COMPLIANCE TABLE – GREATER TAREE DEVELOPMENT CONTROL PLAN 2010

SECTION	REQUIREMENT	PROPOSAL	COMPLIANCE
PART D: ENVIRONMENTAL REQUIREMENTS	**D3.1 Earthworks**		
	General 1. Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill (i.e. for steep land houses will need to be of a split level design or an appropriate alternative and economical solution.) 2. Subdivision and building work shall be designed to ensure minimal cut and fill is required for its construction phase.	The proposal includes earthworks of a relatively minor scale (up to approximately 2.5 metres to the rear of the site). This is considered appropriate to allow for the functional requirements of the police station, with the earthworks required to create alignment of the floor level with the existing Court House to enable the secure transfer of prisoners from the Police Station.	Does not comply – minor earthworks proposed and considered to be acceptable in circumstance of the case
	Use of Virgin Excavated Natural Material (VENM) 1. All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or VENM). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.	Clean fill (VENM) will be used (if required) and will be specified in the Construction Environmental Management Plan.	Complies
	Development applications which involve earthworks must be accompanied by supporting information which addresses some or all of the following issues subject to the scope and extent of the proposed earthworks: Land 1. soil conservation; 2. landfill stability (geo-technical specification and supervision, batter slopes, compaction and treatment, and surface and subsoil drainage); 3. fill, depth, volume and quality (consolidation, leachate and stability); 4. surface levels, treatment and landscaping; 5. if there is existing unauthorised fill, a report on possible land contamination, fill quality, leachate and other detail; and 6. pre and post-development land use. Water 1. location of watercourses and/or wetlands on the site and adjoining land and the distance between such watercourses/wetlands and the proposed land forming operation; 2. stormwater management; 3. pre and post-development flood levels and velocities; 4. stormwater pollution control; 5. easements required over channels/floodways and detention structures; 6. sullage; 7. leachate; 8. the depth of groundwater from the surface; 9. the quality of local groundwater; 10. the location of groundwater users in the area and the beneficial use of groundwater; and 11. compliance with Protection of the Environment Operations Act.	Potential impacts associated with earthworks are addressed in the Statement of Environmental Effects and supporting documents including a geotechnical assessment and civil and stormwater report.	Complies

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	Rehabilitation (including sites where material is sourced) 1. Soil testing which identifies any soil related issues on the site e.g. potential acid sulphate soils (which may have been transported to the site and used as landfill), structural stability, plant nutrient requirements and any other plant growth limiting factors. 2. Rehabilitation/revegetation techniques must include the following: • land management controls; • water management controls; • rectification works; and • earthworks staging plan. 3. Preparation of a landscaping plan prepared by a suitably qualified person which addresses the following: • final land use; • vegetation to be retained and removed and rehabilitated; • site stabilisation proposed; • weed control programs to be employed; and • plant details (type, number, location, staking, common and botanical names and maturity details). 4. Species used in revegetation should be selected to achieve short, medium and long term soil stability and include a diversity of endemic species of local provenance. 5. Revegetation techniques may not be required for all development applications it will be dependent on site constraints.		
	D3.2 Erosion and sediment control requirements		
	1. All development shall incorporate soil conservation measures to control soil erosion and siltation during and following completion of development. 2. An Erosion and Sediment Control Plan must be lodged with every development application. This must be prepared in accordance with the Managing Urban Stormwater – Soils and Construction, Landcom (The Blue Book) and Council's Engineering Specifications. The Plan is to provide appropriate erosion and sediment controls to cover the period during and after construction. 3. The standard ESCP is to identify the erosion and sediment control measures required for the site. The following information is required as a minimum in a standard ESCP: a. Locality details (address, lot number, etc.), b. North point and scale, c. Property boundaries and adjoining roads, d. Existing land contours, e. Location of existing trees and vegetation, f. Location of existing significant landscape features, g. Existing watercourses and drains flowing through and/or adjacent to the site, h. Outline of proposed building/structures and disturbed areas, i. Proposed vehicular access, j. Extent of vegetation to be cleared, k. Extent of earthworks and limits of cut and fill, l. Location of proposed stockpiles, m. Location of proposed temporary and permanent site drainage, n. Location of proposed temporary erosion and sediment control measures,	The proposed development incorporates soil conservation measures to control soil erosion and siltation during and following completion of development. An Erosion and Sediment Control Plan is submitted with the development application, prepared in accordance with Landcom's Managing Urban Stormwater – Soils and Construction (The Blue Book). The Plan provides erosion and sediment controls to cover the period during and after construction.	Complies

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	o. Location of temporary and permanent revegetation areas, p. An explanation of any changes to the erosion and sediment controls as the works proceed, q. Supplementary notes covering inspection and maintenance requirements. 5. All disturbed areas shall be progressively rehabilitated. 6. The Plan must demonstrate that re-use of the existing soil material on the site has been implemented as far as possible. 7. All sediment and erosion controls proposed by the Plan are to be installed prior to the commencement of any construction works and appropriately maintained from the construction to stabilisation phase. 8. Appropriate dust suppression measures must be implemented during all construction works.		
	Soil and Water Management Plan Requirements 1. SWMP's (Soil and Water Management Plan) will include detailed calculations to determine the soil loss and the size of any sediment basins that may be required on the site. In addition to the information required for an ESCP, a SWMP should include: a. The location of lots, public open space, stormwater drainage systems, schools, shopping centres/community centres (if nearby), b. The location of land designated or zoned for special uses, c. Location and diagrams of all erosion and sediment controls used on site, d. Locations, calculations and engineering details of any sediment basins, e. Location and details of other stormwater management structures such as; constructed wetlands, gross pollutant traps, trash racks or separators. Detail is required on the following: *General requirements* *Clearing and earthworks* *Drainage* *Site Access* *Topsoil and stockpiles* *Stabilisation and rehabilitation*	A Soil and Water Management Plan to be submitted prior to the commencement of any excavation works.	Able to comply – condition considered appropriate
PART F: HERITAGE REQUIREMENTS	**F2.1 Site requirements** Detailed performance criteria for: F2.1.1 Siting and setbacks F2.1.2 Gardens and garden elements **F2.2 Building requirements** Detailed performance criteria for: F2.2.1 Design and character F2.2.2 Scale and form F2.2.3 Roof forms and chimneys F2.2.4 Detailing F2.2.5 Building elements, materials, finishes and colour schemes F2.2.6 Timber buildings	The proposed development has been designed with consideration of the impact on the historic Court House on the site as well as heritage items in the vicinity. Potential impacts on heritage are addressed in detail in the Statement of Environmental Effects, supported by a Heritage Assessment and Impact Statement, prepared by GML Heritage. The heritage assessment concludes that the proposed demolition of the existing police station and the design of the new police station are acceptable in terms of heritage impact. Conditions of consent are proposed to ameliorate any potential impacts.	Complies

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PART G: CAR PARKING AND ACCESS	**G1 Car parking and access**		
	General requirements for all development 1. Car parking spaces will not be permitted closer than 3m to the street alignment in residential areas and 6m to the street alignment in industrial areas. Wherever practical a minimum 3m set back will also be applied in commercial areas. 3. Combined entry/exit driveways are to have a minimum width of 6m and singular driveways (separate entry/exit ways) are to have a minimum width of 4m, unless otherwise specified. 4. Hardstand areas should be minimised, but where used shall be concrete or bitumen and, where soil conditions and vehicular traffic permit, be substantially constructed using semi-pervious materials.	Car parking design considered in the Traffic and Parking Report submitted with the development application. Access driveway is singular and complies with minimum width. Car parking spaces have been designed to meet the Australian Standard AS2890.5 and the Police Building Code.	Complies
	General requirements for commercial, industrial and mixed use development 1. The design must incorporate rational circulation pattern. 2. Entrance/exit facilities must be capable of accommodating peak loads. 3. Parking, access lanes and manoeuvrability areas shall be constructed, paved and drained in accordance with Council's standards. Parking spaces shall be permanently and clearly identified. 4. Parking area surfaces shall be constructed in bitumen or concrete, however the use of alternative and permeable surface treatments is encouraged where soil conditions and vehicular traffic permit. 5. Landscaping is encouraged in car parking areas in order to improve the appearance of the parking area and provide shade. Landscaping should not restrict entry and exit sight lines, nor result in the parking area being difficult to recognize from the street. 6. Unless otherwise specified all vehicles must enter and leave the site in a forward direction. 7. Adequate space for the manoeuvring of vehicles, particularly rigid and articulated heavy vehicles (where necessary), is to be provided. A manoeuvre width no less than twice the length of the longest vehicle using the facility is recommended. 8. Access roads and internal roadways should be constructed to a level adequate for the largest vehicle anticipated to use the site. Internal road networks are to have a minimum width of 6 meters for two-way traffic with 7.5m being desirable. 9. The design should minimize the potential for vehicular/ pedestrian conflict and should provide a pedestrian connection between the car park and the development. 10. Wheel stops should be provided where appropriate to protect areas from vehicle encroachment, particularly if used by pedestrians. 11. Parking bays for disabled people are to be provided at the rate of 1 space per 50 car parking spaces and located to allow safe and convenient access to a development. Note: A maximum grade of 1:14 should be provided on all pedestrian ramps used by the disabled. 12. In commercial areas pram parking is to be provided at the rate of 1 space per 100 car parking spaces. 13. The first vehicular driveway reached by using the kerbside lane adjacent to the site is to be the entrance. 14. Buildings are to be located and designed so that there is adequate sight distance to and from intersections and driveways. 15. Customer parking spaces are to be provided in locations approved by Council,	Swept path analysis demonstrates that vehicles are able to enter and exit the site in the forward direction and reverse into parking areas without limiting access to other parking spaces or operational areas.	

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	which will encourage customers to park in the parking area rather than on the road. 16. Unless otherwise specified, access road widths within the site should not be less than the driveway widths specified in DCP Part H2.4 for development up to and including dual occupancy. Internal access road widths for developments greater than dual occupancy should not be less than 6m, and in any case should be designated to accommodate the type of vehicles likely to be generated by the particular development. 17. Designated car parking spaces are not to be used for storage or for industrial garbage receptacles.		
	G1.1 Location of driveways		
	1. A vehicular driveway, entry and/or exit, which crosses the edge of the carriageway and the property boundary, shall: a. Be clear of all obstructions which may prevent drivers from having a timely view of pedestrians; b. Be located such that any vehicle turning from the street into it or into the street from it can be readily seen by the driver of an approaching vehicle in the street; c. Be constructed in accordance with Australian Standard AS2890.1 Parking Facilities – Off Street Car Parking.	Driveway has been designed to comply with Australian Standard AS2890.1	Complies
	G1.3 Parking requirements for specific land uses		
	Office Premises/Public Buildings - 1 space per 35m^2 of net floor area (NFA). 1 space per 500m^2 for courier/service vehicles.	30 car parking spaces proposed in accordance with the DCP requirements	Complies
PART M: SITE WASTE MINIMISATION AND MANAGEMENT	**M2 Demolition of buildings or structures**		
	1. A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and lodged with the demolition application (see template SWMMP in Appendix J). As a minimum it shall include: a. Adaptive reuse opportunities for buildings/structures. b. All waste likely to result from the demolition, and opportunities for reuse of materials. c. Facilities reuse/recycling by using the process of deconstruction, where various materials are carefully dismantled and sorted. 2. Reuse or recycle salvaged materials onsite where possible. 3. An area shall be allocated on site for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation, and access and handling requirements). 4. Separate collection bins or areas for the storage of residual waste shall be provided on site and clearly signposted for the purpose and content of the bins and storage areas. 5. Measures shall be implemented on site to prevent damage by the elements, odour and health risks, and windborne litter. 6. All demolition waste dockets are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.	A Site Waste Minimisation and Management Plan is submitted with the development application	Complies

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	M3 Construction of buildings or structures		
	M3.3 Commercial developments and change of use		
	1. A Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and submitted with the development application (see template SWMMP in Appendix J). 2. Plans submitted with the development application must show: a. The location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants. b. The location of temporary waste and recycling storage areas within each tenancy. These are to be of sufficient size to store a minimum of one day's worth of waste. c. An identified collection point for the collection and emptying of waste, recycling and garden waste bins. d. The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). e. The on-site path of travel for collection vehicles (if collection is to occur on-site). f. Convenient access from each tenancy to the waste/recycling storage rooms or areas. There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage rooms or areas. 3. Every development must include a designated waste/recycling storage area or room(s). Depending upon the size and type of the development, it may be necessary to include a separate waste/recycling storage room/area for each tenancy. 4. Arrangements must be in all parts of the development for the separation of recyclable materials from general waste and for the movement of recyclable materials and general waste to the main waste/recycling storage room/area. For multiple storey buildings, this might involve the use of a goods lift. 5. The waste/recycling storage room/area must be able to accommodate bins that are of sufficient volume to contain the quantity of waste generated between collections. 6. The waste/recycling storage room/area must provide separate containers for the separation of recyclable materials from general waste. Standard and consistent signage on how to use the waste management facilities should be clearly displayed. 7. Waste management facilities must be suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system. 8. The size and layout of the waste/recycling storage room/area must be capable of accommodating reasonable future changes in use of the development. 9. A waste/recycling cupboard must be provided for each and every kitchen area in a development, including kitchen areas in hotel rooms, motel rooms and staff food preparation areas. Each waste/recycling cupboard must be of sufficient size to hold a minimum of a single day's waste and to hold separate containers for general waste and recyclable materials. 10. Any garbage chutes must be designed in accordance with the Building Code of Australia and Better Practice Guide for Waste Management in Multi-Unit Dwellings. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use. 11. All construction waste dockets are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.	The Site Waste Minimisation and Management Plan submitted with the development application will be further developed once a construction contractor is appointed.	Able to comply

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PART N: LANDSCAPE REQUIREMENTS	**N1 General landscaping requirements**		
	N1.1 Site coverage and lot requirements		
	1. Designs should reflect the unique local character of the area in which they are located. 2. An assessment of the physical conditions of each site should be undertaken prior to design. Particular emphasis should be placed on the recognition of aspect, prevailing wind directions, soils, drainage and susceptibility of the site to flooding. 3. In established areas, landscaping should relate to the scale of other elements of the streetscape and the landscaping of adjoining development. Where possible, landscaped areas should adjoin the landscaped areas of adjacent allotments. 4. Proposals should endeavour to maintain established gardens, remnant vegetation and natural features where practicable. In particular, proposals should identify existing areas of natural vegetation and provide for the retention, protection and enhancement of these areas within the site where possible. 5. Existing trees should be retained wherever possible and shall be protected during construction with temporary fencing (i.e. capped star pickets at 2m centres with hazard mesh) around their drip lines – outer edge of canopy. Existing areas of natural vegetation shall also be fenced and protected from soil disturbances, and should not be used for the storage of materials. 6. Sites should be considered within the context of their importance and contribution to landscape connectivity and wildlife movement. Proposals should minimise the impact on native flora and fauna and their habitats, particularly threatened species and plant communities and ecological processes. Inclusion of measures to help offset any impacts (such as nesting boxes, bat boxes, bird feeders, etc) should also be considered in the design. 7. To maintain the ecological balance of the local area, indigenous plants (species natural to the local area) should be used in preference to native plants or exotic plants. Noxious weeds, pest plants and undesirable species should also be avoided. 8. Species to be used should be well established, disease free, container or field grown stock that have been propagated for the specific site conditions, i.e. sun-hardened, shade and sun tolerant. 9. Designs should contribute to the creation of pleasant microclimates by providing for summer shade and winter sun and capturing breezes. This can be achieved by incorporating the following: a. Providing one shade tree per 20m2 of lawn area. b. Maximising winter solar access by planting winter deciduous trees such as Illawarra Flame Tree (Brachychiton acerifolius) adjacent north-facing living areas. c. Respecting the solar access of adjacent properties by minimising overshadowing. d. Using landscaping to minimise heat and glare from built structures and hard surfaces. e. Incorporating earth berms or masonry fences in noisy locations to help reduce noise and maintain privacy. 10. Utility services (sewerage, water, gas and power lines) should be considered early in the design phase to avoid disturbance to vegetation during future maintenance works. Tunnelling (directional boring) for underground services, rather than open trenching, should be undertaken in areas adjacent to existing trees to reduce injury to	A Landscaping Plan is submitted with the application which considers the site conditions, retains existing trees where possible and includes ESD principles.	Complies

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	tree roots. Potential future impacts on the structural integrity of buildings (including footings) should be considered as well as the use of appropriate mitigation measures such as root pruning and root barriers. 11. For the provision of safe environments plantings should avoid obscuring casual observation of sites and creating areas of dense vegetation, in order to maintain public surveillance and reduce the incidence of crime. Shrub plantings under 1m in height should be used to enable passive surveillance where this is desired. Surfaces should be non-slip, and trip hazards must be avoided. Potential injurious plants should not be used adjacent to pedestrian areas (e.g. sharply pointed or serrated leaves or plants which shed seed/fruit or are prone to dropping limbs). Poisonous plants and plants known to cause respiratory problems should not be used in designs for childcare centres and aged care facilities. Vehicular and pedestrian traffic should be separated. 12. Components of landscapes should be in accordance with Australian Standards where they apply, such as: a. Areas subject to wetting per AS1141.2 b. Pedestrian lighting per AS 1158.3 c. Roadway sight line maintenance per AS 2890.1 (1993) d. Potting mixes per AS 3743 (1996) e. Outdoor lighting per AS 4282 (1997) f. Pruning amenity trees per AS 4373 (1996) g. Top dressing, landscape soils per AS 4419 (1998) h. Composts, mulches and soils per AS 4454 (1997). 13. Implementation of Ecologically Sustainable Development (ESD) principles, including the selection of low-embodied energy materials, recycled materials (e.g. chipping any removed vegetation and using the chips on site as mulch, re-use of on-site topsoil, and use of recycled plastic products), and design to ensure low resource consumption (e.g. drought hardy plantings to reduce water use, use of permeable paving and providing onsite detention/infiltration areas to allow rainfall to seep into the soil rather than run off). Water features should be avoided, and sprinklers should be used only in the evening, overnight, or early morning to minimise evaporation losses. 14. Protection of visual amenity: unsightly activities and structures should be screened, and buildings should be framed and softened. The visual impact of car parks and roadways should be reduced by erecting fences and planting mounds and vegetative screens. Good views into and from the site should be used advantageously by siting viewing areas within visual corridors. Entry points should be clearly defined and can be enhanced by special feature / accent plantings to delineate them (e.g. strong plant forms, striking foliage colours, etc). 15. Protection of water quality through the retention of natural vegetation along watercourses, and implementation of short-term erosion control measures (e.g. silt fences) during construction. 16. All landscape designs should take into account ongoing maintenance requirements. Design, plant selection and construction techniques should facilitate efficient and low cost maintenance of the newly established and mature landscapes. Edgings to lawns are recommended to define turf areas and to minimise the invasion of turf grasses into garden beds. Use of low maintenance options should be considered as replacement for turf (e.g. mulched garden beds, groundcovers, gravel or hard paving). Turf areas		

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	should be free of surface rocks/debris to avoid harm to public safety during mowing. Any plantings (e.g. trees) in lawn areas must be planted into mulched island beds and not planted directly into the turf. This will reduce the risk of mowing damage and improve plant establishment by avoiding root competition from the turf. High use areas should be gravel or unit pavers rather than turf. 17. The choice of hard landscaping materials should be made carefully. Large areas of paving can be enhanced by combining different paving materials (e.g. concrete/bitumen with brick grids or other paving patterns). Smaller areas of paving should be paved with a small-scale unit, which relates to the size of the area to be paved, e.g. brick cobble. Trees in paved areas should be surrounded with root barriers to encourage deep rooting and avoid shallow surface roots, which have the potential to disturb paving units. 18. Hard landscaping should allow the infiltration of water into the soil, through for example permeable paving. 19. Designs should have a sense of unity and a balance of repetition and contrast to avoid monotonous or chaotic forms of landscaping.		
	N1.2 Landscape plans		
	1. A Landscape Plan shall be submitted to Council in conjunction with the Development Application, or where otherwise required by Council. 2. Landscape Plans shall be prepared by a suitably qualified and experienced person (this is normally a Landscape Architect or a Landscape Designer with project experience similar to the project being proposed).	A Landscaping Plan is submitted with the application which considers the site conditions, retains existing trees where possible and includes ESD principles.	Complies
	N1.5 Car Parks		
	1. Landscaping of car parks should aim to reduce the visual impact of expanses of hard paving, reduce glare and heat and provide shade for vehicles and pedestrians. 2. Provision should be made for islands of planting at the end of rows and interspersed between car parking bays. These areas of planting should be protected from vehicular overrun by using kerbs, wheel stops and bollards, and be of at least 1.8m in width to function effectively as planting beds. 3. Contrasting paving, such as unit paving, should be used to define and visually separate pedestrian and vehicular access. 4. Where car parks adjoin residential areas acoustic and visual privacy should be maintained through fencing, mounding or vegetative screening.	Landscaping of the rear car park area is not considered necessary as it is not publicly accessible or easily viewed being located in a secure area of the site. The perimeter of the site has retaining walls and fencing which limit visibility.	Complies

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PART O: SIGNAGE AND ADVERTISING REQUIREMENTS	**01.1.4 Heritage items and heritage conservation area**		
	1. Colours should conform, where possible, with those originally used on signs on the building. 2. If new development is involved and/or original colours cannot be identified, colours typical of the relevant period should be used. Original colours were generally subdued stone and earth tones which were oxide based. Typical colour tones included russets, terracottas, ochres, siennas, creams, chrome, green and rich browns. Trims and lettering often utilised high contrast or a stronger shade of the same colour with reddish browns and green-greys predominating. 3. Where illuminated, external illumination such as spot lighting is preferred, provided the intensity of illumination is not obstructive in the surrounding area. 4. Lettering should conform, where practicable, with the style used in the relevant period. The most common types were Egyptian (antique), Ionic (Fat Clarendon) and Grotesque (Sans Serif).	The proposed signage incorporates the standard NSW Police Box and Police Crest which are of a predetermined regulated colour and design, to enable ready identification of police stations across NSW. The NSW Police Box is illuminated to allow ready identification of the police station. The station name is in black 300mm arial font. Again it is required to be clear so that the station can be readily identified. Though the signage does not follow the heritage type signage under this provision, it is respectful of the location and colours are neutral / blue.	Does not comply – acceptable given the circumstances of the case