

Attachment B

3.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plan is relevant to this application:

- *Maitland Development Control Plan 2011* ('the DCP')

The following chapters of the Maitland DCP are relevant to the assessment of the proposal:

- *Part A – A.4 Notification*
- *Part B – B.6 Waste Not – Site Waste Minimisation & Management*
- *Part C – C.5 Industrial Land, C.7 Outdoor Signage, C.10 Subdivision, C.11 Vehicular Access & Car Parking, C.12 CPTED*

Part A – Administration		
A.4 – Notification		
Requirements	Comment	Comply
<i>Development for the purpose of hotel or motel accommodation, pubs, hospitals, places of worship and sex services premises in any zone are to be advertised and notified.</i>	The application was placed on public exhibition, including advertising, for a period of 28 days from 18 August 2023 to 14 September 2023 in accordance with the <i>EP&A Act</i> , <i>EP&A Regs</i> and Maitland DCP 2011. During this time no submissions were received.	Y
Part B – Environmental Guidelines		
B.6 – Waste Not - Site Waste Minimisation & Management		

Requirements	Comment	Comply
<p><u>1.1 Documentation to be submitted</u></p> <p><i>All applications relating to residential developments, as well as commercial and industrial premises are to include a Site Waste Minimisation and Management Plan (SWMMP) as part of documentation submitted to Council. The development plans should also clearly indicate the location of waste management facilities, including recycling bins and the like.</i></p>	<p>A Waste Management Plan (WMP) was provided with the application of which details the type and amount of waste, and methods for disposal and / or reuse. Management of waste during construction can be addressed by way of conditions of consent.</p> <p>An operational WMP prepared by EJE Architects was submitted to Council as part of the supporting documentation. The WMP details management of waste during the operational phase for the health services facility. The details of operational waste servicing are as follows:</p> <ul style="list-style-type: none"> • 6 x 1,100L recycling bin for paper and cardboard (serviced once per week by a private waste contractor) • 6 x 1,100L bin for clinical waste (serviced once per week by a private waste contractor) – appropriate conditions of consent have been included requiring removal of medical waste from the site to be undertaken in accordance with relevant guidelines. • 11 x 1,100L bin for general waste (serviced once per week by a private waste contractor). <p>Council's Waste Officer has reviewed as acceptable.</p> <p>The waste storage areas are enclosed and screened from view from both Metford Road and Turton Street. Suitable loading areas and swept paths have been provided demonstrating the private waste vehicle can enter and exit the site in a forward direction.</p>	Y

Part C – Design Guidelines

C.1 – Accessible Living

Requirements	Comment	Comply
<p>1. Access reports shall be prepared by an accredited assess consultant for the following uses:</p> <ul style="list-style-type: none">Health services facilities (including medical centre, community health service facility, health consulting rooms and hospital)	<p>An Access Report (Design Confidence, 24 July 2023) has been provided in support of the proposal. The development has been assessed for compliance with disability access legislation and Council's requirements to ensure that visitors and staff alike are provided equal opportunities for access to and from the building as well as within the building. The Access Report demonstrates that the fundamental aims of accessibility legislation are achievable within the proposed development, spatial planning and general arrangements of facilities will offer inclusion for all building users, and the proposed architectural plans demonstrate that compliance with current statutory requirements affecting accessibility is achievable subject to detailed design at the Construction Certificate stage. Specific requirements for the detailed design include matters relating to non-accessible entrances, hearing augmentation, floor finishes, carpet, controls, visual indication to glazing, tactile indicators, signage and slip resistance. Conditions of consent will be imposed requiring the development to comply with relevant provisions of the Building Code of Australia.</p>	Y

C.5 – Industrial Land

NSW Department of Planning and Environment employment zone reforms commenced in Maitland on 26/04/2023. As part of the reforms the site is zoned E3 Productivity Support. The site was previously zoned B5 Business Development, and as such, Chapter C.5 'Industrial Land' of Maitland DCP 2011 applies.		
Requirements	Comments	Comply
1. Design and appearance of buildings		
<p>a. <i>The external walls of industrial buildings shall be of profiled colour-treated cladding or masonry materials, or a combination of both;</i></p> <p>b. <i>Particular consideration shall be given to the design and use of the above materials in the street elevation of industrial buildings, particularly where such buildings are in close proximity to residential or commercial neighbourhoods or front main roads.</i></p> <p>c. <i>Where the side or rear elevation of an industrial building is visible from residential areas, colours and wall profiles should be selected to minimise their visual impact.</i></p> <p>d. <i>Buildings should be designed to be energy efficient through the use of insulation, correct orientation on the site, passive solar design and other energy saving technologies.</i></p> <p>e. <i>Where the site is liable to flooding, accurate information on ground and building levels should be provided. This should be related to proposed measures for evacuation, safe storage and hazard reduction in the event of a flood.</i></p>	The design of the proposed development is considered to both respond and contribute to its context, is attractive and architecturally well-designed, and makes a positive contribution to the desired built form of the locality. The facades, where viewable from the public interface, achieve adequate articulation with the inclusion of glazing, projecting architectural details including balconies and skillion roofing and changing materials including coloured concrete panels and metal cladding. The separation of the buildings by car parking and landscaping breaks up the bulk of the built form and is appropriate in scale for the narrowness of the allotment.	Y
2. Landscaping		
<p>a. <i>The following areas of the site shall be landscaped:</i></p> <p>i) <i>The front setback area to a minimum depth of 5 metres;</i></p>	The proposed development provides a 5m deep landscaping strip within the front setback to Metford Road to comply with the requirements. It is noted the first floor projects over. Small landscaping pods and strips are located throughout the site to	Y

<ul style="list-style-type: none"> ii) <i>The side and rear setbacks if visible from residential areas or a public place;</i> iii) <i>The perimeters of open storage areas are to be landscaped as necessary to provide screening from public view;</i> iv) <i>Car parking areas are to be landscaped to provide shade and to soften the visual impact of parking facilities (refer to diagram).</i> b. <i>A physical barrier of kerb is to be constructed between all landscaped and grassed areas, and areas for the standing or manoeuvring of vehicles on the site.</i> c. <i>Where practicable, parking areas in the front of building could be constructed at a lower level, to increase the effect of frontage mounding and landscaping in screening parking areas.</i> d. <i>A detailed plan is to be submitted with the development application and is to show the location and species of all planting and all other landscaping works to be carried out. In this regard Australian native plants will grow faster and require less attention than introduced species. A brochure of suitable species for the Maitland area is available from Council.</i> e. <i>Landscaping treatment should be designed to complement any existing vegetation and any landscaping of roads and other public spaces.</i> 	<p>provide relief from the expanse of the hardstand carpark that intersects the development. Two substantial landscaping areas are provided within the centre of the site for informal recreation for future users of the space which also provides relief from the bulk of the built form.</p> <p>It is acknowledged that the Turton Street frontage provides only a 3m landscaping strip in front of proposed Building B which is a variation to the required 5m. However, considering site dual frontage and its constraints due to its irregular and elongated shape, offsets of landscaping throughout the site are considered to successfully mitigate this variation and is accepted.</p>	
<h3>3. Vehicular access</h3>		
<ul style="list-style-type: none"> a. <i>Access drives shall have a minimum width of 6 metres (Note: Major traffic generating developments may require a greater access width, divided at the property line).</i> b. <i>Access drives shall not be located in close proximity to an intersection.</i> c. <i>Loading and unloading facilities appropriate to the particular development are to be provided on site such that service vehicles are located wholly within the site, and do not create conflicts with parking areas.</i> 	<p>Vehicular access is proposed in accordance with the requirements of this section. The site plan includes a 9.45m wide vehicular crossover to Metford Road and a 6m wide vehicular to Turton Street both complying with minimum 6m requirement. Servicing of the site can occur wholly within the property boundaries.</p>	<p>Y</p>

4. Parking		
<p>a. See C.11: Vehicular Access and Car Parking for number of parking spaces required.</p> <p>b. All car parking facilities shall be located behind the front 5 metre landscaped area;</p> <p>c. Where it is proposed to locate parking facilities behind an industrial building or to the rear of an industrial site, separate provision for visitor parking shall be made in front of the building and behind the front 5 metre landscaped area.</p> <p>d. Car parking bays are to have a minimum construction standard of a two coat bitumen seal, be clearly delineated, and have dimensions of 2.6m width x 5.5m length.</p>	<p>The proposed car parking requirements have been assessed in accordance with Chapter C.11 'Vehicular Access & Car Parking' of Maitland DCP 2011 which requires two car parking spaces per medical practitioner/professional. The development plans do not nominate the number of practitioners, however, provides for 22 separate tenancies. With a total parking provision of 71 spaces across the development a total of accommodate up to 35 practitioners. Based on the floor plans provided and an allowance on average of two practitioners per tenancy, a total of 88 car parking spaces would be required. This results in a variation of 17 car parking spaces or 19%. The car parking variation sought is detailed further under Chapter C.11 'Vehicular Access & Car Parking' of Maitland DCP 2011 below.</p> <p>Car parking is clearly delineated and will be conditioned to be a minimum construction standard of two coat bitumen seal.</p>	Y
5. Setbacks		
<p>a. Front building setback shall be determined on the following criteria:</p> <ul style="list-style-type: none"> i) Provision of landscaped area to a minimum depth of 5 metres; ii) Provision of car parking facilities; iii) Building height, bulk and layout; iv) The nature and needs of the industrial activity; v) The general streetscape. 	<p>The proposed development includes a front boundary setback formed in due consideration to site and locality attributes. The ground floor setbacks are consistent with the prevailing front building setbacks along both Metford Road and Turton Street. However, it is noted that the first-floor balconies at both the Metford Road and Turton Street project over the ground floor and further into the street frontage. This results in a reduced front setback in comparison to the prevailing front boundary setbacks along both street frontages. Notwithstanding this, the proposed buildings are of an appropriate bulk and scale with wall length</p>	Y

<p>b. <i>Side and rear setbacks shall be as specified by the Building Code of Australia.</i></p>	<p>glazing, architectural details including balcony projections, changes in materials and a 6-degree pitch roof help reduce the visual dominance of the built form as viewed from the public interface. Further, the balcony projections provide shade to the ground floor and improves thermal comfort. The reduced front setback is appropriate for the use of the site and helps activate both street frontages.</p> <p>Side setbacks are proposed flush to the allotment boundaries. This chapter does not provide a numerical requirement for side boundaries, however, requires side boundaries to comply with relevant provisions of the Building Code of Australia (BCA). Conditions of consent have been appropriately included to ensure the development is constructed in accordance with the provisions of the BCA. Refer to Attachment A.</p>	
<p>6. Storage areas</p>		
<p>a. <i>External storage areas are to be located to the rear or the site and be screened from public view by means of fencing and/or landscaping.</i></p>	<p>External waste storage has been provided within the carparking area. The waste storage rooms are enclosed and screened from public view. The proposed development is not a type of industrial use that requires external storage area for materials.</p>	<p>Y</p>
<p>7. Advertising signs</p>		
<p>a. <i>Advertising signs and structures shall be of a size, colour and design which is compatible with the building to which they relate and is streetscape;</i></p> <p>b. <i>Advertising signs and structures may be located as follows:</i></p> <p>i) <i>Multiple-Unit Industrial Sites:</i></p>	<p>One freestanding pylon sign is proposed fronting Metford Road. The proposed signs feature a maximum dimension of 1.8m x 5.35m and is considered proportionate to the proposed buildings. Refer to SEPP for detailed assessment.</p>	<p>Y</p>

<ul style="list-style-type: none"> • One index board may be constructed near the site entrance or within the front 5 metre landscaped area, detailing the unit number, tenant and product of each occupant of the industrial site; and • One advertising sign may be placed on the façade of each unit, but shall not be higher than the building roof line. 		
8. Drainage		
<p>a. On-site detention of stormwater is required in accordance with Council's Manual of Engineering Standards, to restrict the discharge rate of stormwater runoff.</p>	Stormwater drainage and on-site detention has been proposed in accordance with Council's Manual of Engineering Standards ("MOES"). Conditions of consent will confirm compliance with Council's best practice guidelines and standards.	Y
9. Security fencing		
<p>a. Security fencing, wherever possible, is to be located within or behind the front 5 metre landscaped area.</p>	Fencing has not been proposed.	-
10. Compatibility		
<p>a. impacts on residences, where an industry is located within 400 metres of a residential zone;</p> <p>b. External plant such as generators, air conditioning plant and the like should be enclosed to minimise noise nuisance;</p> <p>c. External and security lighting should be directed and shielded to avoid light spillage to adjoining residential areas;</p>	Operations are considered compatible with the surrounding area. The nearest sensitive receiver is residential zoned land along Wakehurst Crescent to the south. These allotments are separated from the site by approximately 100m and Metford Road. The proposed use as a health services facility is considered to be of less environmental impact than the concrete batching industry that previously operated on the site. No	Y

<p>d. <i>Driveways should be arranged or screened to avoid leadlight glare on residential windows;</i></p> <p>e. <i>Hours of operation may be limited if extended operation is likely to cause a nuisance to adjoining residential areas (including nuisance from traffic).</i></p>	<p>additional assessment was considered necessary and operational impacts can be addressed by way of conditions.</p>	
C.6 Signage		
Requirements	Comments	Comply
<ul style="list-style-type: none"> <i>Signs should be simple, clear and concise. In some cases, graphic symbols may be more effective than words.</i> <i>Signs should fit the structure of the building and be complementary to the building.</i> 	<p>The proposed development includes the installation of a freestanding signage panel fronting Metford Road. The signage panel does not project beyond the height of the proposed building, is appropriately sized and positioned in a consistent manner. The signage panel is compatible with the surrounding business identification signage within the Metford light industrial precinct.</p>	Y
C.10 – Subdivision		
Requirements	Comments	Comply
EC.1 Flora and Fauna		
<p><i>Areas of significant habitat must be protected. Design subdivision layout to avoid significant stands of vegetation. Retain existing drainage lines and watercourse.</i></p>	<p>The site is devoid of any significant vegetation. As such, no arboriculture or biodiversity report was not required as part of the assessment. The subdivision is not considered to result in any adverse environmental impact on either site or surrounding allotments including impact to waterways or vegetation corridors.</p>	Y

EC.2 Heritage and Archaeology		
<p><i>Clause 5.10 in the Maitland LEP 2011 and Parts C.4: Heritage Conservation and E.3: Heritage Conservation Areas in this DCP contain provisions which require investigation and protection of heritage items in certain circumstances. These provisions apply in some cases to subdivision and must be complied with.</i></p>	<p>The proposal is consistent with the provisions of clause 5.10 of MLEP 2011. The subject site is not anticipated to contain items of aboriginal or heritage significance. Standard 'stop works' conditions will be applied as a precautionary measure, should any unexpected finds be encountered.</p>	Y
EC.3 Hazards		
<ul style="list-style-type: none"> • <i>Bushfire prone land</i> <p><i>All development applications for subdivision must comply with the NSW Planning for Bushfire Protection Guidelines. A bushfire threat assessment must form part of all development applications with consultation with the NSW Rural Fire Service. Fire protection measures and Asset Protection Zones ("APZ") must be contained wholly within the site, capable of maintenance by owners and located outside areas of ecological value.</i></p> <ul style="list-style-type: none"> • <i>Land contamination</i> <p><i>All development applications for subdivision must provide documentation to satisfy the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021. The provisions in this SEPP will be used by Council to determine if and how land must be remediated.</i></p> <ul style="list-style-type: none"> • <i>Geotechnical</i> <p><i>Development applications for subdivision must include relevant assessment and geotechnical investigation regarding the potential for the presence of salinity and acid sulfate soils to determine if any specific measures are required. (Note: The Maitland LEP 2011 includes specific requirements with regard to acid sulfate soils).</i></p>	<ul style="list-style-type: none"> • Bushfire prone land <p>The land is identified as containing bushfire prone land (category: vegetation buffer).</p> <p>The proposal is defined as being 'industrial subdivision', as such in accordance with section 4.14 of the EP&A Act 1979 and section 100B of the Rural Fires Act 1997 consent can be determined by Council without the need to refer the development application to the RFS. However, Council is to be satisfied that the development conforms to the specifications and requirements of the Planning for Bush Fire Protection (PBP) 2019 document prepared by the NSW Rural Fire Service. Under the provisions of PBP, applications for development which are not residential or rural residential subdivision only PBP objectives in relation to access, water supply and services, and emergency and evacuation planning apply. The proposal involves the subdivision of existing industrial land. Plans stamped by Hunter Water identify the site can be connected to reticulated water. The proposed road width and turning head are of a width able to service emergency vehicles.</p>	Y

	<p>As the bushfire threat for the site has been considered and conforms to the specifications and requirements of PBP the proposal is deemed satisfactory.</p> <ul style="list-style-type: none"> Land contamination <p>Refer to assessment against SEPP (Resilience and Hazards) 2021. A PSI has been provided for the site which recommends the site is suitable for the proposed development from a contamination perspective.</p> <ul style="list-style-type: none"> Geotechnical <p>The subject site is mapped as containing ASS Class 5. Standard conditions will be applied to ensure appropriate geotechnical and soil classification assessments are undertaken per the Australian Standards.</p>	
DC.1 Lot Size and Dimension		
<ul style="list-style-type: none"> <i>Proposed lots must comply with the minimum lot size standards provided by Part 4 of MLEP 2011.</i> <i>Lot boundaries should follow natural features such as water courses and ridges (rather than cut across them) to minimize the potential for soil erosion.</i> <i>Lot boundaries should take account of any requirement for screening or buffering from adjoining land uses.</i> <i>Lot size and dimensions are to be suitable for the existing or proposed use, including any requirement for building envelopes, ancillary buildings, farm dams, access, parking, landscaping, solar access, provision of services and/or other requirement of any existing Council development consent. Lots should be rectangular in shape.</i> 	<p>The site is not mapped as containing a minimum subdivision lot size.</p> <p>The site is located in a well-established industrial area and does not require screening. Existing perimeter trees are proposed to be retained to aid in screening future developments.</p> <p>The minimum lot size proposed is 2,364m² which allows the erection of a building on each lot including access, parking, storage areas and adequate landscaping for the development.</p>	Y

<ul style="list-style-type: none"> Subdivisions are to be designed to maintain and enhance the rural character and scenic attraction of the Maitland local government area, particularly in low lying areas and valleys which may be viewed from above. 		
DC.2 Solar Access and Energy Efficiency		
	N/A	-
DC.3 Drainage, Water Quality and Soil Erosion		
<ul style="list-style-type: none"> Existing topography and natural drainage lines should be incorporated into drainage designs. Drainage from proposed lots should be consistent with the pre-development stormwater patterns. Best management practices should be implemented to control runoff and soil erosion and to trap sediment on the subject land to ensure there is no net impact on downstream water quality. The quality of runoff water from the subject land should be the same or better than the quality of water prior to the subdivision taking place. All trunk drainage is to be located in publicly owned land, (reserves), in open space land or in an appropriate easement. 	<p>The site does not contain any natural watercourses or drainage lines. A stormwater drainage plan (BG&E, 14/07/2023) has been submitted as part of the supporting documentation. On-site detention has been provided in accordance with the requirements of Council's MOES. The overflow from the on-site detention tank will be directed to a proposed kerb inlet pit to Turton Street before being discharge into Council's drainage system along Turton Street. Appropriate conditions of consent have been included to ensure the development works comply with relevant provision of Council's MOES.</p>	Y
DC.4 Landscape, Streetscape and Visual Impact		
<ul style="list-style-type: none"> Existing landscape and streetscape character should be maintained and enhanced through retention of existing vegetation, provision of additional landscaping and selection of other streetscape items. Submission of a Landscape Plan will be required for residential and rural residential subdivisions, indicating the location of street trees and any other required landscaping including fencing details. 	<p>A detailed landscape plan and planting schedule was submitted in support of the application. The landscape plans demonstrate that the Turton Street frontages will be supplemented with street tree plantings with native species appropriate for the area and type of development. Groundcover species and screen planting</p>	Y

	is proposed along the Metford Road frontage which helps soften the bulk of the built form.	
<i>DC.5 Effluent Disposal</i>		
<ul style="list-style-type: none"> <i>All new residential, industrial and commercial lots are to be connected to a reticulated sewerage system supplied by the Hunter Water Corporation or other approved supplier, unless there are unavoidable constraints.</i> 	Both proposed lots can be serviced by Hunter Water Corporation reticulated networks. Evidence to support this will be required prior to the issue of a subdivision certificate. A condition to ensure compliance with this requirement will be included in the determination.	Y
<i>DC.6 Roads and Access, Pedestrian and Cycleways</i>		
	N/A	-
<i>DC.7 Crime Prevention</i>		
<ul style="list-style-type: none"> <i>Clear sightlines between public and private places.</i> <i>Landscaping that makes places attractive, but does not provide offenders with places to hide or entrap victims.</i> <i>Natural surveillance should focus on orientation of buildings and strategic use of windows, balconies, entrances, permeable fencing and street design. Tactical location of living areas, workstations, offices and recreation areas help surveillance opportunities.</i> <i>Lots created should be designed so buildings face outwards towards public and semi-public areas to provide natural surveillance opportunities.</i> <i>Lighting of public places such as public streets, car parks and pedestrian areas should meet the relevant Australian Standards. Effective lighting</i> 	It is considered unlikely that a development of this nature would result in an increase in anti-social behaviour or security risk to the sites or surrounding area. Clear delineation between the public and private spaces is maintained.	Y

<p><i>reduces fear and can increase community activity. The types of lighting should also be considered (different lights are used in different situations).</i></p> <ul style="list-style-type: none"> <i>• Council may require a report from a suitably qualified lighting engineer for lighting of public areas within subdivisions.</i> <i>• Design subdivision layouts with clear transitions and boundaries between public and private space. This can be achieved through landscaping, natural barriers such as waterways or topographic features and by the use of gates, bollards and fencing.</i> <i>• In some cases public areas may need to have restricted access, particularly at night, to prevent vandalism and anti-social behaviour.</i> 		
DC.8 Site Filling		
<ul style="list-style-type: none"> <i>• Earthworks require development consent of Council under the provisions of the Maitland LEP 2011, unless either exempt or complying development.</i> <i>• Where site filling is necessary or proposed, the materials used and extent and depth of fill must be detailed in the development application for the approval of Council prior to issue of a Construction Certificate. Council will take into account the provisions of AS 3798-1990, which provides guidelines on the specifying, execution and control testing of earthworks and associated preparation works within commercial and residential developments.</i> <i>• An absolute maximum fill depth of 2m will be considered by Council</i> 	<p>Earthworks are proposed to facilitate the proposed development. However, these works are strictly required for earthworks. Conditions will be included in the consent to ensure that fill compaction is within relevant thresholds. All the earthworks will be conditioned to comply and tested as per AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments. Appropriate conditions for requirements of a pre-construction dilapidation report and post-construction dilapidation report have been included to ensure any damage to adjoining properties is adequately address. Refer to the recommended conditions under Attachment A.</p>	<p>Y</p>
DC.9 Reticulated Services		

<ul style="list-style-type: none"> <i>Reticulated water and sewer supply is required for all new urban lots (residential, commercial, industrial) in accordance with the requirements of the Hunter Water Corporation.</i> <i>For industrial and commercial lots, underground electricity supply shall be provided to all new lots, to the requirements of Energy Australia or other approved electricity provider, unless Council and the provider determine otherwise.</i> <i>Telephone connection to be available to all new lots in accordance with the requirements of Telstra or other approved provider.</i> 	Both sites are serviced by Hunter Water Corporation reticulated networks. Evidence to support this will be required prior to the issue of a subdivision certificate. A condition to ensure compliance with this requirement will be included in the determination	Y
C.11 – Vehicular Access & Car Parking		
Requirements	Comments	Comply
<ol style="list-style-type: none"> <i>The minimum number of parking spaces to be provided for a particular development is to be calculated in accordance with Appendix A of this policy.</i> <i>A development should be designed to provide adequate on-site manoeuvring and circulating areas to ensure that all vehicles can enter and leave the site in a forward direction. Access to or from a site shall be located where it causes the least interference to vehicular and pedestrian traffic on the road frontage.</i> <i>Consideration must be given to maintaining adequate sight distances for all access driveways. Any vehicle entering or leaving the driveway must be visible to approaching vehicles and pedestrians</i> <i>Parking facilities for visitors and customers shall be provided where clearly visible from the street so their use is encouraged</i> <i>In general, all car parking areas, maneuvering areas and unloading areas shall be constructed with a base course of adequate depth to suit design</i> 	<p><u>Access</u></p> <p>The driveway on Metford Road facilitates entry only, mirroring the position of the current two-way driveway serving the site. It is situated on a straight stretch of the road, allowing both left and right turns into the site. A sheltered right turn lane on Metford Road serves the subject site, with a condition of consent necessitating the construction of a median and line marking to limit right turn movements, aligning with adjacent developments to the south.</p> <p>Sufficient sight distances are ensured for vehicles entering via Metford Road and exiting onto Turton Street. The width and location of the driveways are deemed satisfactory, with detailed design of the driveway crossover at section 138 stage required.</p> <p><u>Parking</u></p>	Y

<p><i>traffic, and shall be sealed with either bitumen, asphaltic concrete, concrete or interlocking pavers.</i></p> <p>6. <i>Parking areas shall be appropriately landscaped to achieve a satisfactory appearance, particularly for those car parks with large areas of bitumen, to provide shade and to provide a buffer between neighbouring land uses.</i></p> <p>7. <i>On-site loading and unloading facilities must be provided for all businesses, commercial, industrial, retail and storage uses and any other where regular deliveries of goods are made to or from the site. The number and dimensions of the on-site loading bays must be designed having regard to the nature and scale of the proposed development, the estimated frequency of deliveries, the type of delivery vehicle likely to be involved and the types of goods being loaded/unloaded. The loading areas must be designed to ensure that standard design vehicles can maneuver into and out of all loading areas without causing conflict to the movement of traffic on-site or in the adjacent streets.</i></p>	<p>The proposed parking rates adhere to Chapter C.11 of Maitland DCP 2011, which mandates two parking spaces per medical practitioner/professional for medical centre developments. However, as the development comprises 22 separate tenancies with no specified number of practitioners, and given the potential for individual change of use applications, determining the total required parking rates is challenging. The development offers a total of 71 spaces (including six accessible spaces) across two buildings. The parking provision is analysed based on floor plans and gross floor area, resulting in a variation of 8 parking spaces (or 10%) in required spaces. A traffic impact assessment suggests the proposed parking can accommodate the demand.</p> <p>Considering various factors outlined in MDCP 2011, a reduction in parking requirements is justified due to staggered demand, location in a business zone, and proximity to public facilities. The proposal seeks a variation of 10%, which is deemed necessary and supportable given the facility's nature and accessibility requirements. Parking design will comply with AS2890.1:2004 standards.</p> <p>Landscaping pods are located throughout the development to soften the expanse of concrete hardstand. Two larger pockets of soft landscaping are located at the centre of the site which also helps soften the bulk of the built form.</p> <p><u>Traffic:</u></p> <p>A Traffic Impact Assessment indicates satisfactory traffic flow in the vicinity. Daily flows on Metford Road and Turton Street are observed to be within manageable limits. Peak traffic flows are analysed in comparison to existing road capacities, showing minor increases due to the development. The addition of a</p>	
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	<p>median and line marking on Metford Road is consistent with neighbouring developments, ensuring safe access. The impact of increased traffic movements is considered minor, with minimal disruption expected at surrounding roads and intersections.</p> <p>Overall, parking and traffic concerns are addressed through the conditions outlined in Attachment A.</p>	
C.12 – CPTED		
Requirements	Comments	Comply
<ul style="list-style-type: none"> <i>The following developments shall include a detailed Crime Prevention through Environmental Design assessment that is prepared by an accredited person.</i> <ul style="list-style-type: none"> <i>New centres</i> <i>Mixed use residential/commercial development</i> <i>Medium and high-density residential development</i> <i>Subdivisions involving newly developing areas</i> <i>Parks and open space or publicly accessible areas</i> <i>Community uses</i> <i>Sport, recreation and entertainment areas</i> <i>Other high use areas or developments where crime may be an issue</i> 	<p>The proposed development provides clear delineation from the public and private space. Within the site, the development will contain appropriate signage, lighting and landscaping ensuring that natural territorial reinforcement occurs. CCTV and passive surveillance of common areas is achievable. The proposal is considered to exhibit key CPTED principles, and subsequently complies with this chapter.</p>	Y