037 JRPP ref: 2015NTH003
Applicant	Wakefield Planning
Owner	<ul style="list-style-type: none">• Metcash Food and grocery Pty Ltd (lot 102 DP1189229 – Centenary Drive car park site)• Chums Investments Pty Ltd (lot 1 DP433991 number 1 Argyle street; lots 1 & 2 DP796925 No. 1 Morven Street; lot 1 DP119832 No 3 Morven St)• Clarence Valley Council (lot 103 DP1189229, part of Cameron park and part car park)
Address	Centenary Drive; Argyle Street and Morven Streets, Maclean NSW
Legal description	lot 102 DP1189229; lot 1 DP433991; lots 1 & 2 DP796925; lot 1 DP119832; lot 103 DP1189229.
Submissions	40 submissions against the development

Development Application DA2015/0037 (JRPP Reference No. 2015NTH003) seeks consent for establishment of a 2,000 square metre supermarket, liquor outlet and associated parking on land described as lot 102 DP1189229; lot 1 DP433991; lots 1 & 2 DP796925; lot 1 DP119832; lot 103 DP1189229.

The application has been assessed in accordance with the requirements of the *Environmental Planning and Assessment Act, 1979* and the relevant environmental planning instruments which are discussed in detail in this report.

The application was advertised and notified for a period of 21 days; this being 7 days longer than required by Regulation. Forty (40) submissions were received during the exhibition period objecting to the development. The issues raised in the submissions have been discussed within this report.

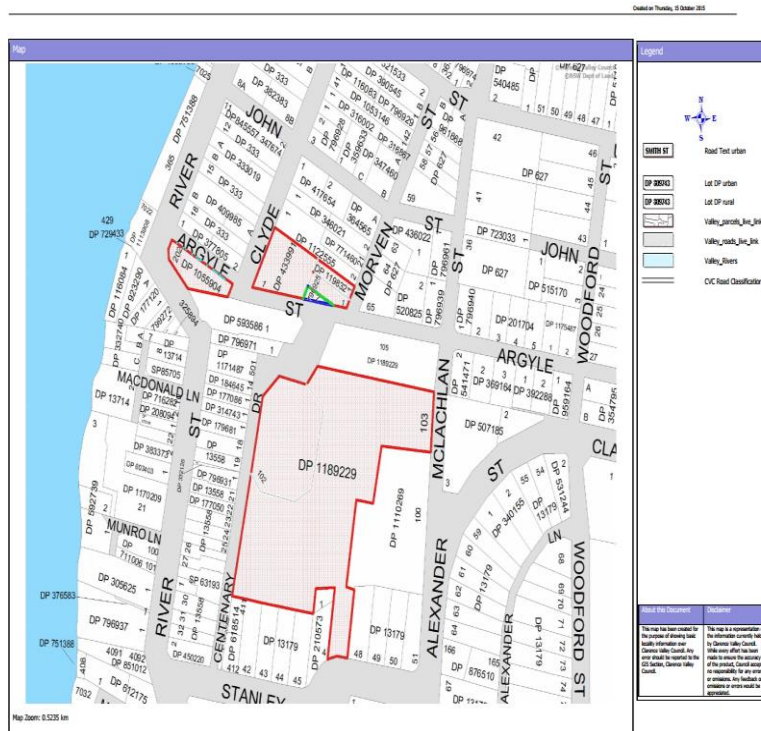
Recommendation

That Development Application DA2015/0037 (JRPP reference No. 2015NTH003) be approved subject to Conditions contained in the Draft Schedule attached to this report.

Site Description & Location

The subject land consists of 6 lots as per the descriptions given above. The site is located within the main CBD of Maclean with frontages to Centenary Drive; Argyle Street and Morven Street see locality map overleaf). It is proposed that the supermarket be located over part of lots 102 and 103 with parking located on the other lots. The land is currently used for the Centenary Street carpark; part of Centenary Park; and vacant land (fronting Argyle and Morven Streets).

Figure 1: Locality Map (Source: CVC GIS)



Background

DA2012/0225: A development application for an elevated 2,000m² supermarket with undercroft parking, located over the Centenary Drive carpark, was approved by Council on 16 April 2013. The land had direct frontage to Centenary Drive (ie, it was at the western edge of the land) and was zoned SP2 when that application was lodged). To accommodate the proposed use, a rezoning to designate the land B2 Local Centre was finalised and notified on 22 March 2013 (see figure 2 overleaf). This approval is still current and the supermarket could legally proceed in accordance with that approval.

Council subsequently resolved to construct a public carpark on the northern part of Cameron Park, immediately to the east of the approved supermarket (now the subject of this proposal) and rezone the balance of Cameron Park to a recreation zone.

Since those decisions, the proponents have revised the supermarket configuration and design, by proposing a single storey building and by moving it further to the east where the additional carpark was proposed. This proposal is fully described below.

SUB2011/0062: A subdivision application was lodged on 21 November 2011 by Clarence Valley Council for a two lot subdivision over Lot 101 DP1110269 to enable the sale of land, being 3750m² in area, for the purposes of a supermarket. The proposed subdivision was lodged in accordance with Council's resolution of May 2011 Item No. 13.093/11, supporting the sale of land to IGA. Subdivision approval was granted on 21 February 2012, and that plan created lot 102 DP1189229.

Second rezoning: Given that the current proposal will 'straddle' part of the existing Centenary Drive carpark and the proposed carpark referred to above a further rezoning of land is required.

Council, as landowner, resolved on 9 December 2014 to endorse the joint lodgement of a planning proposal and a development application for the proposed supermarket, to reflect the revised arrangements. Council resolved on 17 February 2015 to support the planning proposal to make the necessary zoning amendments, and the rezoning was finalised and notified on 1st October 2015. The land is now zoned B2 Local Centre, meaning that the proposed supermarket is now permissible on the site. To assist in explaining the situation, the previous zoning is shown in Figure 2 and the changed zoning in Figure 3 below.

Figure 2 Previous Zoning

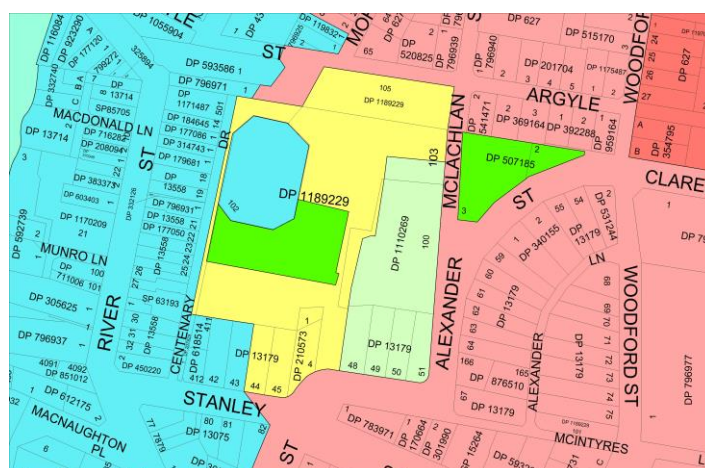
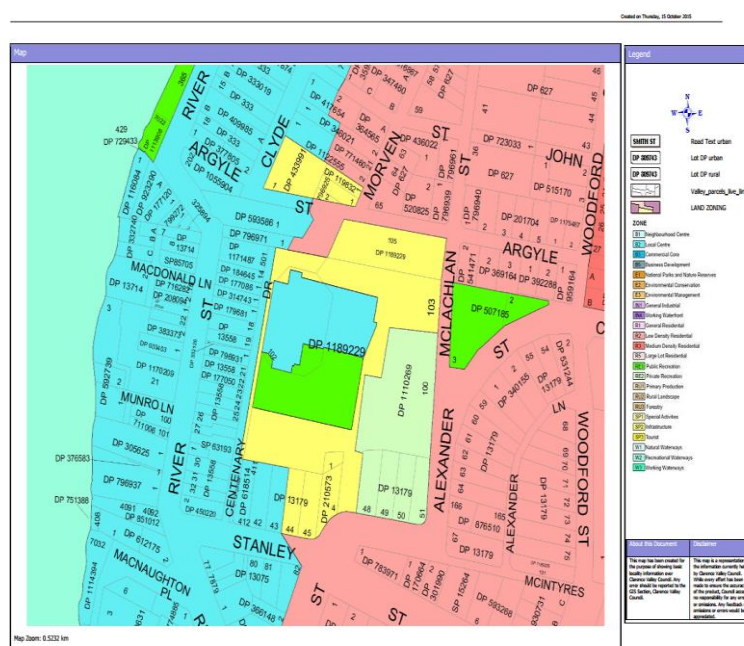


Figure 3 Current Zoning



Details of proposal

The current application (DA2015/0037) was lodged with Council on 29 January 2015. It proposed a single storey 2,000m² supermarket (see plans attached) with liquor outlet; reconstruction of existing parking areas; construction of a 72 space carpark on land in Argyle Street, associated works and signage. A subdivision application will be lodged under separate cover to facilitate the development once this proposal has been determined.

Building design is contemporary in form and customer access will be from the western side of the building. It is contended that pedestrian connection will be available to River Street, through the carpark and across Centenary Drive.

The loading dock is located on the eastern side of the building to prevent heavy vehicles accessing through the main part of the development. They will access from the south, adjacent to the Bowling Club and exit onto McLachlan Street as shown on the site plan attached.

The proposed hours of operation are 7am – 10pm 7 days a week. These hours include loading dock operations.

Statutory Development Assessment Framework

The development is listed as development for which Regional Panels may be authorised to exercise the consent authority functions of councils under Schedule 4A of the EP&A Act. The trigger for referral to the Panel is set out in Clause 4 of that Schedule (Council related development over \$5million) in that:

1. The projected cost of the development is \$5.5million (as per the application form);
2. Clause 4(b) applies as *Council is the owner of the land on which the development is to be carried out*; and
3. Clause 4 (d) applies in that *the Council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council)*. The Council supported the rezoning of the land to facilitate the development, and if the DA is approved, the land will be sold to the proponent.

Section 79C Assessment

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(1) the provisions of:

a) any environmental planning instrument

State Environmental Planning Policy (State and Regional Development) 2011

The proposed development is classified as regionally significant development under Schedule 4A of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and is subject to the provisions of Part 4 of the *State Environmental Planning Policy (State and Regional Development) 2011*.

Regional panels are authorised to exercise the consent authority functions of Councils to which Part 4 of the SEPP applies.

State Environmental Planning Policy 55 – Remediation of Land

The historical uses of the site indicate that there is little to no potential for the site to be contaminated as a consequence of past or current land uses, and it is considered that a detailed investigation under the provisions of the SEPP 55 is not required.

State Environmental Planning Policy 71(SEPP 71)– Coastal Protection

The matters contained within Clause 8 of SEPP 71 have been considered (see table attached), and the proposed supermarket will not conflict with the provisions of the policy.

NSW Coastal Policy 1997

The development proposed does not compromise any goals or objectives stated in the NSW Coastal Policy.

Coastal Design Guidelines for NSW

The Guidelines promote the long-term viability and strengthening of town main streets. By locating a supermarket on the land proposed, it has opportunity to link with and support main street activity. The impact of building design is also considered important, to maintain and revitalise the 'story of the town's growth'. The supermarket is located within the Heritage Conservation Area, however, it is not adjacent to any heritage items, and nor is it within the main character area. For that reason, the contemporary design proposed is considered acceptable in this instance. This is discussed more fully under the DCP provisions.

State Environmental Planning Policy (Infrastructure) 2007

The proposal (as a 2000m² shop) is a '*traffic generating development*' under the SEPP and therefore requires referral to the Roads & Maritime Service (RMS) in accordance with Section 104 of that document.

The application was referred and RMS provided comment which has been taken into account in the formulation of conditions. The main suggestions were to include a requirement for a Traffic Control Plan; consideration be given to the impact of traffic on intersections; and for Council to consider limiting service vehicle deliveries to outside peak traffic times.

SEPP 64 Advertising and Signage

This SEPP applies to the advertising which is integral to the supermarket. Assessment has been undertaken in the section of this report relating to DCP provisions..

Clarence Valley LEP 2011 (LEP)

B2 – Local Centre Zone:

The application was lodged under the provisions of the Clarence Valley LEP 2011. However, part of the land was zoned *SP2 Infrastructure* and a rezoning was required before the supermarket development could be permitted on the site. That rezoning was notified on 1st October 2015 , and the land is now formally designated as B2 Local Centre.

The objectives of the B2 Zone are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To reinforce and support the central business districts of Maclean, Iluka and Yamba as the commercial centres for these towns.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*

- *To enable other land uses that are compatible with and do not detract from the viability of retail, business, entertainment and community uses within the zone.*

The proposed development of the site for a supermarket is defined under the LEP as a 'shop' which is a permissible use in the B2 Zone. The specific development complements all objectives of the Zone as it will contribute to the retail sector of Maclean; it will encourage employment opportunities in an accessible location; it is located in close proximity to the main Maclean CBD and as such will reinforce the main business centre; and it does not conflict with adjoining land uses or zones.

SP2 Infrastructure Zone:

The proposal provides for public parking on land fronting Argyle Street, which is still zoned SP2. This is a permitted use within that Zone, and the location of parking in that area allows for the supermarket to make efficient use of land zoned B2. The parking is in close proximity to the supermarket, and the town centre, and is considered appropriate in location and design. The works proposed are permissible, and consistent with the objectives of the Zone which promote provision of infrastructure and related uses.

Work within R2 and RE1 zones:

The development of the supermarket will require works within the R2 and RE1 Zones, including footpaths within the existing road reserves, traffic control devices, plantings and landscaping. Such works are consistent with the objectives of the zones.

Clause 4.3 Height of Buildings

The building height permitted under the LEP for the subject land is 9 metres. The proposed development would have a maximum height of 9.9 metres above natural ground level. This includes the height of the architectural feature at the entry to the supermarket and the condenser deck. The majority on the building will not exceed 7.8metres in height.

Clause 4.6 Exemptions to development Standards

A variation is sought under clause 4.6 of the LEP for the two elements that exceed 9.0 metres. Clause 4.6 of the LEP provides 'exceptions to development standards'. The relevant sections of the clause are:

- (1) *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
 - (a) *the consent authority is satisfied that:*

- (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
- (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
- (b) *the concurrence of the Director-General has been obtained.*
- (5) *In deciding whether to grant concurrence, the Director-General must consider:*
 - (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Director-General before granting concurrence.*
- (6) *Development consent must not be granted under this clause for a subdivision of land ...'*

It is noted that according to Planning Circular PS-08-003 Council has the assumed concurrence to vary the standard discussed. The JRPP is exercising the decision-making function on behalf of Council, and therefore would assume the same concurrence.

The applicant has provided written justification for the request to vary the height standards on the following grounds:

- a. The development standard is considered unreasonable and unnecessary as, to achieve flood planning level, the building is 'set up' some 1.3metres above natural ground level. If this was not necessary, the building would fully comply with height requirements.
- b. The majority of the building is within the height limitations.
- c. There is sufficient planning grounds to justify contravening the standards given that the proposed building presents as a 'stand-alone' urban form element; the height will not appear excessive within the context of the structure; it is a modest variation for parts of the building only; and the new design, being at-grade is much lower (and of a better design) than the original design approved for the site.

It is agreed that there is no impact on amenity of the immediate neighborhood in terms of visual impact. There is no disruption to views; loss of privacy or loss of solar access. The extended parapet over the entry to the supermarket, at the western elevation adds interest and functionality to the building and is supported.

Clause 5.5 Development within Coastal Zones

The objectives of this clause are to protect the coastal environment and implement the principles of the NSW Coastal Policy. The supermarket development does not impact on the coastal zone, and the goals and objectives of Coastal Policy have been considered. There is no conflict with either planning instrument.

Clause 5.10 – Heritage conservation

The site is located in a Statutory Heritage Conservation Area under the CVC LEP. The relevant objective of the clause is stated as '*... (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,*'

The applicant has addressed the Heritage provisions of the LEP and DCP in detail, and contends that '*the building is acceptable in context...it is visually separated from the Maclean main street...and is not in the immediate vicinity of a heritage building...*' It is proposed '*...that colours and materials have been selected to provide 'warmth' in terms of overall visual presentation...*'

It is agreed that the proposed supermarket will be located at a sufficient distance from existing heritage buildings to have little impact on them, and to allow full visibility of those

buildings. The new design is an improvement on the design approved in 2013, in that is further removed from the main business buildings, and of a lesser height, bulk and scale.

Council's Heritage Officer provided detailed comment and the Heritage Committee reviewed the proposal. She commented that the current design was less in bulk and scale than the previous design, and suggested conditions for approval relating to treatment of the longer sections of wall; landscaping; colour palette; fencing and any opportunity for amended roof design.

Clause 7.1 Acid Sulfate Soils

The site is classified as class 2 acid sulfate soils (ASS). The applicant has advised that excavation will be minimized to avoid disturbance or exposure of ASS. It will be limited to excavation related to the footings and services, and the application can be conditioned accordingly.

Clause 7.3 Flood Planning

The land is within the lower Clarence River flood plain. The building is to be sited above the 1:100 year flood level, it does not have underground parking, and it is proposed that it will be protected against flood by measures including flood barriers. Conditions will be imposed on any approval to reflect the requirements for flood planning.

Clause 7.8 Essential services

Suitable road access is available to the development and all urban services will be connected. As appropriate, a condition for provision of all essential services will be recommended for this approval.

- b) **any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved)**

Nil.

- c) **any development control plan**

The *Business Zones Development Control Plan* is the document for assessment of this application. The relevant sections are detailed in the following table.

ISSUE	REQUIREMENT	DCP.	PROPOSED	COMPLIES
Objectives	Development enhances appearance and function of centres Appropriate height, scale & form to minimise impacts Improve quality of access	C1	The design of the building, including the facade contains vertical and horizontal elements to break up the bulk of the building. The signage parapet/tower at the front of the building adds interest and functionality to the design.	Yes
Streetscape / Character	Relates to the area	C3	The supermarket is located behind the main street of	Yes

			<p>Maclean; and while it will provide linkages to the main CBD, it does not propose to reflect the character of the buildings in that streetscape.</p> <p>The design incorporates an entry feature to add visual interest when viewed from Centenary drive.</p>	
Disabled Access	Facilities required for new buildings, and upgraded for existing buildings	C4	The development will comply with all disabled access requirements for vehicle parking and pedestrian movement.	Yes
Awnings & verandahs	Provided for new development in main streets – style and form	C5	An awning is proposed at the front of the building, which is the western elevation. It will provide pedestrian protections, interest and functionality.	Yes
Building Height and variations	9m in B2 Zone	C6 C7	The main supermarket building will be below 9m in height, being approx.. 7.8m high. The architectural feature at the entry and condenser deck will reach a maximum of 9.9m and the applicant has requested a variation under clause 4.6 of the LEP which is supported. It is much less than the 15m agreed to with the previous design.	Variation sought under clause 4.6 of LEP
Set Backs	New buildings to front boundary	C8	This is a stand-alone development which is located away from the main street. The footprint of the building is contained within the site and setbacks are considered appropriate.	Yes
Landscaping/ paving & street furniture	Front setback areas; fencing	C9	A landscape plan will be required as a condition of approval.	Yes condition
Colour	Harmonious streetscape	C10	A colour palette has been shown on the plans and a condition will be recommended	Yes condition
Crime Prevention	Building design; appropriate lighting; fencing; etc	C11	The applicant advised that crime prevention had been considered through lighting, landscaping, and minimisation of hidden spaces. The development is consistent with Safer by Design Guidelines.	Yes condition
Flood prone land	Consider part D of DCP	C12	The main floor area will be above the 1:100 flood level.	Yes condition

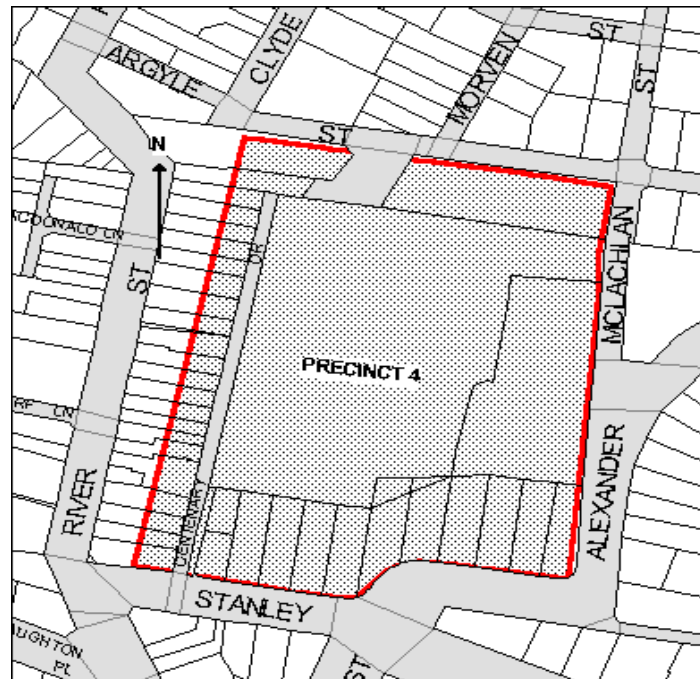
			Flood management issues have been addressed.	
Air, water noise pollution	Should not create pollution problem	C13	The proposal is well removed from residential areas and a condition will be recommended to enclose external plant placed on the roof. Hours of operation are proposed to be between 7am and 10pm seven days a week – this may require some modification, as may truck deliveries.	Yes condition
Waste management	Waste management strategy required	C14	A waste management plan will be conditioned.	Yes condition
Contributions	S 64 & s 94 contributions	note	Section 64 and section 94 contributions will be applicable	Condition
Floodplain management		Part D	The floodplain management controls have been addressed and the design of the development reflects protection of the property to the approved flood planning level (500mm above the 1:100 year event). The development proposes only minor mounding which the applicant advises will have an insignificant impact on the flood risk within the floodplain.	Yes – engineering and building conditions
Heritage conservation		Part E	See comments in LEP assessment above.	Yes
Parking & Vehicular Access	See table direction	F1 F5 F6 Accesses	A parking study formed part of the DA (see comments below)	Yes condition

Part O– Maclean Centre Controls

The subject land is located within Precinct 4 – the Centenary Drive and Carpark Precinct of Maclean which is shown overleaf and which:

“... comprises Centenary Drive with the rear facades and service areas of shops on the eastern side of River Street; the main car park, and Cameron Park. There are significant opportunities to encourage the enhancement of Centenary Drive and to reinforce the pedestrian linkages to River Street. An amended car parking layout has been adopted which enables more efficient use of the area. A direct pedestrian footpath from the car park to the swimming pool is also required’.

Figure 4 The Centenary Drive and Carpark precinct of Maclean



The policies adopted for Precinct 4 are:

- 1. Development proposals in this precinct must enhance the street frontage of Centenary Drive.*
- 2. Dual frontage retail trading is encouraged. This may take the form of additional floor space (subject to meeting parking requirements), or by simply providing an attractive entrance at the rear of the existing building.*
- 3. Landscaping is essential in this precinct to enhance the streetscape, and provide pedestrian amenity.*
- 4. Broad canopy shade trees should be planted along the edge of the car park, in accordance with the Master Plan.*
- 5. A simple portal structure is suggested for the western side of Centenary Drive to support planting which will unify and soften this street frontage, whilst allowing parking and service areas to function.*

The new building design submitted will provide a modern shopping facility in a contemporary form. It will enhance the street frontage to Centenary Drive. Vehicle entry to the site will be via Centenary Drive and Argyle Street, with the additional parking areas located in Argyle Street. Pedestrian entry to the supermarket complex will be at the western side of the building, with a pedestrian walkway to the main forecourt entrance from River Street, through the carpark to the supermarket.

Lower Clarence Retail Strategy

The Lower Clarence Retail Strategy (Strategy) was adopted by Council in June 2007. Among other things, it articulates Council's preferred position on the needs and spatial distribution of retail facilities throughout the Lower Clarence. It outlines sustainable

development benchmarks for future retail development; optimal locations and guiding principles for new development.

The Strategy recommends development of a new supermarket of a maximum 2000m² in the Maclean Town Centre....with a possible location being at the northern end of the town centre. The location of the proposed supermarket meets the goals set out in the Strategy, and development of the facility on the site proposed would be considered sustainable development in the Town.

The Strategy also states that Council needs to be satisfied parking requirements are met. The matter of parking numbers has been considered and conditions should be attached to any approval.

Part F – Parking and Vehicle Access Controls

Parking

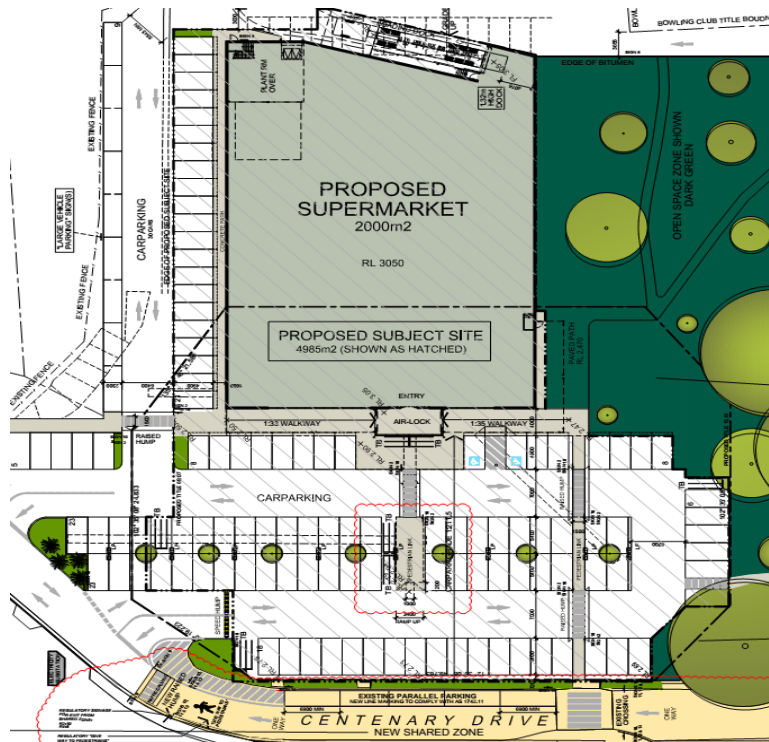
Separate discussions have been held between Council's Executive and the proponent in regards to the land acquisitions and the impact on previously-agreed plans for public parking in the area, including compensation for the spaces lost to the footprint of the building. These discussions have been removed from the DA process to ensure transparency between political decisions and administrative assessment of the development proposal.

The supermarket and associated parking is to be constructed on the existing open carpark that services the Maclean CBD and a number of spaces will be lost from that facility due to the construction of this development. As part of the contract of sale of the land, (dealt with separately to development applications), it was agreed that the supermarket would provide an additional 33 spaces on-site to compensate for that loss. These spaces will be included into the final 100 spaces to be provided by the development.

While Council will be responsible for final construction of the Argyle Street parking area (71 spaces), it is possible that the developer will need to undertake construction to provide public parking while the supermarket is being built. The provision of that parking will be addressed, and the location finalised when the Construction Management Plan is provided to Council for approval. Such a plan is required prior to any works commencing on site (as a condition of approval), and will deal with the logistics of construction including placement of materials, parking and unloading of construction vehicles, parking of contractor's vehicles, as well replacement and management of public parking through that stage. The developer will be required to maintain sufficient public parking in the general vicinity of the parking area that currently exists.

A full Parking and Access Study accompanied the application. In accordance with the DCP, parking for the supermarket is 1 space per 30m² of GFA. The GFA of the proposed supermarket is 2,000m²; therefore, the number of spaces required for this development is 67 spaces. The development will provide a total of 100 car parking spaces on land surrounding the building which will include the 67 parks, plus the 33 additional parking spaces referred to in the previous paragraph(see extract from site plan provided overleaf as **Figure 5**). Combined with the Argyle Street site, 171 public parking spaces will be provided as a result of the supermarket development.

Figure 5: Extract from site plan (showing 100 parking spaces)



- (iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

Nil

- d) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,

The proposed development was publically notified in accordance with Part 6, Division 5 of the Regulations. The General Terms of Approval have been sought from the relevant public authorities and are contained within the Draft Schedule of Conditions.

- e) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),

The subject land is not affected by any coastal zone management plan.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The site is identified as suitable for a retail facility; in this case a large supermarket. The development proposed will have no impact on the natural environment. The built form is appropriate for the site. The contemporary design will provide a transition from the built form of the main street to the parkland and residential development to the east.

The development will have a positive social and economic impact on the town, by providing additional business and shopping opportunity as well as employment opportunity.

The suitability of the site for the development

The site is irregular in shape and generally level with slight fall from north to south and from west to east. To the north of the site is Argyle Street and the swimming pool. To the south is Cameron Park and to the east, is the Maclean Bowling Club. The rear of the shops (which front River Street in the main section of the CBD) are found through the carpark and across Centenary Street to the west.

The site is zoned for commercial development. Council's Retail Strategy supports a supermarket in this general location. However, parking and traffic constraints are recognised and dealt with elsewhere in this report

Any submissions made in accordance with this Act or the regulations,

The proposed development was advertised and notified in accordance with the provisions of the Act, Regulations and Council's DCP. Forty (40) submissions were received against the development. The Issues raised are discussed below.

(i) Location

The supermarket should be located in growth areas of Gulmarrad or Townsend where flood free land is available without the loss of parkland.

Comment: *The location of the supermarket, as proposed accords with the findings of the Lower Clarence Retail Strategy 2007. It allows linkages and connectivity with the main CBD area, and gives support to that central business community.*

It is acknowledged that some loss of parkland will result from the relocation of this development. Compared to the previously approved supermarket design and footprint, this proposal actually increases the size of Cameron Park by some 430m².

(ii) Parking

- Overall loss of parking spaces, including 3 caravan parks, and impact on markets and local businesses.
- Parking problems during construction and impact of closing a significant section of the car park.
- Parking design needs to meet Australian Standards.
- Loss of parking between the Bowling Club and Cameron Park will impact aged patrons of the Bowls Club through increased walking distance.

Comment: *The nett parking supply will meet Council standards, and provide better outcomes than the previously approved development. The proposed development requires 67 spaces and 100 spaces will be provided by the developer. An area for larger vehicle parking will be provided at the northern edge of the site. Parking during construction can be controlled by having the separate parking sites; ie, Argyle Street and adjacent to centenary drive, as opposed to the undercroft parking proposed by the previous design. A condition will be imposed to require a construction management plan, which must detail how construction traffic and parking will be controlled, and how parking will still be available for the wider community during that time.*

The supermarket is to be developed at the rear of the existing businesses in River Street, and while it is anticipated that there will be some short-term disruption to customer parking; the long term benefits should prevail. All parking spaces, and manoeuvring areas will be conditioned to meet Australian Standards, and these will be checked at Construction

Certificate stage. There is parking available adjacent to the Bowling Club at the northern, western and southern ends.

(iii) Traffic and access.

- The proposed roundabout will not work, the road is too narrow and busy.
- Danger to pedestrians, particularly elderly (bowls club) and children (swimming pool) from freight route exit/entry.
- Damage to the road surface and houses from heavy vehicles.
- Manoeuvring for heavy vehicles at McLachlan Street, River Street/Wharf Street intersection; Short Street and through the site is problematic.
- Increased amount, size, frequency of traffic would be inconsistent with what is reasonably expected in a "low density residential environment".
- The application states one heavy vehicle movement per day, the frequency is questionable as they must include service and waste removal vehicles.

Comment: *It is agreed that the roundabout won't work, and that has been replaced with a controlled 4-way intersection. It is also agreed that the road network in Maclean is narrow and restrictive; however, the design and traffic movements proposed will work and are seen as a significant improvement on movements associated with the previous design in that heavy vehicles will not need to proceed through the site or along Centenary drive. The loading dock has been designed to allow minimal disruption to traffic and pedestrian movement. The frequency of heavy vehicle movement should be limited to avoid peak business hours and a condition will be recommended.*

The site is zoned for business use, and although there is an interface with residential zones, the site can accommodate the use (and traffic movements) proposed. Engineering conditions will be imposed for any road pavement upgrades necessary, and to ensure Australian standards are met.

The applicant submitted a traffic study for the area and the findings of that study will be implemented.

(iv) Impact on amenity

- Car park is too far away from the supermarket, particularly for the elderly having to cross Argyle St.
- Impacts on adjacent/nearby residences (noise, light, traffic, headlights). Will also be an eyesore.
- Large 7m*60m wall will limit prevailing breezes, cause overshadowing of the remainder of the park and be a target for graffiti.
- 10pm closing time will impact surrounding residential areas, particularly with a liquor outlet and potential for anti-social behaviour. Delivery trucks will also impact residents. Who will police the closing time?
- Supermarket will take up 1/3 of Cameron Park with a loss of green space and trees. Maclean will have insufficient outdoor space to host an event. New supermarket will impinge on the park and recreational area enjoyed by the community. The large native fig trees must remain as shade for shoppers and residents.
- Concerns regarding noise and vandalism – automatic lighting should be provided to illuminate the car park without spilling to adjacent residences. Fencing requested.

Comments: 100 carparking spaces will be provided immediately adjacent to the proposed supermarket. It is anticipated that the Argyle carpark will be used for staff parking and as an overflow area.

The redesign of the supermarket has actually resulted in an increase in the area of green space for Cameron Park, as the footprint of the building will sit largely over the existing car parking area, and the area already approved for extension of the carpark. Where it intrudes onto the greenspace, additional areas have been gained from the previous design, and a more regular shaped park is the result. The significant large trees in the Park will not be impacted by the new development and will be retained.

It is agreed that the proposed 10pm closing time may be excessive given the interface with the residential zone. Other supermarkets in the area close at 9pm weekdays and 8pm on the weekend. As such, it would be reasonable, in view of the submissions to condition any approval for this proposal to close operations at 9pm weekdays and 8pm on weekends.

Conditions will be recommended to provide appropriate lighting, and to reduce the noise from external plant and equipment. It is proposed to limit the hours for heavy vehicle access. A condition will recommend that heavy delivery vehicles be restricted between 9.30pm and 6.30am, and during peak business hours for trading in the town centre.

The site is zoned for business use, and as such is suited to a supermarket. CPTED principles have been considered in the design.

(v) Economic Impacts

- Such a large supermarket will reduce the market share of smaller shops and their viability. Liquor outlet and specialty shops will directly compete with existing main street business operators.
- Are costs of upgrading Council infrastructure (drainage, roads, parking) to be borne by ratepayers?

Comments: The location of the supermarket on the site proposed meets with Regional strategic planning goals for the Maclean area. In particular, it accords with the findings of the Lower Clarence Retail Strategy which encourages the location of a 2000m² supermarket in the town centre. By locating the development adjacent to the main CBD, and by providing a clear linkage into the CBD, it should support the main street area rather than detract from it. In respect to provision of associated infrastructure, this is the developer's responsibility and any approval will be conditioned accordingly.

(vi) Flooding

- The site is flood prone. CVC DCP Floodplain management requires all new buildings on the coastal flood plain to be 1m above the mean height, this DA is at ground level.
- Cumulative effects on buildings and drainage infrastructure have not been sufficiently considered.

Comments: The new supermarket will be conditioned to meet DCP flood management controls and the BCA in respect to building construction. Stormwater management will be implemented to ensure a no net impact on surrounding properties.

(vii) Heritage

An ultra modern supermarket will detract from heritage values of Maclean

Comment: *The land is within the heritage Conservation Area of Maclean, however, it does not front River Street or visually impact on any heritage items. The new building design submitted will provide a modern shopping facility in a contemporary form.*

(viii) Other matters

- Commercial zone should not be further extended into public lands.
- Trolleys will get lost and be strewn across the CBD and Argyle St. There is no trolley retrieval plan.
- Maclean Bowling Club traded land with Council which would enable expansion of the club. The Board believe the plans for expansion will be compromised should the DA be approved. This DA directly interferes with the Clubs said access.

Comment: *A number of issues raised related to the rezoning of the land to B2. Community consultation occurred at a number of points during that process; and all submissions received were considered by Council and the State Government before granting the rezoning.*

Trolley retrieval should form part of the management plans for the supermarket operation and an Advice Note will be recommended in the development approval.

In respect to the impact on plans the Bowling Club may have in the future for expansion; the proposed supermarket is contained wholly within land outside of the Bowling Club's influence. It is acknowledged that the pathway for access by delivery vehicles to the loading dock is past the entrance to the Club, however, there is sufficient width in the roadway to safely facilitate that access. Further, deliveries by heavy vehicles should occur outside of peak usage periods for the Bowling Club, and a suitable condition will be recommended.

(e) the public interest.

A supermarket of the size proposed would assist in providing additional shopping opportunity integrated within the main CBD area of Maclean, and would assist the economic structure of the community. It is in the public interest to support the development proposal with relevant conditions as it accords with the relevant legislation and local planning instruments. Through the imposition of the conditions contained within the draft schedule, potential impacts from the development to the surrounding area will be minimised.

Attachments:

1. Location Plan
2. Zoning map
3. Proposal Plans
4. Copy of submissions

Schedule 1
Draft Conditions of Consent for DA2015/0037

Definitions (as referenced in conditions)

~ **NRDC** means the current engineering standards in accordance with the :

- a Northern Rivers Local Government Development and Design Manual (AUS-SPEC)
- b Northern Rivers Local Government Construction Manual (AUS-SPEC)
- c Northern Rivers Local Government Handbook of Stormwater Drainage Design (AUS-SPEC)
- d Northern Rivers Local Government Handbook for Driveway Access To Property (AUS-SPEC)
- e Sewerage Code of Australia (WSA 02 - 2002)
- f Water Supply Code of Australia (WSA 03 - 2002)

The current version of **NRDC** can be obtained from the Clarence Valley Council webpage.

~ **Civil Works includes -**

- a Earthworks
- b Roadworks
- c Drainage
- d Structures
- e Water & Sewerage Reticulation
- f Flood Mitigation
- g Parking areas
- h Provision of Services

~ **NATA** means National Association of Testing Authorities

~ **RMS** means Roads and Maritime Services

~ **Civil CC** is a 'Construction Certificate for Public Infrastructure' and means a :

- Subdivision Construction Certificate in accordance with the Environmental Planning and Assessment Act 1979, Sections 109C(1)(b), 81A(2) & 81A(4)
- Section 138 Roads Act 1993 (road opening) approval
- Section 68 Local Government Act (water & sewer) approval

A **Civil CC** authorises public infrastructure, civil construction works and confirms that development plans and specifications comply with Council's Development Control Plan (DCP), engineering development design specifications and construction standards (**NRDC**).

~ **ITP** means Inspection and Testing Plan in accordance with **NRDC**

~ **TCP** means Traffic Control Plan in accordance with **RMS** 'Traffic Control at Worksites'.

~ **NorBe** means the control and mitigation of developed stormwater quality and flow-rate quantity to achieve a neutral or beneficial outcome for post-development conditions when compared to pre-development conditions, in accordance with **NRDC**.

Advice

To obtain a Certificate of Compliance for water and/or sewer works, Council will require payment of contributions in accordance with Section 64 of the Local Government Act, 1993, which applies Section 306 of the Water Management Act, 2000.

The current 2015/16 financial year contributions are :

Water Headworks

\$5,207.40 x 10.2 additional ET's = \$53,115.48

Sewer Headworks

\$10,414.80 x 10.2 additional ET's = \$106,230.96

The Equivalent Tenement (ET) calculation of 10.2 ET's is based on Council's adopted rates for shops, offices, factories & bulk stores and the submitted development application drawing numbers TP03 & TP04 by TRG. The floor area and calculation of these charges are to be confirmed following the submission of Building Construction Certificate application drawings.

The contribution(s), as assessed, will hold for a period of 12 months from the date of this approval. Contributions not received by Council within 12 months of the date of this determination will be adjusted in accordance with the adopted Schedule of Fees and Charges current at the time of payment.

Where any works are required on Council's water or sewer infrastructure, as a condition of this consent, they must be completed in accordance with the conditions of consent prior to the release of the certificate of compliance.

CONDITIONS

1. The development being completed in conformity with the Environmental Planning & Assessment Act, 1979, the Regulation thereunder, the Building Code of Australia (BCA) and being generally in accordance with plan(s) numbered:
 - TPO3 Rev E Proposed site plan, dated Sept 14, submitted/drawn by +trg;
 - TPO4 Indicative floor and roof plan, dated Sept 14, submitted/drawn by +trg;
 - TPO5 proposed elevations, dated Sept 14, submitted/drawn by +trg;
 - TP.13 Proposed supermarket, dated Sept 14, submitted/drawn by +trg;as amended in red, or where modified by any conditions of this consent.
2. Payment to Council of the contributions pursuant to Section 94 of the Environmental Planning and Assessment Act:
\$25,000 GL S94ACVCOthResAcco

This amount is based on the following calculation

- a Proposed cost of carrying out the development is more than \$200,000 = value of development x 0.01
- b The value of development stated in the application was \$2,500,000

The contributions are to be paid to Council prior to release of the Construction Certificate. All contribution plans are available for inspection at Clarence Valley Council Offices, 50

River Street, Maclean and 2 Prince Street, Grafton.

In the event of any subsequent amendment to the approved Development Plans, the calculated contribution amounts may vary, and if so will become the contribution payable. A true estimate of the value of development must be provided when application is made for the Construction Certificate.

3. Hours of opening for the supermarket are limited to 7am – 9pm weekdays and 7am – 8pm on weekends.
4. Large vehicle deliveries to the supermarket are not permitted prior to 6am or after 9.30pm Monday to Saturday; or prior to 7am and after 7pm Sundays. This is to be reflected in the Traffic Management Plan (**TMP**) for the operational phase of the supermarket.

Deliveries should also avoid peak business trading hours within the Maclean CBD.

5. A landscape plan, prepared by a person competent in the field is to be submitted to Council for approval prior to the issue of a Building Construction Certificate. The plan shall indicate the mature height, location, quantity and species of all plantings and shall provide details of soil conditions, the planting method and maintenance program.
6. Any trees or shrubs (except camphor laurel trees) existing on the site and not directly in conflict with proposed building footprints are to be retained and protected during construction works.
7. All landscaping works are to be completed in accordance with the approved plan prior to the Occupation Certificate being issued. The approved landscaping must be maintained.

Heritage Conditions

8. Variation in the wall alignment is to be introduced to create areas of protrusion, recess and shadow, to break up the bulk and scale of the long sections of blank wall. Detail of the treatment is to be provided with the Building Construction Certificate application.
9. A colour palette for the supermarket building is to be provided to Council for approval prior to issue of the Building Construction Certificate.
10. Details of all signage, including the location, size and content must be clearly shown on the plans lodged with the Building Construction Plans. Only that signage shown on the approved plans is approved (unless it is exempt under the LEP or SEPP).

Engineering conditions

11. A Certificate of Compliance for Water and/or Sewer works must be obtained from Council prior to issue of an Occupation Certificate. This may require payment of a fee. See Advice note for contribution amounts.
12. The developer must bear any costs relating to alterations and extensions of existing roads, drainage and services for the purposes of the development.
13. The developer must design and construct all civil works, in accordance with current engineering standards (**NRDC**) and the approved construction certificate for public infrastructure (**Civil CC**). Civil works must be supervised by a suitably qualified and experienced engineer and/or registered surveyor. The Council will hold a 'Public Infrastructure Maintenance Bond', in accordance with Council's fees and charges, against

the civil works until such time as Council is satisfied to take ownership of the constructed infrastructure.

14. An 'Inspection and Testing Plan' (**ITP**), must be submitted for approval with an application for a **Civil CC**. The supervising engineer and/or registered surveyor must arrange for inspections in accordance with the approved **ITP**. They must accompany Council and/or accredited Private Certifier on the nominated inspections unless alternative arrangements are made. Where Council is the Certifying Authority for civil engineering works the applicant must give Council one (1) business day's notice to permit hold point inspections of the following components of the construction process:
 - a Site preparation, Roadworks & Earthworks
 - i Sedimentation & erosion controls
 - ii Sub-grade (including sub-grade improvement works)
 - iii Pavement Sub-base Layers (at discretion of Council's Development Engineer)
 - iv Pavement pre-seal
 - v Final including stormwater
 - b Stormwater
 - i Prior to backfilling of trenches
 - ii In accordance with the **ITP**
 - c Sewer
 - i Prior to backfilling of trenches
 - ii In accordance with the **ITP**
 - iii Pressure testing
 - d Water
 - i Prior to backfilling of trenches
 - ii In accordance with the **ITP**
 - iii Pressure testing
 - e 'On Maintenance' (supervising engineer, the contractor and Council must attend)
 - f 'Off Maintenance' - Acceptance of Public infrastructure by Council (supervising engineer, the contractor and Council must attend)
15. Prior to the issue of an Occupation Certificate, Council will require satisfactory written evidence that all requirements of the relevant telecommunications and power authorities have been complied with and all required contributions have been lodged.
16. A 'Traffic Control Plan' (**TCP**) must be prepared and submitted to Council showing how vehicle and pedestrian traffic will be safely managed within the work site and road reserve. This plan must cover all stages / parts of the development and must be prepared by a person authorised by Roads & Maritime Services (**RMS**) to prepare **TCP**'s. All applicable **TCP**'s are to be endorsed by Council prior to the occupation of the road reserve and commencement of work.
17. Prior to commencement of any construction works, a 'Construction Management Plan' (**CMP**) and a 'Traffic Management Plan' (**TMP**) must be submitted by the appointed contractor for approval by Council and/or accredited private certifier. These plans must :
 - a) Document construction management and the proposed methods of work for all stages / parts of the development with regard to the Work Health and Safety Act 2011 and Council requirements, both within the development and for other property affected by the development.
 - b) Document traffic (pedestrian & vehicular) management for the course of the

- development project. The **TMP** shall include **TCP's**.
- c) Demonstrate that vehicles associated with the development project will be parked and/or garaged within a designated area or property that is approved by Council;
 - d) Include an operational **TMP** for the supermarket, including operating times, consideration of waste management, supermarket trolley management, and loading dock heavy vehicle movements. This **TMP** must consider risk and safety for the public and vehicles with regard to activities associated with the 'on-going' operation of the supermarket.
 - e) Include manoeuvring diagrams for the existing road network and car parks to be utilised during the construction of the development and for the 'on-going' operation of the supermarket (reference 12.318r01v6 Maclean TA, Issue VI – Drawing TX-03 and TRG Drawing Number TP09-P2). These diagrams are to be to a scale approved by Council and be in accordance with AS2890 and 'AustRoads' engineering guidelines. They must be approved by a **Civil CC**. Vehicle movements must comply with the Australian and New South Wales Road Rules.
 - f) Include a construction staging plan for the supermarket car park and the Argyle Street car park which has been approved by a **Civil CC**. The staging and provision of car parking must also demonstrate continuous access to the public for car parking and pedestrian access to the Maclean CBD and adjacent property and/or businesses during the course of the development construction works.
18. Prior to commencement of works, a sign must be erected in a prominent position on any work site on which work is being carried out:
- a Stating that unauthorised entry to the work site is prohibited;
 - b Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside of working hours, and
 - c Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign is to be removed when the work has been completed.

Water Reticulation

19. Prior to issue of the Occupation Certificate, the applicant is to provide water supply infrastructure to service the development, in accordance with **NRDC** and the Clarence Valley Council Sewer & Water Connection Policy.
20. Water Reticulation Management & Hydraulics Services Plans must be submitted for assessment and approval by Council, prior to the issue of an a **Civil CC**. The plans shall include an assessment of the existing water supply to ensure sufficient flows are available for the proposed development, including fire fighting flows.

Water meters must be of a type approved by Council or purchased from Council, and the proposed location of the water meter must be shown on the Plans.

Any upgrade to the existing water service to the property will be subject to the costs outlined in Council's list of fees and charges.

Sewerage Reticulation

21. Sewerage Reticulation Management Plans must be submitted for assessment and approval by Council. The plans must be in accordance with **NRDC** and be approved by

Council prior to the issue of a **Civil CC**.

Roads & Car Parks

22. Road and car park design and construction is to be in accordance with the applicable Clarence Valley Council Development Control Plan (**DCP**) and **NRDC**. Civil Engineering design plans must be submitted to Council for a **Civil CC** approval.
23. Road and car park pavements, including surfacing and/or seal designs, must be in accordance with **NRDC**. They must be submitted to Council for a **Civil CC** approval. A minimum 40mm depth of compacted asphaltic concrete (AC) surface is required.

The AC mix shall be designed in accordance with the estimated maximum traffic loading or the Equivalent Standard Axles (ESA's) specified in **NRDC**, whichever is the greater.

Concrete pavements, suitable for the intended design loadings, may be constructed subject to submission of alternative engineering designs for the approval of Council.

24. The **Civil CC** application must include design calculations for, and details of, any necessary upgrade of the existing stormwater drainage system and/or any other affected service.
25. Concrete footpaths are to be provided generally in accordance with the submitted development application plans. The submitted **Civil CC** plans must demonstrate compliance with **NRDC**, AS1428 and AS2890, disabled access requirements and the adopted Clarence Valley Council – Bike Plan and Pedestrian Access and Mobility Plan.
26. A 'four-way' Intersection (Centenary Drive- Argyle Street carpark) must be designed, approved by a **Civil CC** and constructed in accordance with **NRDC** and 'Aust-Roads' engineering guidelines, prior to the issue of an Occupation Certificate. Civil engineering design details of the car park and entry/exit driveway, including signage and line-marking, must be provided with the **Civil CC** application. The proposed Argyle Street carpark entry & exit driveway forms part of the four-way intersection.
27. Centenary Drive, from the raised pedestrian crossing near Stanley Street to the proposed raised pedestrian crossing is to be a 'Shared Zone', in accordance with RMS Technical Direction TTD2014/003 – July 2014. It must be linemarked and signed accordingly.

The Traffic Report (reference 12.318r01v6 Maclean TA, Issue VI) and Council amended 'Shared Zone' plan for Centenary Drive were endorsed by the Clarence Valley Council Local Traffic Committee. Final approval by Council is required prior to issue of a **Civil CC**.

28. A Traffic Impact and Pavement Condition Assessment Report (Report) to determine the existing condition of the entire road network and car park to be utilised for the purpose of the development's construction and 'on-going' operation of the supermarket, must be submitted to Council for assessment for a **Civil CC** (reference 12.318r01v6 Maclean TA, Issue VI – Drawing TX-03 and TRG Drawing Number TP09-P2). This includes all connecting roadways, car park driveways / access lanes and the following intersections:

- Wharf Street – Short Street - River Street
- Alexander Street – Bowling Club / Car Park entry
- McLachlan Street – Swimming Pool Car Park entry

Subject to the minimum pavement required by these consent conditions, the Report shall be used as the basis for the **Civil CC** road and car park pavement designs. The Report must :

- a) Include an assessment of all parts of the road network and existing car park that may be affected by traffic generated by the development, as identified in the Traffic Impact Assessment submitted with the development application (reference 12.318r01v6 Maclean TA, Issue VI);
- b) Be completed by a suitably qualified, experienced Civil and/or Geotechnical Engineer;
- c) Consider the impact of proposed service vehicles and construction traffic;
- d) Consider existing groundwater levels and soil subgrade conditions;
- e) Recommend measures to be taken to maintain the existing pavement conditions during the construction phase of the development.

29. Prior to the commencement of construction works and subject to the recommendations of the 'Traffic Impact and Pavement Condition Assessment Report', payment of a 'Road Maintenance Bond' in the amount of a minimum of \$50,000 is required. This is to ensure maintenance of the existing public car park and affected road network for public safety and amenity.

This bond is to cover the cost, if it is necessary for Council to carry out emergency maintenance works. Should pavement condition become unsafe Council may provide maintenance without notice to the applicant. Note: Council will endeavour to contact the applicant whenever Council considers maintenance is required.

The bond is to be administered by a legal 'Deed Of Agreement' setting out the terms of the bond, and is subject to the movement of the Consumer Price Index. The completion of the agreement will be at the developers cost and in accordance with Council's Fees & Charges current at the time.

Should it become necessary for Council to call up all or any part of the bond during the construction phase of the development then the bond amount must be made up to the minimum bond amount of \$50,000 before any further work is undertaken on the development.

Stormwater Drainage & Flooding

30. All stormwater falling on the property is to be collected within the property and discharged in accordance with the relevant parts of the applicable Clarence Valley Council Development Control Plan and **NRDC**. A Stormwater Management Plan (SWMP) must be prepared in accordance with **NRDC** and submitted to Council and/or accredited private certifier for assessment and approval prior to the issue of a **Civil CC**. The SWMP must :
- a) Demonstrate a neutral or beneficial impact (**NorBe**);;
 - b) Consider any adjacent property or infrastructure affected by the development;
 - c) Include Civil engineering design details of any proposed drainage systems, points of discharge, On-site detention (OSD) and water quality control systems;
 - d) Consider both construction and operational phases of the development of the supermarket.
31. The property is flood affected. All works are to minimise the adverse effects of flooding in accordance with the relevant parts of the Clarence Valley Council Development Control Plans (DCP) and **NRDC**. The 'Lower Clarence Flood Model Update 2013' was adopted

by Council Resolution 13.043/14 on 18 March 2014. The 1% Annual Exceedence Probability (AEP) water level in the vicinity of the site is RL 3.75m AHD and the Extreme Flood Level is RL 5.08m AHD. Development on the site must be undertaken in compliance with the flood plain management controls listed in the DCP.

Certification

32. Prior to the release of any Occupation Certificate for a development which dedicates infrastructure to Council, a completed asset register works return must be submitted to Council. The return is to be in the format approved by Council.
33. In accordance with **NRDC** and prior to the release of the Occupation Certificate, the applicant must provide Work as Executed Plans (WAE) for all constructed civil works. Certification is to be provided from the supervising professional engineer or registered surveyor, that the works have been constructed in accordance with the approved **Civil CC** plans and specifications.
34. If unrecorded services and/or utilities are located during the construction works, Council will determine if referral, relocation, reconstruction and/or easements will be required over that infrastructure. Referral to other infrastructure authorities (such as Telstra or Essential Energy) or private property / service owners may be required. Any investigation, negotiation and construction works will be at the developers cost.

If required, easements must be in favour of the infrastructure owner and a Section 88B Instrument (one copy thereof), must be submitted to and approved by Council and/or accredited private certifier prior to the issue of the Occupation Certificate. The right to release vary or modify the easement is to be assigned to the infrastructure owner. The developer is responsible for all costs.

Prior to the issue of the Occupation Certificate, certification is to be provided to Council by a registered surveyor confirming that all such infrastructure is located outside the development property boundaries or within an easement.

Lighting

35. Prior to release of the Occupation Certificate, the development and all associated car parking areas shall be lit to the minimum standard of Australian Standard AS 1158 (Public Lighting Code) and consider the requirements of the NSW Police 'Safer By Design' guidelines. Details of how this will be achieved, including location, types and energy efficiency of lighting devices, must be approved by Council prior to issue of the **Civil CC**. External lighting must be shielded to prevent light spillage onto adjoining residential properties.

Maintenance Bond

36. Prior to release of the Occupation Certificate and acceptance 'On Maintenance' by Council, a 'Public Infrastructure Maintenance Bond' (Bond) for the constructed civil works must be paid to Council. The Bond may be in cash or by financial institution guarantee.

The Bond required is the larger sum of :

- 5% of the contract sum where the total value of the civil works is more than \$50,000 or ;
- \$2,500

All work is subject to a maintenance period of six (6) months from the date of 'On Maintenance' as certified by Council and/or accredited private certifier. The maintenance period may be extended by Council due to material or construction work non-compliance reasons.

At the end of the Maintenance Period an 'Off Maintenance' inspection must be held with Council to confirm the compliance and performance of the constructed works, in accordance with **NRDC**.

The documentation, compliance and performance of the constructed works must be in accordance with **NRDC** for Council to accept responsibility for the infrastructure.

Car Parks & Driveways

37. Carparks, driveways, and vehicular accesses for the development must be provided in accordance with the requirements of the relevant Council Development Control Plan, **NRDC**, the **RMS** and AS2890.
38. Grades and paths of travel for persons with disabilities are to be provided from carpark bays through to the main entrance of the building. Access provisions are to be in accordance with AS1428.1 and the Building Code of Australia.

Earthworks

39. An Earthworks Management Plan must be submitted to Council and/or accredited private certifier for assessment and approval prior to the issue of a **Civil CC**.

The earthworks Management Plan is to be prepared in accordance with Council's guidelines. The guidelines are listed in the Advices section of this Consent.

40. Any fill earthworks to be undertaken on the site must be carried out in accordance with the placement and compaction of fill described in AS 3798, Level 1 inspection and testing and **NRDC**.
41. Any excavation resulting in disturbance of more than one tonne of soil at a depth of greater than 2m below natural ground surface, or work that is likely to lower the watertable beyond 2m below natural surface shall comply with Councils' Acid Sulfate Soil management provisions.
42. Where earthworks are proposed for the site, professional details of the Geotechnical Inspection And Testing Authority involved in the project are to be submitted to Council or accredited private certifier for approval. Details of the Geotechnical Engineer involved in the design must be submitted prior to the issue of the **Civil CC** whilst details of the Geotechnical Inspection And Testing Authority involved in the construction must be submitted prior to the commencement of works. The details are to include NATA accreditation, qualifications and accreditations of the principle geotechnical professionals who will be certifying the design and construction, insurances held and any other relevant material.

Erosion & Sedimentation Control

43. Erosion and Sediment Control is to be implemented in accordance with the relevant parts of the applicable Council Development Control Plan, 'NSW Managing Urban Stormwater - Soils and Construction (Blue Book)' and **NRDC**. These controls are to be

maintained and managed by the developer and/or the appointed contractor until an Occupation Certificate is issued or the civil works are accepted 'Off Maintenance', whichever occurs last.

44. A detailed Erosion and Sediment Control Management Plan for the development must be submitted for assessment and approval by Council or accredited private certifier, prior to issue of a **Civil CC**. This shall be compatible with the Stormwater Management Plan and must include procedures for clean-up and restoration of public / private property and infrastructure. All remedial works are to be completed to the satisfaction of Council.

All sediment and erosion control measures must be regularly inspected and maintained to ensure they operate to the design specifications and meet the requirements of the NSW Protection of the Environment Operations Act 1997. Weather patterns must be monitored and coordinated with inspection and maintenance procedures.

Person/s responsible for managing sedimentation and erosion controls for the development must be nominated to Council and/or accredited private certifier in writing together with full 24 hour per day contact details.

45. The applicant must ensure that vehicles or plant associated with the works do not adversely impact on the roadways to such an extent that cause them to become untrafficable for other road users particularly during wet weather. Any such damage is to be rectified by the contractor immediately.
46. During dry weather, standard dust suppressions methods are to be used as often as is necessary to ensure that adjoining properties are not adversely affected by undue dust.
47. All disturbed areas shall be stabilised and revegetated. Turf, seeding or other approved method shall be undertaken in conjunction with, or immediately following, completion of earthworks.
48. A detailed Evacuation Plan, dealing with inundation of the site by flood or stormwater, is to be submitted and approved by Council and/or accredited private certifier prior to the issue of any Construction Certificate.

Building Conditions

49. A fully dimensioned and notated work as executed sewer drainage and storm water plan for the supermarket building is to be submitted to Council and the property owner upon completion of all drainage lines. A Certificate of Compliance for Plumbing and Drainage Work shall be submitted to Council upon completion of work.
50. No construction is to be commenced until a Construction Certificate has been issued.
51. The energy efficiency requirements in Section J of the Building Code of Australia (BCA) apply to this building. Sufficient written documentation shall be submitted with the Construction Certificate application to indicate compliance with Section J in the following areas:
 - a Building fabric
 - b External glazing
 - c Building sealing

- d Air movement
- e Air conditioning and ventilation
- f Artificial lighting and power
- g Hot water supply
- h Access for maintenance

52. A certificate of conformity from a suitably qualified building professional shall be submitted to the Principal Certifying Authority with the Construction Certificate application to confirm that the proposed building will comply with Section J of the BCA.
53. A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward action or pushing action on a single device which is located between 900mm and 1.1m from the floor.
54. A minimum aggregate exit width of 4800mm is to be provided to the building.
55. Egress is to comply with the provisions of Part D1 of the BCA.
56. Working hours on the construction project being limited to the following:
7.00 am to 6.00 pm 6 days per week No work permitted on Sundays and public holidays

The builder to be responsible to instruct and control sub contractors regarding the hours of work and the requirements of the Protection of the Environment Operations Act 1997 and Regulations.

57. **Mandatory Inspections:** The head contractor or owner-builder must give Council as the certifying authority at least 24 hours notice to enable the following inspections to be performed at the appropriate time:
 - a **Pier holes** (if any), before concrete is poured,
 - b **Footings**, with reinforcement in place before pouring of concrete,
 - c After reinforcement is in positions and before pouring of any **in-situ reinforced concrete** building element,
 - d Before internal covering/lining of the **framework** for any floor, wall, roof, or other building element,
 - e **Plumbing work** prior to covering/lining walls,
 - f **Sewer drainage** work prior to back filling/lining,
 - g Before covering **waterproofing in any wet areas**,
 - h Before covering any **stormwater drainage** connections,
 - i After the **building work has been completed** and prior to occupation.

If any of these inspections are not performed an Occupation Certificate cannot be issued for the building. Inspection bookings can be made online at www.clarence.nsw.gov.au until midnight on the day before the inspection or by calling Council on 02 6643 0200 during office hours. The Development Application number must be provided when booking an inspection.

58. The development is not to be occupied or used until such time as an Occupation Certificate has been issued.
59. Materials used in the construction of the building shall be capable of withstanding

inundation by floodwaters. Electrical connections and where practicable, electrical equipment should be located a minimum of 500mm above the one-in-one hundred year flood level.

60. The roof covering is to be of a colour which does not produce glare which adversely affects the amenity of adjoining properties. White colorbond, galvanised iron and zincalume are not permitted.
61. Where the work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves enclosure of a public place, the following must be provided:
 - a A hoarding or fence must be erected between the work site and the public place.
 - b If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
 - c The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
 - d Any such hoarding, fence or awning is to be removed when the work has been completed.

These requirements are to be reflected in the Construction and Traffic Management Plans for the development of the supermarket.

62. To meet Council's Floodplain Management Controls floor level is to be a minimum of 4.25 metres Australian Height Datum (AHD). A certificate indicating the height of the ground floor (related to AHD) is to be forwarded to the Principal Certifying Authority:
 - a In the case of timber floors, on completion of the floor framing;
 - b In the case of concrete slabs when formwork is in place but prior to pouring concrete.

This certificate is to be provided by a Registered Surveyor. No further work is to be carried out on the building until such certificate is provided to the Principal Certifying Authority.

63. All glazing is to be selected and installed in accordance with the provisions of AS 1288 or AS 2047. Upon completion of the building and prior to its occupation, the glass suppliers/installers certificate is to be submitted to Council.
64. Access to the building for disabled persons shall be provided and constructed in accordance with the requirements of Part D3 of the Building Code of Australia and AS 1428.1-2009.
65. Accessible facilities for the use of the disabled shall be provided as specified in Clause F2.4 of the Building Code of Australia and shall be constructed to the requirements of AS 1428.1-2009.
66. Car parking spaces for people with disabilities are to be provided as required by Part D3.5 of Building Code of Australia.
67. In a building required to be accessible, braille and tactile signage complying with Specification D3.6 of the Building Code of Australia and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1-2009 must identify each sanitary facility; space with a hearing augmentation system and door with a required 'exit' sign.

68. A unisex accessible toilet complying with AS 1428.1-2009 shall be installed in the building. Details to be provided with the Construction Certificate plans.
69. A private certifier who issues a Construction Certificate must forward a copy of the Certificate along with a copy of the plans to which the Certificate relates, to Council at least two days before work commences on the development.
70. Artificial lighting around the perimeter of a building, must -
- a be controlled by -
 - i a daylight sensor; or
 - ii a time switch that is capable of switching on and off electric power to the system at variable pre-programmed times and on variable pre-programmed days; and
 - b when the total perimeter lighting load exceeds 100 W -
 - i. have an average light source efficiency of not less than 60 Lumens/w ;or be controlled by a motion detector in accordance with Specification J6.
71. The artificial Emergency lighting to each stairway must be on a separate circuit from the main switchboard for the exclusive use of that stairway. A certificate from the electrical contractor to certify that this condition has been complied with shall be submitted to the Principal Certifying Authority prior to an occupation certificate being issued.
72. An exit and emergency lighting system is to be provided throughout the building to comply with the requirements of Part E4.2 of the Building Code of Australia and AS 2293.1. The system is to be circuit sensing to the building lighting circuits.
73. An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each:
- a door providing direct egress from a storey to:
 - i an enclosed stairway, passageway or ramp serving as a required exit; and
 - ii an external stairway, passageway or ramp serving as a required exit; and
 - iii an external access balcony leading to a required exit; and
 - b door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and
 - c horizontal exit; and
 - d door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4.2.
74. Electrical plans indicating the position of all exit signs and/or emergency lighting must be submitted to the Principal Certifying Authority for approval prior to issuing a Construction Certificate.
75. All materials used in the building (in particular floor linings and floor coverings) must comply with the fire hazard properties specified in Specification C1.10 of the Building Code of Australia. Manufacturer's specifications and standard fire test reports confirming compliance will need to be provided prior to the issue of an Occupation Certificate.
76. A fire hose reel system complying with AS 2441 must be provided to service the whole building so that no point on the floor is beyond the reach of the nozzle end of a fully extended hose.

External hydrants must:

- a be accessible to fire brigade personnel;
 - b be located no more than 20m unobstructed distance from hard standing access for a fire pump appliance.
 - c have two outlets in every fixed on-site pump set.
77. Internal hydrants or fixed on-site pumpsets must be located:
- a in a clearly indicated room having direct egress to a road or open space; and
 - b if the building is not protected throughout by a sprinkler system complying with Spec. E1.5, separated from the remainder of the building by construction having a FRL of not less than that required for a fire wall for the particular building classification;
 - c within each required fire isolated exit;
 - d within the tenanted space and within 4m of a required non-fire-isolated exit;
 - e so that any point on a floor of the building is within reach of a 6m stream of water from the nozzle end of a fully extended 30m length of hose.
78. A fire hydrant system must be installed in accordance with AS 2419.1 and Part E1.3 of the Building Code of Australia.
79. Portable fire extinguishers must be provided and must be selected, located and distributed in accordance with AS 2444.
80. The following information shall be submitted to the Council or Principal Certifying Authority prior to issue of a Construction Certificate:
- a Home Owners Warranty Insurance Certificate or copy of the Owner Builder permit
 - b Engineering details
 - c The name and licence number of the builder (if not carrying out the work as an owner builder)
81. The mechanical ventilation system shall comply with Clause F4.5 of the Building Code of Australia and AS 1668.1 and AS 1668.2 (Mechanical Ventilation and Air Conditioning Code). Full details from a mechanical engineer shall be submitted to the Principal Certifying Authority for approval together with a certificate to certify that the whole system complies, including methods to prevent the spread of fire, and provide the required air changes.
82. A compliance certificate or other form of documentary evidence from a mechanical engineer certifying that the mechanical ventilation system, as installed, complies with Clause F4.5 of the Building Code of Australia & AS 1668.1 and AS 1668.2 shall be submitted to the Principal Certifying Authority at the time of final inspection.
83. The construction certificate application must include the following information:
- a A Structural Engineer's design for all footings, floor slabs, concrete walls, columns, roof and stairs.
 - b A compliance certificate or other form of documentary evidence from a practising Structural Engineer confirming the satisfactory fabrication and holding down requirement of the portal frames.
 - c A compliance certificate or other form of documentary evidence from a Structural Engineer to certify that the building complies with the requirements of the NSW Specification B1.3 of the Building Code of Australia.
 - d Details for wind bracing and tie down for the building.

Environmental health conditions

84. Prior to release of the Building Construction Certificate, detailed floor plans and elevations of all food preparation and food storage areas shall be submitted to, and approved by Council. Plans shall include the types of finishes to floors, walls, ceilings, benches and shelves, elevations of fixtures and fittings and location of hand wash basins etc.
85. All roof mounted air-conditioning and all plant equipment shall be suitably screened from view and enclosed with noise attenuating materials so as not to cause noise nuisance to surrounding properties.

Trade Waste Conditions

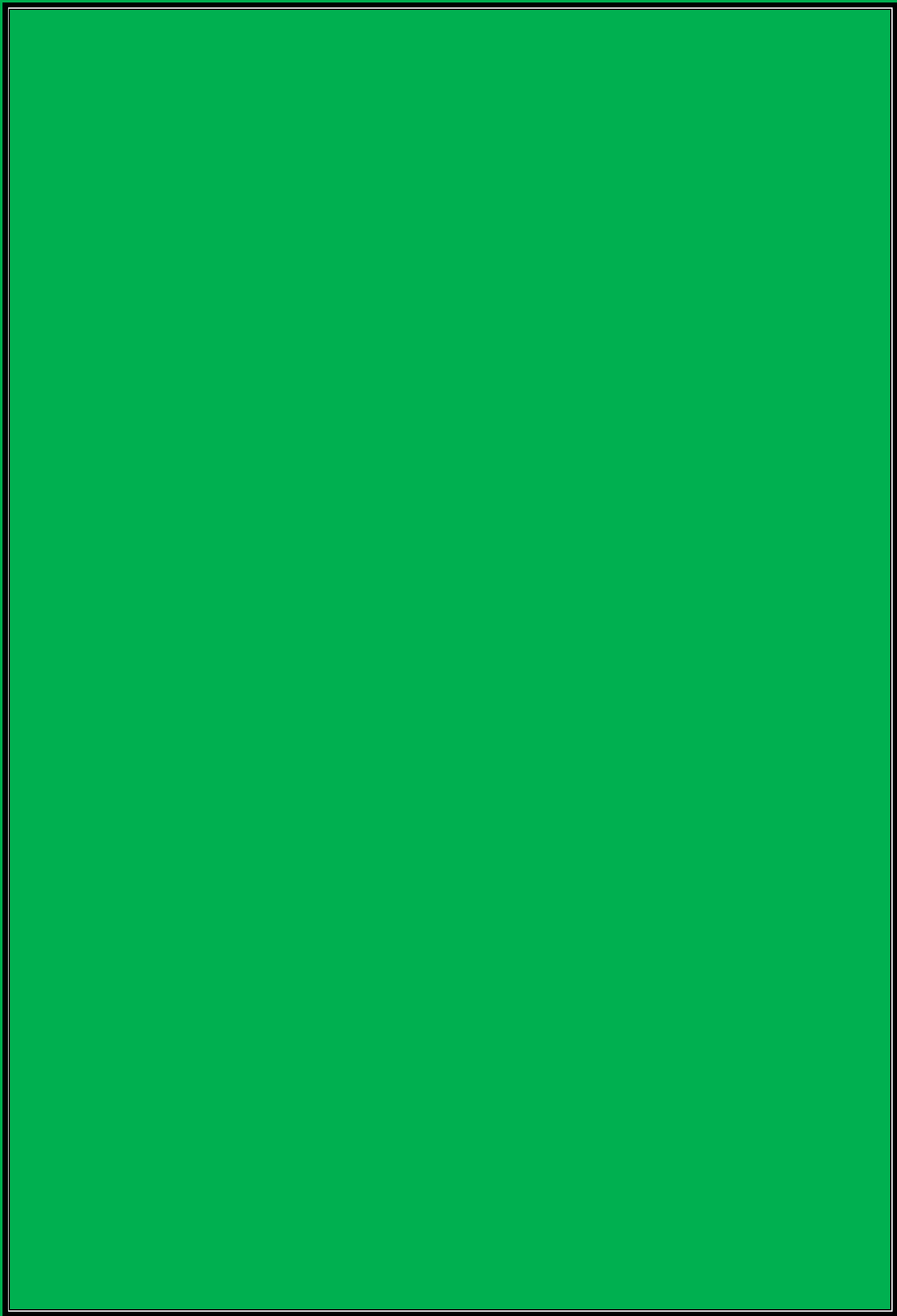
86. An application to discharge liquid trade waste to Council's sewerage system shall be submitted for approval prior to issuing the Occupation Certificate.
87. All sinks and floor wastes in food preparation areas shall contain basket arrestors
88. All cleaners sinks shall contain basket arrestors
89. An oil collection system (such as Big Dipper, Grease Guardian, Greaseshield, etc) shall be installed on the outlet of the ovens used for chicken cooking.
90. All liquid trade waste generated in food preparation and cooking areas shall discharge through an appropriately sized grease arrestor. Details of the grease arrestor model and size shall be submitted to Council for approval prior to installation. The grease arrestor shall be installed in a location that is accessible for pumpout service providers.
91. All waste oil shall be contained in a roofed and bunded area with a capacity of 110% of the volume of the largest container, to prevent discharge to the environment or Councils sewerage system in the event of a spill or rupture

Attachments

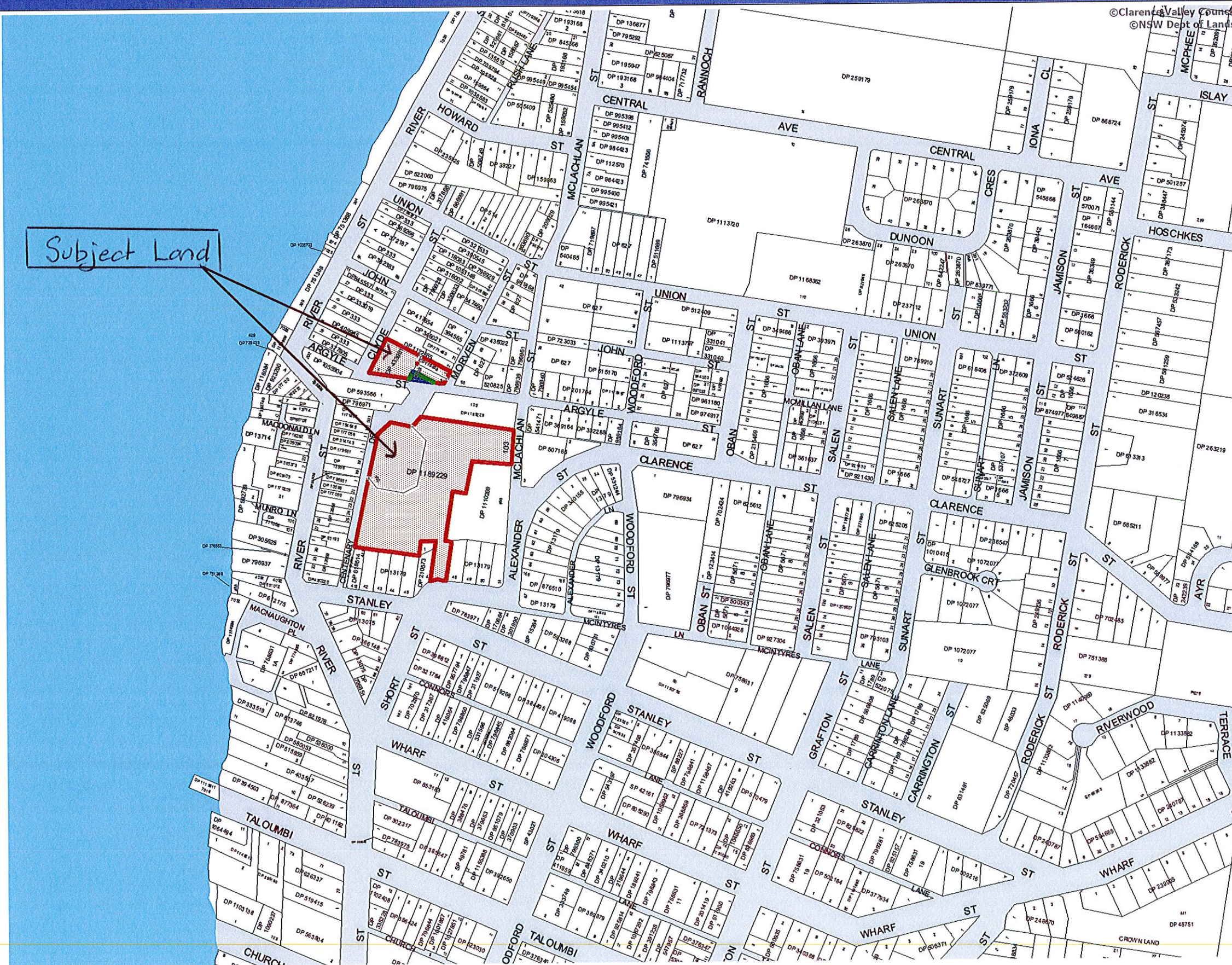
2015NTH003 (DA2015/0037)

Supermarket & Liquor Outlet

Centenary Drive, Argyle & Morven Streets, Maclean



Map



Legend



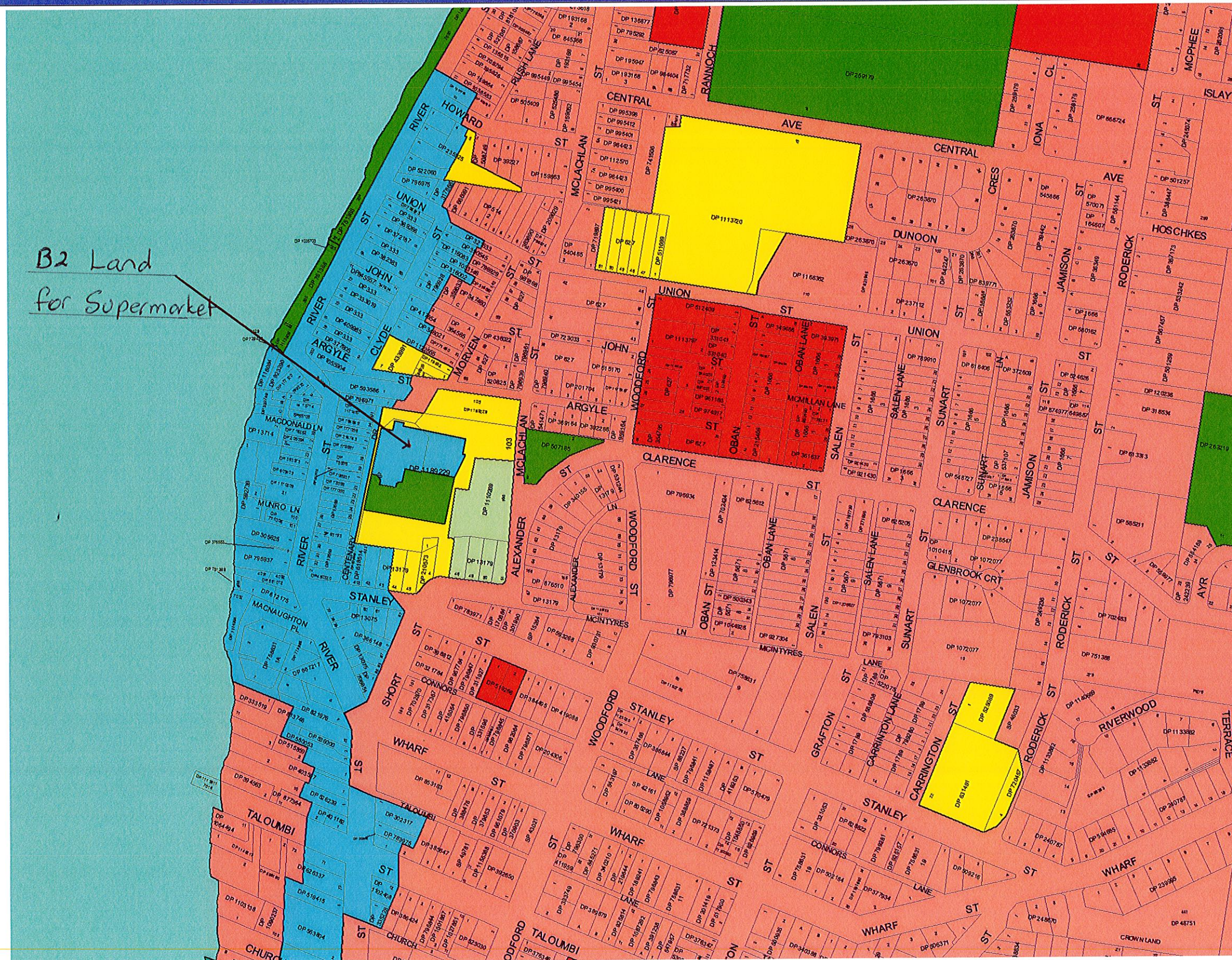
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- DP 809743** Lot DP urban
- DP 809743** Lot DP rural
- Valley_parcel_live_link
- Valley_roads_live_link
- Valley_Rivers
- CVC Road Classification

About this Document

This map has been created for the purpose of showing basic locality information over Clarence Valley Council. Any error should be reported to the GIS Section, Clarence Valley Council.

Disclaimer






This map is a representation of the information currently held by Clarence Valley Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated.



Map Zoom: 1.38 km

Legend



	Road Text urban
	Lot DP urban
	Lot DP rural
	Valley_parcels_live_link
	LAND ZONING

ZONE

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
IN1	General Industrial
IN4	Working Waterfront
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
W3	Working Waterways

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[illegible]

ORIGINAL SITE AREA	3,750m2
ARGYLE ST SITE AREA	2,436m2
GROUND LEVEL (Footprint)	2,000m2
PROPOSED SITE AREA	5,098m2

EXISTING CARPARK	
CENTENARY DRIVE/CAMERON PARK	144
CAMERON PARK/BOWLING CLUB	71
TOTAL EXISTING AVAILABLE	215

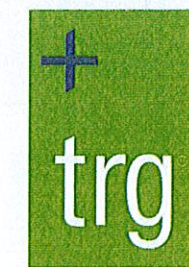
PROPOSED CARPARK	
CENTENARY DRIVE/CAMERON PARK	126
CAMERON PARK/BOWLING CLUB	58
ARGYLE ST CARPARK	71
TOTAL PROPOSED	255

COUNCIL DEVELOPED CAR PARK
NOTICE
CONTRACT NO. COUNCIL 24/84-4/1/103, 1/104
AUST. & CITY 1079 (7-1080/81)

PROPOSED COUNCIL
DEVELOPED CARPARK
(INDICATIVE LAYOUT ONLY)

01 PROPOSED DEVELOPMENT PLAN
SCALE 1:200

REV	AMENDMENT DETAILS	BY	DATE
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BRISBANE + MELBOURNE

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design + interiors +
project management

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www.kluwer-on.com

The Retail Group Pty Ltd ABN 85 050 1

BUILDER / CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO PRODUCING SHOP DRAWINGS. ORDERING MATERIALS FOR COMMENCING WORK ON SITE. USE FIGURED DIMENSIONS ONLY. NOT SCALE DRAWINGS & INFORM Tg OF ANY CONFLICT. DISCREPANCY BETWEEN SITE CONDITIONS AND DOCUMENT DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS, REGULATORY CODES AND STANDARDS.

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OBJECT

PROPOSED SUPERMARKET

PROCESSED SUPERMARKET

PROJECT ADDRESS
CENTENARY DRIVE

CENTENARY DRIVE

MACLEAN

NSW 2461

NSW 240.

DRAWING TITLE

PROPOSED SITE PLAN

CLIENT _____

IGA DISTRIBUTION PTY LTD

.....

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DATE	SCALE @ A1	NORTH
SEPT 14	1:250	

SEPT 14	1:350
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DRAWN: [Signature] CHECKED: [Signature]

RR, JT	IW
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USE
DEFINITION

PRELIMINARY

PROJECT NO.	DRAWING NO.	REVISION NO.	SHEET
	TD00		

12217 | IP03 | E | 03 of 1

LEGEND

LAND TO WHICH DEVELOPMENT APPROVAL APPLIES



0 CLARENCE COUNCIL SUBMISSION RR 21/01/15
REV AMENDMENT DETAILS BT DATE



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design + interiors +
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Glen Waverley 3144 Australia
T +61 3 9542 9200 F +61 3 9542 9210
www.trg.com.au
The Retail Group Pty Ltd ABN 60 001 124 865
RSP No. CP AD 1029

PROJECT PROPOSED SUPERMARKET

PROJECT ADDRESS CENTENARY DRIVE

MACLEAN NSW 2463

DRAWING TITLE PROPOSED CONCEPT/SITE PLAN

LAND SUBJECT TO DEVELOPMENT

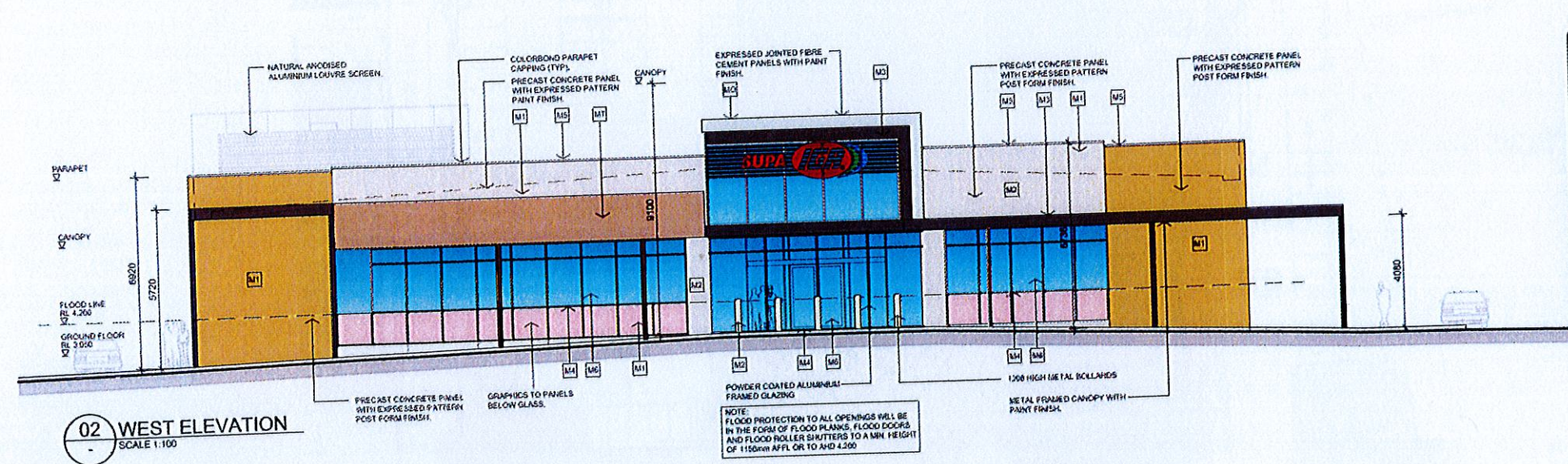
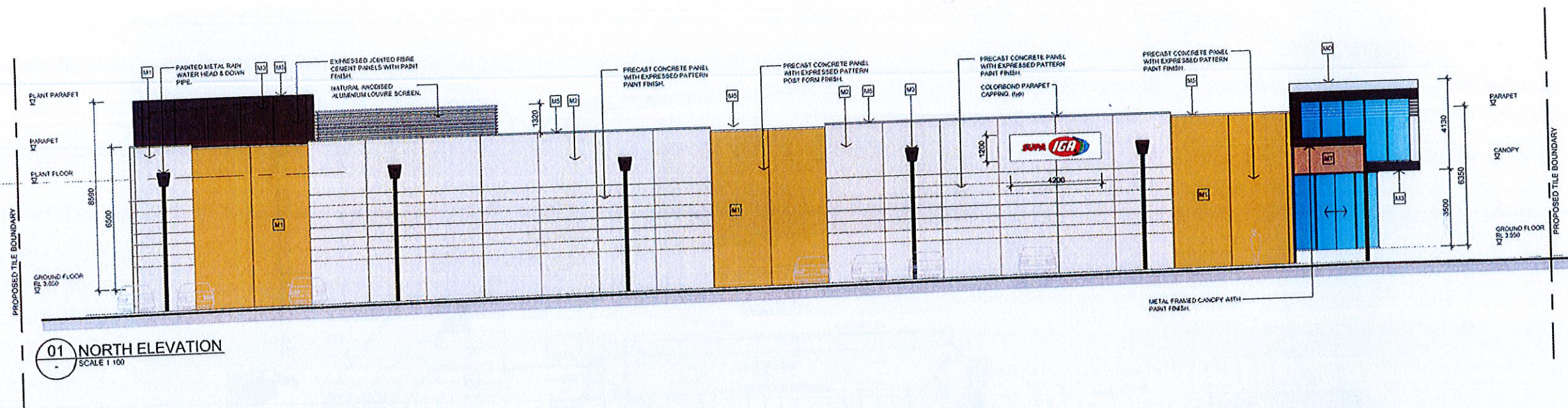
CLIENT IGA DISTRIBUTION PTY LTD

DATE SEPT 14 SCALE @ 1:200 NORTH

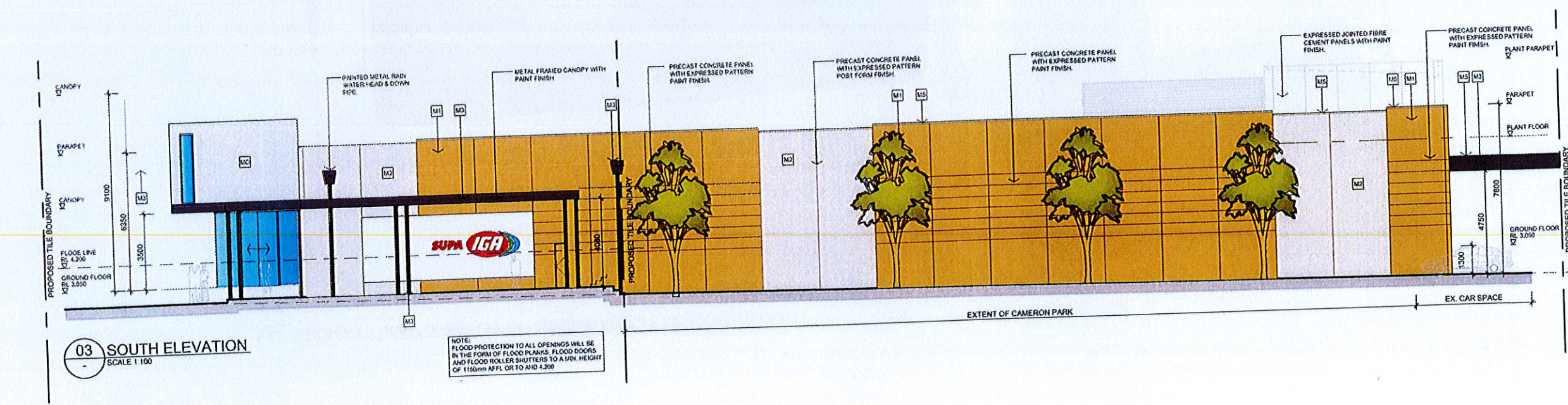
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ISSUE PRELIMINARY

PROJECT No. 12217 DRAWING No. TP.13 REVISION No. 0 SHEET 12 of 12



MATERIAL FINISHES SCHEDULE	
M1	PAINT FINISH (FULL GLOSS ACRYLIC) COLOUR TO MATCH DULUX DUNCE JELLY P1018
M2	OFF FORM CONCRETE PANELS / GREY TEXTURED PAINT FINISH
M3	LIGHTWEIGHT CLADDING - NATURAL WHITE GLOSS PAINT FINISH
M4	TIMBER CLADDING TO BE SELECTED
M5	PAINT FINISH (FULL GLOSS ACRYLIC TO METAL SURFACES SATIN FINISH TO ALL OTHER AREAS) COLOUR TO MATCH DULUX DUNCE JELLY P1018
M6	POWDER COAT FINISH (DULUX DURALLOY) COLOUR TO MATCH DULUX DUNCE JELLY P1018
M7	COLORBOND FINISH (SATIN FINISH) COLOUR TO MATCH MONUMENT
M8	GLAZING IN POWDER COATED ALUMINIUM FRAMES



REV	AMENDMENT DETAILS	BY	DATE
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project management

Unit 1, 1335-1338 Mariner Road
Mariner, Victoria 3144, Australia
T: +61 3 9543 9300 F: +61 3 9542 9310
www.trg.com.au
The Retail Group Pty Ltd ABN 85 050 134 686
RSP No. CP-JD1689

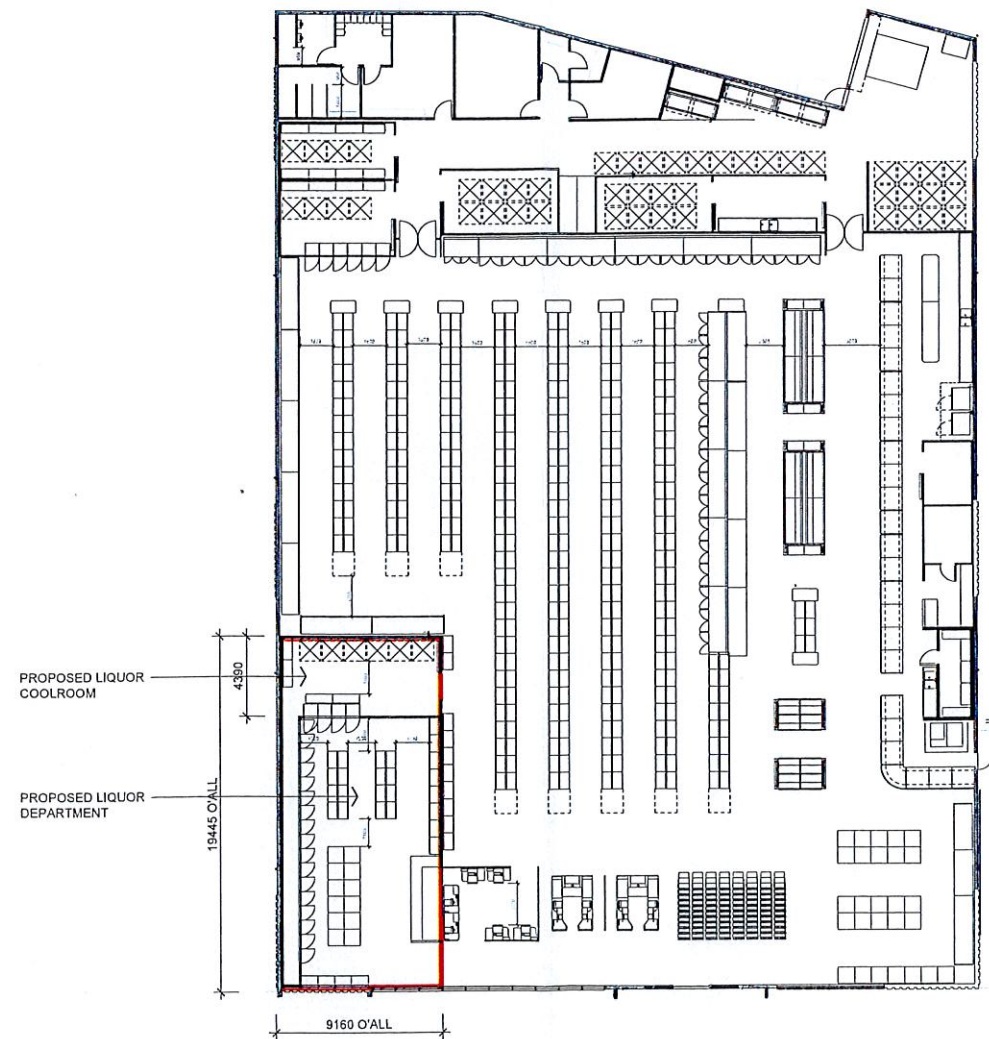
EVERY CONSTRUCTION OR ALTERATION OF A BUILDING OR OTHER STRUCTURE OR WORK SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 1993 AND THE BUILDING REGULATIONS 2006. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND FOR ENSURING THAT THE DESIGN AND CONSTRUCTION OF THE BUILDING OR OTHER STRUCTURE OR WORK COMPLY WITH ALL APPLICABLE REQUIREMENTS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND FOR ENSURING THAT THE DESIGN AND CONSTRUCTION OF THE BUILDING OR OTHER STRUCTURE OR WORK COMPLY WITH ALL APPLICABLE REQUIREMENTS.

PROJECT
PROPOSED SUPERMARKET

PROJECT ADDRESS
CENTENARY DRIVE
MACLEAN NSW 2463
DRAWING TITLE
PROPOSED ELEVATIONS

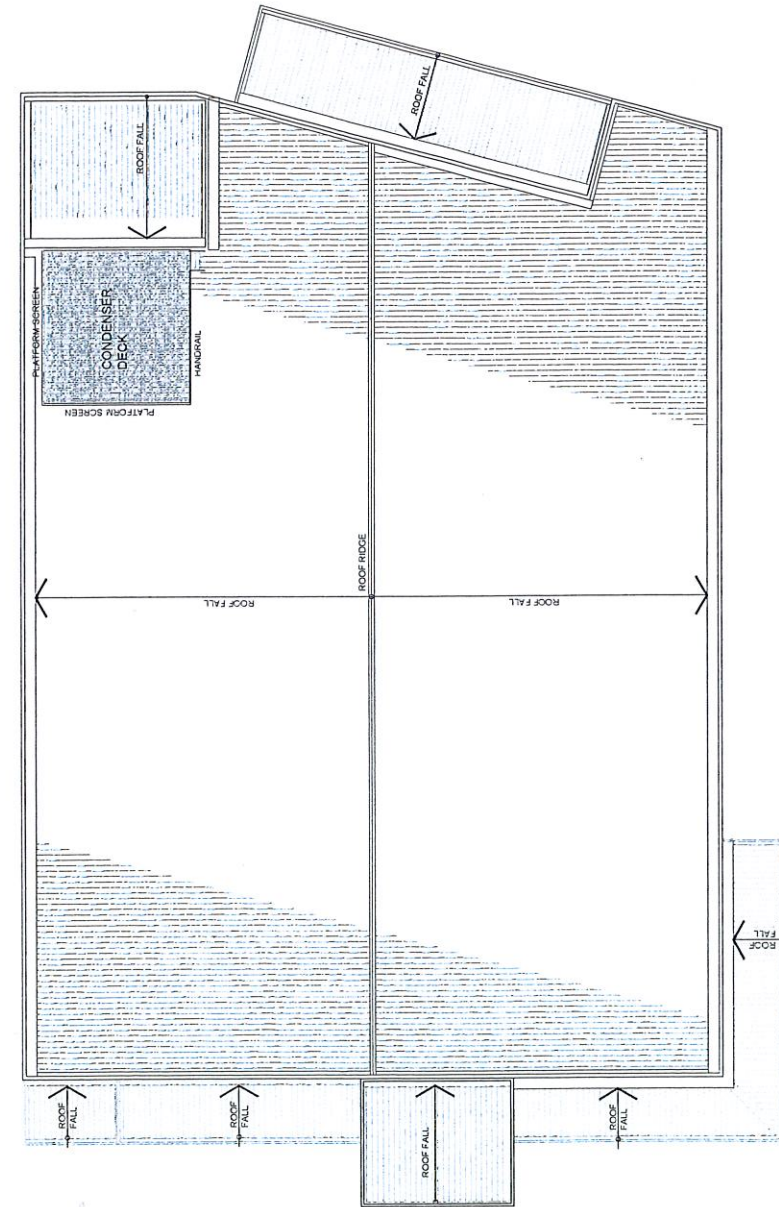
CLIENT
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DATE SEPT 14	SCALE @ A1 1:100	NORTH
DRAWN RR	CHECKED IW	
ISSUE PRELIMINARY	REVISION NO. P2	SHEET 04 of 05
PROJECT NO. 12217	DRAWING NO. TP05	

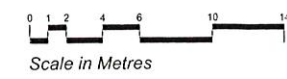


01 INDICATIVE FLOOR PLAN
SCALE 1:200

REDLINE DENOTES PROPOSED LICENSED AREA.



02 ROOF PLAN
SCALE 1:200



P1	LIQUOR RED LINE ADDED	RR	21.01.15
0	CLARENCE COUNCIL SUBMISSION	MT	19.11.14
REV	AMENDMENT DETAILS	BY	DATE



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www.trg-aus.com
The Retail Group Pty Ltd ABN 85 050 134 686
RBP No. DP-AD1689

IGA has appointed TRG as its design and project management consultant for the proposed IGA supermarket at Centenary Drive, Maclean NSW. TRG is responsible for the design and project management of the proposed supermarket, including the preparation of all necessary documentation for the submission of a Development Application to the Council. TRG is also responsible for the coordination of all other consultants involved in the project, including the structural engineer, civil engineer, and landscape architect.

PROJECT
PROPOSED SUPERMARKET

PROJECT ADDRESS
CENTENARY DRIVE

MACLEAN
NSW 2463

DRAWING TITLE
PROPOSED FLOOR AND ROOF PLAN

CLIENT
IGA DISTRIBUTION PTY LTD

DATE SEPT 14	SCALE @ A1 1:200	NORTH
DRAWN RR	CHECKED IW	
ISSUE PRELIMINARY		
PROJECT No 12217	DRAWING No TP04	REVISION No P1
		SHEET 04 of 12