

Appendix C – Compliance Tables

Table 1 Greater Taree Development Control Plan 2010 Compliance Table

Control	Requirement	Comment	Compliance
Part D Environmental Requirements			
D3.2 Erosion & Sediment Control Requirements		Refer to the Erosion & Sediment Control Plan (ESCP) within Architectural Plans at Appendix A .	Y
Part G Car Parking & Access			
General Requirements for all Development	<ol style="list-style-type: none"> 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. 2. n/a 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. 	<ol style="list-style-type: none"> 1. A minor exceedance is noted for the new western car park however noting the proposed landscaping and minor nature the variation is considered to be acceptable noting the outcomes achieved. 2. n/a 3. There are two (2) new entry points proposed with this application. Both driveways exceed 6m width. 4. All new hardstand areas shall be concrete or bitumen. <p>For further details, refer to the Proposed Site Plan within Architectural Plans at Appendix A.</p>	Y
General requirements for commercial, industrial and mixed use development	<ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> 1. The proposed car parking areas have been designed so all vehicles can enter and exit the site in a forward direction, incorporating a rational circulation design. 2. The proposed entry/exit points have been designed to accommodate peak loads. 3. All new hardstand areas shall be concrete or bitumen. 4. As above. 	Y

Control	Requirement	Comment	Compliance
	<p>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.</p> <p>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.</p> <p>6. Unless otherwise specified all vehicles must enter and leave the site in a forward direction.</p> <p>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.</p> <p>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.</p> <p>9. The design should minimize the potential for vehicular/ pedestrian conflict and should provide a pedestrian connection between the car park and the development.</p> <p>10. Wheel stops should be provided where appropriate to protect areas from vehicle encroachment, particularly if used by pedestrians.</p> <p>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.</p> <p>12. In commercial areas pram parking is to be provided at the rate of 1 space per 100 car parking spaces.</p>	<p>5. Landscaping has been proposed around new parking areas. Please refer to Landscaping Plans for further details.</p> <p>6. The parking areas have been designed so all vehicles have the opportunity to enter and exit in a forward direction.</p> <p>7. The parking areas have been designed with manoeuvrability in mind.</p> <p>8. n/a</p> <p>9. Pedestrian connection has been provided which eliminates pedestrians within the vehicular manoeuvring areas.</p> <p>10. Is noted.</p> <p>11. Nine (9) accessible parking spaces have been provided.</p> <p>12. Site is not considered to be located within a commercial area</p> <p>13. Is noted.</p> <p>14. No part of the proposed building extensions shall restrict sight distance when vehicles ingress or egress the site.</p> <p>15. An abundance of on-site parking has been provided.</p> <p>16. Is noted.</p> <p>17. Is noted.</p> <p>For further details, please refer to the Proposed Site Plan within Architectural Plans at Appendix A.</p>	

Control	Requirement	Comment	Compliance
	<p>13. The first vehicular driveway reached by using the kerbside lane adjacent to the site is to be the entrance.</p> <p>14. Buildings are to be located and designed so that there is adequate sight distance to and from intersections and driveways.</p> <p>15. Customer parking spaces are to be provided in locations approved by Council, which will encourage customers to park in the parking area rather than on the road.</p> <p>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.</p> <p>17. Designated car parking spaces are not to be used for storage or for industrial garbage receptacles.</p>		
G1.1 Location of Driveways	<p>1. A vehicular driveway, entry and/or exit, which crosses the edge of the carriageway and the property boundary, shall:</p> <p>a. Be clear of all obstructions which may prevent drivers from having a timely view of pedestrians;</p> <p>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;</p> <p>c. Be constructed in accordance with Australian Standard AS2890.1 Parking Facilities – Off Street Car Parking.</p>	<p>1. The proposed vehicular crossover and driveways shall satisfy this section.</p> <p>Refer to the Proposed Site Plan within Architectural Plans at Appendix A for further details.</p>	Y
General Requirements for Commercial, Industrial and	<p>1. A vehicular driveway, entry and/or exit, which crosses the edge of the carriageway and the property boundary shall:</p>	<p>1. The proposed vehicular crossover and driveways shall satisfy this section.</p> <p>Refer to the Proposed Site Plan within Architectural Plans at Appendix A for further details.</p>	Y

Control	Requirement	Comment	Compliance
Mixed Use Development	<ol style="list-style-type: none"> Have separate entry/exit if there is any likelihood that it will be used by vehicles both entering and leaving the site simultaneously which could result in the obstruction or delay of traffic in the street, or where more than 50 car spaces are to be provided; Be properly signposted by the use of 'in' / 'entrance', 'out' / 'exit' and 'keep left' signs, where appropriate; Be a minimum of 9m to the prolongation of the property line of any intersecting street; Not be on an intersection or within 6m of a break in the median strip; Be a minimum of 6m to the commencement of a curve linking the carriageways of the public streets at an intersection; Be a minimum of 25m to any signalised intersection; Be a minimum of 1m to site boundaries. 		
G1.3 Parking Requirements for Specific Land Uses	<ol style="list-style-type: none"> Details and plan of parking areas and driveways shall be submitted with the Development Application indicating method of construction, paving, marking and drainage. In respect of existing premises being altered (including reconstruction), enlarged or converted the following shall apply: <ol style="list-style-type: none"> n/a If the alteration results in increased floor area then parking will be required in respect of the increased area only; If the use of an existing building, or part thereof, is changed the assessment of parking required will be based on the extent to which the requirement for the new use exceeds the requirement for the former or existing use. Any new consent or consent to alter, enlarge, convert or increase the capacity of any building or the use of any land shall make 	<ol style="list-style-type: none"> The Architectural Plans provided incorporate details of the parking areas. In accordance with section, the proposed expansion requires an additional 29 parking spaces are required. 56 parking spaces have been proposed, exceeding the requirements of this section. Refer to the Proposed Site Plan within Architectural Plans at Appendix A. 	Y

Control	Requirement	Comment	Compliance				
	<div>provision for off-street vehicular parking in accordance with the following table.</div> <table><tr><th>Land Use</th><th>Minimum Number of Parking Spaces Required</th></tr><tr><td>Hospitals / Nursing Homes</td><td>1 space per 3 beds for visitors; plus 1 space per 2 staff/resident doctor; plus 1 space per 15 beds for visiting doctors; plus 1 space for ambulance (minimum)</td></tr></table>	Land Use	Minimum Number of Parking Spaces Required	Hospitals / Nursing Homes	1 space per 3 beds for visitors; plus 1 space per 2 staff/resident doctor; plus 1 space per 15 beds for visiting doctors; plus 1 space for ambulance (minimum)		
Land Use	Minimum Number of Parking Spaces Required						
Hospitals / Nursing Homes	1 space per 3 beds for visitors; plus 1 space per 2 staff/resident doctor; plus 1 space per 15 beds for visiting doctors; plus 1 space for ambulance (minimum)						
Part I Commercial Requirements							
I2 Landscaping	<div><div>1. Landscape treatment to commercial premises should be in scale with the buildings. The emphasis should be on providing large single areas of planting, rather than smaller, isolated planting beds, which are more prone to vandalism. Species selection should be confined to masses of a few species that are large enough to deter vandalism.</div><div>2. Physical barriers such as raised planters may be necessary in places of high pedestrian traffic. Contrasting paving, such as unit paving, should be used to define and direct pedestrian to the major entry points.</div><div>3. Where practical, loading docks and service areas should be screened from public view.</div><div>4. Security of property and the public by careful placement and selection of plant material should be considered using the criteria of Crime Prevention through Design (CPTD).</div></div>	<div>The proposed landscaping includes plantings around the new car park area to soften the car park and extension. The scale of the plantings and size of the planter beds are considered appropriate for the scale of the site and the development proposed.</div> <div>Appropriate barriers are to be established where necessary to protect the plantings from damage from visitors.</div> <div>Refer to the Proposed Landscaping Plans at Appendix F.</div>	Y				
Part M Site Waste Minimisation & Management							
M2 Demolition of Buildings or Structures	<div>1. A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and lodged with the demolition</div>	<div>Refer to the Site Waste Minimisation and Management Plan (SWMMP) at Appendix J.</div>	Y				

Control	Requirement	Comment	Compliance
	<p>application (see template SWMMP in Appendix J). As a minimum it shall include:</p> <ol style="list-style-type: none"> Adaptive reuse opportunities for buildings/structures. All waste likely to result from the demolition, and opportunities for reuse of materials. Facilities reuse/recycling by using the process of deconstruction, where various materials are carefully dismantled and sorted. <ol style="list-style-type: none"> Reuse or recycle salvaged materials onsite where possible. 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). 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. Measures shall be implemented on site to prevent damage by the elements, odour and health risks, and windborne litter. 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. 		
M3.3 Commercial Developments and Change of Use	<ol style="list-style-type: none"> A Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and submitted with the development application (see template SWMMP in Appendix J). Plans submitted with the development application must show: <ol style="list-style-type: none"> The location of the designated waste and recycling storage room(s) or areas, sized to meet the waste and recycling needs of all tenants. 	Refer to the Site Waste Minimisation and Management Plan (SWMMP) at Appendix J .	Y

Control	Requirement	Comment	Compliance
	<ul style="list-style-type: none"> 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).⁷ Greater Taree DCP 2010. Uncontrolled when printed. Part M I Page 8 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. <p>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.</p> <p>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.</p> <p>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.</p>		

Control	Requirement	Comment	Compliance
	<p>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.</p> <p>7. Waste management facilities must be suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>		
Part N Landscaping Requirements			

Control	Requirement	Comment	Compliance
N1.1 Site Coverage & Lot Requirements	<ol style="list-style-type: none"> 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. 	<p>The proposed landscaping has been designed to respond to the nature of the site with compatibility with the surrounding area. The scale utilised aims to soften the proposed extension and car park area integrating them into the streetscape.</p> <p>While the proposal includes the removal of a number of trees, the design of the development avoids the bushland located on the lot and is to afford protection to the bushland during construction works.</p> <p>Refer to the Proposed Landscaping Plans at Appendix F.</p>	Y

Control	Requirement	Comment	Compliance
	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> a. Providing one shade tree per 20m² of lawn area. b. Maximising winter solar access by planting winterdeciduous trees such as Illawarra Flame Tree (<i>Brachychiton acerifolius</i>) 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. <p>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 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.</p> <p>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</p>		

Control	Requirement	Comment	Compliance
	<p>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.</p> <p>12. Components of landscapes should be in accordance with Australian Standards where they apply, such as:</p> <ul style="list-style-type: none"> 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). <p>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.</p> <p>14. Protection of visual amenity: unsightly activities and structures should be screened, and buildings should be framed and softened.</p>		

Control	Requirement	Comment	Compliance
	<p>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).</p> <p>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.</p> <p>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 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.</p> <p>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.</p>		

Control	Requirement	Comment	Compliance
	<p>18. Hard landscaping should allow the infiltration of water into the soil, through for example permeable paving.</p> <p>19. Designs should have a sense of unity and a balance of repetition and contrast to avoid monotonous or chaotic forms of landscaping.</p>		
N1.2 Landscape Plans	<p>1. A Landscape Plan shall be submitted to Council in conjunction with the Development Application, or where otherwise required by Council.</p> <p>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). Generally there should be three plans submitted to Council.</p>	Refer to the Proposed Landscaping Plan at Appendix F .	Y
Site Analysis Plan	<p>Site Analysis Plan outlining:</p> <ol style="list-style-type: none"> Views into and out of the site, identifying which views are to be blocked and which are to be retained; Solar access and any potential solar impacts on sites to the south; Areas of natural vegetation on the site, including trees and understorey vegetation; Slopes on the site and areas of steep land unsuitable for development; Recent aerial photograph. 	Refer to the Site Analysis Plan within Architectural Plans at Appendix A .	Y
Site Layout Plan	<p>Site Layout Plan showing:</p> <ol style="list-style-type: none"> Existing and proposed buildings and structures including fences; Existing and proposed overhead and underground services (power/water/gas); Existing trees and areas of natural vegetation proposed to be retained and removed on site and off-site within 10m of the 	Refer to the Site Layout Plan within Architectural Plans at Appendix A .	Y

Control	Requirement	Comment	Compliance
	<p>property boundary (along with a schedule of botanical names and condition);</p> <p>4. Proposed earthworks (cut and fill areas) and retaining walls together with details of existing ground levels and proposed finished levels of the site, including mounding;</p> <p>5. Existing and proposed surface and subsurface drainage, including any drainage infrastructure (e.g. Ag drains and surface pits) planned to be installed;</p> <p>6. Measures to be used to control soil erosion during construction;</p> <p>7. Temporary protective structures (e.g. board crossings over existing pavements, or temporary fencing) to be used.</p>		
Landscaping Plan	<p>Landscape Plan including:</p> <p>1. A Statement of Landscape Intent, which gives an explanation (in words) of what the designer is trying to achieve in the landscape plan;</p> <p>2. Explanation if non-compliant – if the plan intentionally does not meet Council requirements then an explanation of how it does not, and justification for why such variation should be approved, needs to be provided;</p> <p>3. Planting Schedule with the following information:</p> <p>a. Plants should be sorted into groups of like sizes (i.e. trees, shrubs, groundcovers, climbers),</p> <p>b. Plant names – Botanical nomenclature (genus, species and types – subspecies, varieties, forms or named cultivars) and common names,</p> <p>c. Plant numbers (quantity per species),</p> <p>d. Mature height and canopy width,</p> <p>e. Planting details (staking, mulching, soil depth, fertiliser, ground preparation),</p>	Refer to the Proposed Landscaping Plans at Appendix F .	Y

Control	Requirement	Comment	Compliance
	<p>f. Size at time of planting (pot size for most plants, or minimum trunk calliper and minimum height for noncontainerised trees) Normally Council will expect the minimum pot sizes to be met:</p> <ul style="list-style-type: none"> • trees 45L (400mm), • shrubs 4L (200mm), • groundcovers 1.5L (140mm), • native grasses - forestry tubes or virocells. <p>4. Pavement and ground treatments: types and colours of pavements should be specified, along with edge treatments. Turf or permeable paving is preferred to allow for the infiltration of rainfall and to reduce stormwater runoff. High usage areas should be paved or gravelled rather than turfed;</p> <p>5. Root barriers should be clearly identified where they are to be used;</p> <p>6. Proposed maintenance program for the first twelve (12) months, with a monthly program of proposed activities including plant replacement, fertilizing, re-mulching, pruning, etc;</p> <p>7. All of these plans should be at the same scale and orientation on the page, and include the following:</p> <ul style="list-style-type: none"> a. Title block with project name, plan version and date, b. North point in the upper right hand corner of the page, c. Scale (1:100 or 1:200 preferred), d. Site Boundaries (using a specific line type easily identified using the key). <p>8. Main structures on site (buildings, carports, fences, retaining walls, surfacing materials) and off-site within 10m of the property boundary. The floor plans of structures must be provided to show the locations of doors and windows.</p>		

Control	Requirement	Comment	Compliance
N1.5 Car Parks	<ol style="list-style-type: none"> 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. 	<p>Refer to the Proposed Landscaping Plans at Appendix F.</p> <p>The proposed landscaping has been designed to soften and enhance the external appearance of hard surfaces including the proposed new and expanded car park areas.</p>	Y