

ATTACHMENT 4 - WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 ASSESSMENT

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of this DCP as detailed below.

The application submission contains an energy efficiency report that details energy efficiency and sustainability requirements incorporated into the building design including building form, structure and layout, insulation, ventilation (air movement), daylighting and thermal buffer zones. The stormwater management plan details the Water Sensitive Urban Design strategies to be incorporated in the development including rainwater harvesting for use on the garden nursery and toilet flushing.

Generally speaking, the proposal is considered to be consistent with the principles of ecologically sustainable development.

CHAPTER B4 – DEVELOPMENT IN BUSINESS ZONES

The development is located in a business zone and as such this chapter is applicable to the development. An assessment against the relevant sections is outlined below.

2 Objectives

The development is considered consistent with the objectives of development in business zones.

3. Retail and business centre hierarchy strategy

The development is considered consistent with the objectives of this clause.

The subject site is not located within a town centre but rather in a Business Zone North west of the Warrawong sub-regional centre. However it is considered that the proposed development will provide employment opportunities and a service that provides for the needs of the surrounding community in close vicinity to public transport services.

4 Economic impact assessment – retail hierarchy

Clause 4.1(1) indicates that an economic impact assessment report will be required as part of a Development Application for any retail development involving a gross floor area of 3500m² or more and/or where any out of business centre location is proposed for a retail or bulky goods retailing development. The proposal is for hardware and building supplies building, a type of retail premises as defined under WLEP 2009 with a gross floor area of 14650m² on a site that is not located within a business centre. Therefore Clause 4.1(1) applies to the proposed development.

The applicant has requested exemption from the requirement to submit an Economic Impact Assessment citing permissibility of the proposed use and consistency with the objectives of the B6 zone under WLEP 2009. A copy of the variation request statement is provided at **Attachment 5**.

5 Planning requirements for development in the regional city and major regional centres

Not Applicable

6 Planning requirements for development in the major town centres

Not Applicable

7 Planning requirements for development in the town centres

Not Applicable

8 Planning requirements for development in the village (local convenience) centres

Not Applicable

9 General design requirements for retail and business premises developments

9.1 Objectives

The proposal is considered consistent with the objectives of this section as follows.

(a) To ensure all new ground floor retail shops and business premises are designed to provide a uniform transition between the floor level of the premises and Council's footpath, in order to provide satisfactory access along the footpath and into retail and commercial office buildings for all people, including people with a disability.

Comment:

The subject site is not located within a business centre or within in an area where high volumes of passing foot trade would be expected. However it is considered that the development does not propose any hindrance to current pedestrian access. The proposal has been designed to allow direct pedestrian access and visual inspection from the front and rear of the building.

The proposed development is considered satisfactory with regards to Access for People with a Disability in this circumstance. The application submission including a specialist Access Consultants report was referred to Council's Community Services and Traffic Officers for comment with satisfactory referral advice, comments and/or recommended conditions provided.

(b) To ensure all ground level premises have direct access to street and clear glazing, to encourage active street frontages.

The proposal has doors and windows on the front of the building addressing the Northcliffe Drive a service area off Canterbury Road and an outdoor nursery towards the Princes Highway. It is considered that the proposed development provides an active street frontage.

(c) To set minimum floor to ceiling heights for new buildings, in order to maximise the flexibility in the future use of the ground floor and first floor levels in the building.

Comment:

Hardware and building supplies buildings and bulky goods premises traditionally require a larger floor plate and greater ceiling heights than standard retail development. The proposal is consistent with similar hardware and building supplies developments within the Local Government Area and of similar style and scale to the industrial development within the immediate vicinity of the subject site along the Princes Highway and Canterbury Road and could be reasonably be adapted for future use consistent with surrounding development.

(d) To encourage larger retail or commercial office floor space not requiring direct connection to the street to be 'wrapped' by smaller retail shops or commercial offices to avoid blank walls and encourage active street frontages.

Comment:

This is not considered applicable to the type of development proposed. It is however considered that the proposed development provides an active street frontage.

(e) To ensure security grilles are transparent and fitted retail shopfronts only, in order to encourage active street frontages at night-time.

Comment:

The subject site is not located within a business centre or within in an area where high volumes of passing foot traffic, particularly at night time, would be expected it is considered that the proposed development provides an active street frontage.

(f) To ensure new retail or business premise buildings are consistent with the predominant built form character of the locality, in terms of built form and external appearance.

(g) To ensure new buildings maintain the balance of horizontal and vertical proportions of other existing buildings in the locality.

Comment (f) and (g):

There is no predominant built form character due to the mixture of land uses within the vicinity of the subject site and the differing eras in which existing development was designed and built within the area. The proposed built form is considered consistent with the adjacent light industrial zone to the North east and similar to other hardware and building supplies developments within the Local Government Area.

(h) To ensure the street corners of any new corner building are strengthened by massing and building articulation to both street frontages.

Comment:

The proposed development it is considered provides an appropriate form to the street, with articulation provided to the facades and perimeter landscaping to soften visual impacts.

(i) To ensure all new retail, business or mixed use buildings provide a continuous awning along the full length of the building's street frontage, in order to provide all weather protection for pedestrians.

Comment:

Not Applicable

(j) To provide pedestrian amenity and provide a 'unique' streetscape character for each business centre.

Comment:

The subject site is not located within a business centre or within in an area where high volumes of passing foot trade would be expected. However it is considered that the development does not propose any hindrance to current pedestrian access.

(k) To provide innovative roof elements and parapet walls which positively contribute to the overall design of the proposed building and the streetscape of the immediate locality.

Comment:

The proposed development it is considered provides an appropriate form to the street, with elements that contribute to the overall design of the building, articulation provided to the facades and perimeter landscaping to soften visual impacts.

There is no predominant built form character due to the mixture of land uses within the vicinity of the subject site and the differing eras in which existing development was designed and built within the area. The proposed built form is considered consistent with the adjacent light industrial zone to the North east and similar to other hardware and building supplies developments within the Local Government Area.

(l) To ensure all new retail and business developments are designed to minimise potential overshadowing impacts and maximise solar access opportunities to any adjoining residential properties and the public domain (public reserves and / or footpaths) in the locality.

Comment:

The development will have minimal impact on adjoining development in terms of overshadowing and solar access in this circumstance as reasonable boundary setbacks have been maintained.

9.2 Development Controls

9.2.1 Floor Configuration

Clause 9.2.1 indicates that the maximum building depth for retail or commercial development shall be 20m with openings on one side only and 30m for buildings with opening on two sides.

Hardware and building supplies buildings and bulky goods premises are classified as a form of retail development under WLEP 2009. However these uses traditionally require a larger floor plate than standard retail development. Therefore it is considered that this control could not be reasonably applied to the type of development proposed. The proposal is consistent with similar hardware and building supplies developments within the Local Government Area and of similar style and scale to the industrial development within the immediate vicinity of the subject site along the Princes Highway and Canterbury Road. Therefore the proposed floor configuration is considered acceptable in this circumstance.

9.2.2 Building Appearance

There is no predominant built form character due to the mixture of land uses within the vicinity of the subject site and the differing eras in which existing development was designed and built within the area. The proposed built form is considered consistent with the adjacent light industrial zone to the North east and similar to other hardware and building supplies developments within the Local Government Area.

The proposed development it is considered provides an appropriate form to the street, with articulation provided to the facades and perimeter landscaping to soften visual impacts.

9.2.3 Building Alignment

The site overall falls to the South west that is from Canterbury Road to Northcliffe Drive. Due to access requirements and topography the building has been designed to address Northcliffe Drive. The proposed building alignment is considered acceptable in this circumstance.

9.2.4 Active Street Frontages

The proposal has doors and windows on the front of the building addressing the Northcliffe Drive a service area off Canterbury Road and an outdoor nursery towards the Princes Highway. It is considered that the proposed development provides an active street frontage.

9.2.5 Urban Design / Streetscape Appearance

The subject site is not within retail and business precinct. The proposed built form is considered consistent with the adjacent light industrial zone to the North east and similar to other hardware and building supplies developments within the Local Government Area.

The proposed development it is considered provides an appropriate form to the street, with articulation provided to the facades and perimeter landscaping to soften visual impacts.

The subject site is separated from the rural residential development within the estate to the South west by Northcliffe Drive.

9.2.6 Pedestrian Access

The development does not propose any hindrance to current pedestrian access. The proposal has been designed to allow direct pedestrian access and visual inspection from the front and rear of the building.

9.2.7 Awnings

Not Applicable

9.2.8 Public Domain – Footpath Paving

The proposed footpath paving on Northcliffe Drive is considered to satisfy the objectives of Council's footpath paving controls in this circumstance.

9.2.9 Solar access and overshadowing

The development will have minimal impact on adjoining development in terms of overshadowing and solar access in this circumstance as reasonable boundary setbacks have been maintained.

9.2.10 Shower and Change Facilities & Parenting Facilities in Large Business Premises / Commercial Office Buildings

Appropriate facilities have been provided to the proposed development.

9.2.11 Advertising Signage

SEE SEPP 64 and Chapter C1.

9.2.12 Wind Impact Assessment

No concerns raised

9.2.13 Access, Car parking and Servicing

Details of the application submission were referred to the NSW Roads and Maritime Services and Council's Traffic Officer. NSW Roads and Maritime Services have no objections to the proposed access, car parking and servicing arrangements subject to Conditions as at **Attachment 6**. Council's Traffic Officer has no objections to the proposed access, car parking and servicing arrangements subject to conditions as at **Attachment 6**.

	Rate	Calculation	Required	Provided	Compliance
Car parking	2 per 150m ² of GFA	Bunnings Store: (14650m ² /150m ²)x2	193 Spaces	403 Spaces	Yes
Bicycle parking	1 Space/200m ² of GFA	Bunnings Store: 14464m ² /200m ² Spaces	72 Spaces	10 Spaces	No – Conditioned for 35 Spaces
Motorbike	1 per 25 car spaces	1 per 25 cars	7 Spaces	5 Spaces	No – Conditioned for 7 spaces

Large Rigid Vehicle – Articulated Vehicle (Semi-Trailer)					Yes
Justification for Motorbike and Bicycle Parking Variation: <p>The applicant has not provided motorbike and bicycle parking in accordance with Schedule 1 of Chapter E3 requesting a variation to Council's controls. A copy of the variation request statement is provided at Attachment 5. It is considered that the variation to the motorbike and bicycle parking development control can be supported in this circumstance for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development is for a hardware and building supplies store. The nature of the proposed use is one of sales of larger bulkier items not generally considered safe for transportation on motorbikes and bicycles. Therefore compliance with this control would lead to a large number of spaces being significantly underutilised by customers. • The proposed motorbike and bicycle parking rates are similar to other Bunnings stores approved by Council. • The provision of car parking spaces far exceeds the requirements of Councils development control plans. • Details of the proposal were referred to Council's Traffic Officer for assessment with conditionally satisfactory referral advice received. In particular a condition is recommended that provision for 7 motorbike spaces, 20 employee and 15 visitor bicycle spaces be reflected on the Construction Certificate plans as at Attachment 6. • Although the numerical requirements have not been strictly met in this circumstance it is considered that the objectives of the clause have been met ensuring minimal impact on the streetscape and on the amenity of the adjoining properties. 					Variation request considered and is supported

9.2.14 Access for People with a Disability

The proposed development is considered satisfactory with regards to Access for People with a Disability in this circumstance. The application submission including a specialist Access Consultants report was referred to Council's Community Services and Traffic Officers for comment with satisfactory referral advice, comments and/or recommended conditions provided.

9.2.15 Land Consolidation

It is proposed to consolidate the five (5) lots into two (2) lots. The two (2) new lots comply with WLEP 2009 minimum lot size requirements for the zone. The application was submission was referred to Council's Subdivision Officer for comment and was considered conditionally satisfactory subject to draft conditions as at **Attachment 6**.

10 General design requirements for retail shopping centres

Not Applicable

11 General building design requirements for fast food restaurants

Not Applicable.

12 Peripheral sales (bulky goods) precincts

Not Applicable. The subject site is not within a peripheral sales (bulky good) precinct.

13 Works in the public domain

Roadworks on all three roads bordering the subject site including the construction of a roundabout on Northcliffe Drive and footpath paving is proposed.

Details of the proposal were referred to the Roads and Maritime Services and Council's Stormwater, Subdivision and Traffic Officers for assessment. Satisfactory referral advice, comments and/or draft conditions as at **Attachment 6** were provided in each instance.

CHAPTER C1 – ADVERTISING AND SIGNAGE

8 General requirements for advertising signs and structures

8.1 Advertising Signage must relate directly to lawful use of the land

Satisfactory. The signage is associated with the proposed hardware and building supplies.

8.2 Design and Location

The design of the proposed signage is considered to be compatible with the built form and the locality.

8.3 Proportion

The scale of the proposed signage is consistent with the bulk and scale of the built form and other advertising for hardware and building supplies development within the Local Government Area.

8.4 Colour

The colour complements the colour finish of the building and colours are limited to the advertising signs.

8.5 Illumination

The signage is not proposed to be illuminated via neon or light boxes. Rather illumination will be provided with directional lighting on to the wall and pylon signs. It is considered that the illumination will not detract from the amenity of surrounding properties. It is considered that the proposed illumination would have minimal impact on the existing lighting created by the street lighting and traffic signals associated with the intersection of the Princes Highway and Northcliffe Drive. A condition shall be imposed on the consent so that illumination will have minimal impact on the amenity of the adjoining properties.

Details of the application submission were referred to the RMS and no issues were raised with regards to the illumination of the advertising signage.

8.6 Rationalisation of Advertising Signage

Not applicable.

8.7 Advertising Signs and Structures maintained in good repair and in a clean and tidy condition

Satisfactory.

8.8 Advertising Signs must be displayed in English Language

Satisfactory.

8.9 Advertising Signs or Structures – Public Safety

Details of the application submission were referred to the RMS and Council's Traffic Officer and no issues were raised with regards to the proposed advertising signage.

9 Specific controls for advertising signs and structures

The proposed signage is as follows:

- Several painted wall signs each elevation of the main warehouse; and
- One (1) pylon sign.

An assessment against the relevant controls of Council's Advertising Signage and Structures development control plan is outlined below.

9.2 Flush Wall Signs

The controls for flush wall signs are as follows:

- (1) *A maximum of one (1) flush wall sign per building elevation will be permitted.*

Comment:

The application proposes two (2) painted wall signs per elevation with the exception of the North western elevation which has three (3) painted wall signs – Variation requested, refer to considerations below.

(2) *Any wall advertisement must be integrated with the design of the building on which it is to be displayed and for a building having:*

(a) *An above ground elevation of 200 square metres or more – the advertisement must not exceed 10% of the above ground elevation;*

Comment:

All elevations comply except for the South eastern elevation which has a total wall sign area of 27% – Variation requested, refer to considerations below.

(b) *An above ground elevation of more than 100 square metres but less than 200 square metres – the advertisement must not exceed 20 square metres; and*

(c) *An above ground elevation of 100 square metres or less – the advertisement does not exceed 20% of the above ground elevation.*

(3) *Flush wall signs must be attached flush to the wall and must not protrude more than 300mm from the wall.*

Comment:

The proposal complies with this control.

(4) *Flush wall signs must not protrude above the parapet or eaves.*

Comment:

The proposal complies with this control.

(5) *Flush wall signs must not cover mechanical ventilation vents.*

Comment:

The proposal complies with this control.

(6) *The advertisement must not extend over any window or other external opening.*

Comment:

The proposal complies with this control.

(7) *The advertisement must not obscure significant architectural elements of the building.*

Comment:

The proposal complies with this control.

(8) *Any wall advertisement must not include any building or business identification signage on the same building elevation.*

Comment:

The proposal complies with this control.

Justification for Flush Wall Signs Variation:

The application proposes two (2) painted wall signs per elevation with the exception of the North western elevation which has three (3) painted wall signs and a total signage area of 27% of the area of the elevation on the South eastern elevation requesting a variation to Council's controls. A copy of the variation request statement is provided at **Attachment 5**. It is considered that the variation to the flush wall sign development control can be supported in this circumstance for the following reasons:

- The proposed signage is entirely business identification signage and does not entail any general or third party advertising.
- The proposed wall signage has been integrated into the building design and is considered appropriate in their scale given the size of the subject site and scale of the building proposed.

- The expanse of the Southern elevation addressing Northcliffe drive is broken by the main pedestrian entry which splits the signage on this elevation into effectively two (2) separate elevations.
- The signage is considered to be suitably located and providing a legible and clear message through the use of a high quality finish.
- Details of the application submission were referred to the RMS and Council's Traffic Officer and no issues were raised with regards to the advertising signage.
- Although the numerical requirements have not been strictly met in this circumstance it is considered that the objectives of the clause have been met ensuring minimal impact on the streetscape and on the amenity of the adjoining properties.

9.5 Pole or Pylon Signs

The relevant controls for pole or pylon signs are as follows:

1. *A maximum of one (1) pole or pylon sign per site is permitted.*

Comment:

The proposal complies with this control with one (1) pylon sign proposed on the Northcliffe Drive frontage.

2. *A minimum clearance of 2.6 metres is required from the underside of the pole or pylon sign and the ground level.*

Comment:

Less than 2.6m of clearance is provided – Variation requested, refer to considerations below.

3. *The maximum advertising area for a pole or pylon sign upon a site located within a business zone is 8m².*

Comment:

Greater than 8m² advertising area is provided – Variation requested, refer to considerations below.

4. *The maximum height for a pole or pylon sign upon a site located within a business zone is 8 metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).*

Comment:

The proposed pole sign is 10m high – Variation requested, refer to considerations below.

Justification for Pole Signs Variation:

The application proposes a 10m high pole sign with a ground clearance of less than 2.6m and an advertising area of greater than 8m² requesting a variation to Council's controls. A copy of the variation request statement is provided at **Attachment 5**. It is considered that the variation to the pole or pylon sign development control can be supported in this circumstance for the following reasons:

- The proposed signage is entirely business identification signage and does not entail any general or third party advertising.
- The proposed pylon is located within a garden bed and will not pose any hindrance current pedestrian access.
- The proposed pylon is well setback from the vehicular access point on Northcliffe Drive so as to minimise impacts on sight lines from vehicle accessing or exiting the site.
- The proposed pylon signage is considered appropriate in scale given the size of the subject site and scale of the building proposed.
- The signage is considered to be suitably located and providing a legible and clear message through the use of a high quality finish.
- Details of the application submission were referred to the RMS and Council's Traffic Officer and no issues were raised with regards to the advertising signage.
- The proposal is consistent with similar hardware and building supplies developments within the Local Government Area.

- Although the numerical requirements have not been strictly met in this circumstance it is considered that the objectives of the clause have been met ensuring minimal impact on the streetscape and on the amenity of the adjoining properties.

CHAPTER D1 – CHARACTER STATEMENTS

Kembla Grange

Chapter D1 indicates that Kembla Grange comprises of light industrial and heavy industrial zoned land, as well as low and medium density residentially zoned land. The Illawarra Regional Strategy identifies the Kembla Grange industrial area as a key employment land which will support the expansion of Port Kembla port, particularly in respect to the development of general and light manufacturing industries in addition to warehouse distribution facilities associated with port related activities.

The proposal provides for a hardware and building supplies building development and bulky goods development within a business zone adjacent to a light industrial area. Development within the immediate vicinity of the subject site is characterised by a mixture of land uses including Club Germania and Hansen and Cole funerals (south-east), an industrial area on Canterbury Road and rural residential uses on the opposite side of Northcliffe Drive. The proposed built form is considered consistent with the adjacent light industrial zone to the North east on the opposite side of Canterbury Road

The proposed development is a permissible use in the B6 zone and satisfies controls for Hardware and building supplies buildings and bulky good premises under Wollongong Development Control Plan 2009. The proposal is considered to be consistent with the existing and desired future character for the locality.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposed development is considered satisfactory with regards to Access for People with a Disability in this circumstance. The application submission including a specialist Access Consultants report was referred to Council's Community Services and Traffic Officers for comment with satisfactory referral advice, comments and/or draft conditions provided.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Lighting to public areas to be provided according to AS1158. Entries are to be appropriately lit.	Yes
<u>3.2 Natural surveillance and sightlines</u>	The proposed development does account for and will improve natural surveillance of adjoining properties and the street.	Yes
<u>3.3 Signage</u>	Appropriate directional signage will be provided within the develop site and within the road corridor. Draft conditions regarding signage are included at Attachment 6 of this report.	Yes
<u>3.4 Building design</u>	It is considered that the proposed development satisfies CPTED principles in minimising areas of entrapment and concealment, natural surveillance and access controls. Details of the application submission were reviewed by Council's Safer Communities	Yes

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
	Officer and no issues were raised with regards to Building Design.	
<u>3.5 Landscaping</u>	<p>It is considered that the proposed development satisfies CPTED principles in minimising areas of entrapment and concealment, natural surveillance and access controls.</p> <p>Details of the application submission were reviewed by Council's Safer Communities Officer and no issues were raised with regards to Landscaping subject to draft conditions as Attachment 6.</p>	Yes
<u>3.6 Public open space and parks.</u>	Not Applicable. The proposal is not opposite an area of public open space or park.	N/A
<u>3.7 Community facilities & Public Amenities</u>	Not Applicable.	N/A
<u>3.8 Bus stops and taxi ranks</u>	<p>There are bus stops and a taxi rank within the immediate vicinity of the subject site on both the Princes Highway forward of 289-295 Princes Highway and on Northcliffe Drive. It is considered that the proposed development will have minimal impact on the existing sight lines to the bus stops. The proposed development will have minimal impact on the existing lighting.</p> <p>It is considered that the proposed development satisfies Council's CPTED principles.</p>	Yes

CHAPTER E3: CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT

Details of the application submission were referred to the NSW Roads and Maritime Services and Council's Traffic Officer. NSW Roads and Maritime Services have no objections to the proposed access, car parking and servicing arrangements subject to Conditions as at **Attachment 6**. Council's Traffic Officer has no objections to the proposed access, car parking and servicing arrangements subject to conditions as at **Attachment 6**.

CHAPTER E6: LANDSCAPING

The proposed landscape plan was referred to Council's Landscape Officer for comment with referral advice indicating the proposal as satisfactory subject to draft conditions as at **Attachment 6**.

CHAPTER E7: WASTE MANAGEMENT

The proposed development is to be serviced by private waste contractors. Council's Traffic Officer has reviewed the proposal including Waste Management services documents by SITA Environmental Solutions providing conditionally satisfactory referral advice.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and the suitability of the site for the development. Appropriate conditions have been recommended and are included at **Attachment 6**.

CHAPTER E14 STORMWATER MANAGEMENT

Council's Stormwater Officer has reviewed the proposal providing conditionally satisfactory referral advice.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

The proposal seeks a hardware and building supplies building and bulky goods premises with a GFA of 14464m² as this is greater than 10000m² the proposal requires the incorporation of appropriate water sensitive urban design measures for the development. A Stormwater and WSUD Strategy Report were submitted with the application submission. The application was referred to Council's Environment Officer for comment. No issues were raised in regards to WSUD subject to draft conditions of consent included at **Attachment 6**.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The application proposes the removal of several trees to facilitate the proposal. Council's Landscape and Environment Officers have assessed the application submission, which included a Flora and Fauna report. Conditionally satisfactory referral advice was received and draft conditions as at **Attachment 6** specify trees to be removed, trees to be retained, compensatory plantings and tree protection and management.

CHAPTER E18 THREATENED SPECIES

The application submission has been assessed in regards to threatened species. Details of the application submission including a Flora and Fauna Assessment report, Microbat Assessment Addendum Report and Seven-part Test Addendum Report were referred to Council's Environment Officer for comment. Conditionally satisfactory referral advice was received and draft conditions are included at **Attachment 6**.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposal involves excavation to facilitate the basement car parking. A geotechnical report and information regarding the earthworks to reshape the land were submitted with the application.

The application was referred to Council's Stormwater, Geotechnical, Subdivision and Environment Officers for comment and no objections were raised in relation to this matter subject to conditions of consent included at **Attachment 6**. Therefore it is considered that the earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses and features of the surrounding land.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

A preliminary Environmental Site Assessment was conducted by Envirowest on the four (4) subject lots with development history. Areas of environmental concern with potential soil and ground water contamination were identified. A Remediation Action plan (RAP) has been prepared by Environmental Investigation Services details the procedure for site remediation so that the site will be suitable for the proposed use.

Council's Environmental Officer has reviewed the history of the site in conjunction with the report prepared by Environment Investigation Services and notes that the site has the potential for contaminated soils and groundwater. Conditions are proposed requiring an Interim Site Auditors Statement, site remediation and validation, waste classification of excavated soils, Site Auditors Report and Site Auditors Statement confirming that the site has been satisfactorily remediated and is suitable for the proposed development.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

The proposal includes demolition works. Draft conditions are included in **Attachment 6** of this report to minimise impacts and ensure that demolition is carried out to Council's and Work Safe's requirements and AS 2601- Demolition of Structures.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.

Details of the application submission including the Stormwater Management Plan containing soil and water management plans as is required for disturbances greater than 2500m² were referred to

Council's Environment and Stormwater Officers for comments. Advice received indicates that the proposal is conditionally satisfactory