

## Hayley Nilon

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**From:** Kendal Mackay <kmackay@dfpplanning.com.au>  
**Sent:** Thursday, 1 August 2024 2:10 PM  
**To:** Hayley Nilon  
**Subject:** RE: DA23/0398 - NRPP Bunnings - Lots 2 & 3 DP 1077990; 42-44 Enterprise Avenue and Lot 2145 DP 879149; 13-17 Corporation Circuit Tweed Heads South  
**Attachments:** 02570 BWH CIVIL 240731.pdf

Hi Hayley,

Please below responses and attached additional information. We will upload the plans to the Portal today.

Cheers,

Kendal

**Kendal Mackay | Managing Director**

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**From:** Hayley Nilon <HNilon@tweed.nsw.gov.au>  
**Sent:** Monday, July 29, 2024 11:44 AM  
**To:** Kendal Mackay <kmackay@dfpplanning.com.au>  
**Subject:** DA23/0398 - NRPP Bunnings - Lots 2 & 3 DP 1077990; 42-44 Enterprise Avenue and Lot 2145 DP 879149; 13-17 Corporation Circuit Tweed Heads South

Hi Kendal

As discussed, here are some issues/matters which I have come across during the assessment of this application:

- DCP A4 – signage
  - In order to improve compliance with this plan which allows 5 signs per business premises (and currently there are 9 proposed for Lot 2), Council does not support the signs at the rear of the building which are not visible from the street, therefore reducing the signs by 3. These are the 2 signs on the south-west elevation and hammer logo on the north-west elevation. A condition will be recommended in this regard.

**Applicant's Response** – The Site has an area of 3.843 hectares and could lawfully be subdivided into 19 lots. Each lot could have a business premises and hence there could be 95

signs on this land. The proposal is for 9 signs. The Applicant does not support any condition deleting any signs.

- Council does not support the size of the proposed pole sign on Lot 2, given that a 10m high sign is proposed which is located above an approx. 3m high retaining wall. A maximum sign height of 6m is considered more appropriate. The sign should be scaled down proportionally. A condition will be recommended in this regard.

**Applicant's Response** – The sign complies with the 10m height of buildings development standard and is less than the 15m height for pole signs specified in the DCP. The Applicant does not support any condition reducing the dimension of this sign.

- Council does not support the size of the proposed sign on Lot 2145. I have managed to impose this on a Streetview image from the Pacific Highway (was shown below). Harvey Norman already has a site entrance sign of 11.2m high. A maximum sign height of 5m is considered more appropriate. A condition is recommended in this regard. As a side note, the sign also does not clearly locate the Harvey Norman store.



**Applicant's Response** – Council's image above is a Google Streetview image which has been zoomed in and cropped – the original image is shown below:



The image is taken from a camera perched several feet above the roof of the vehicle and hence in reality, a driver or driver's side passenger would not likely take in the whole of this view and even if they did, they would be travelling at 100kph and have a fleeting view within about a 20m length of road and most likely be viewing the area of the sign through the crash barriers.



Even if a zoomed in image is used, the sign will be positioned behind the existing trees - not in front of them - and given the distance beyond the building in the foreground (the Amart Building), will not appear anywhere near as high as shown in your image (see images below). The Amart building as a parapet height of about 6-7m and the proposed sign is at least 30m further to the south - i.e. away from the viewing position - and hence, not likely to appear higher than this building (if visible at all through the crash barriers and trees).





Accordingly, there is no adverse visual impact from this sign and the Applicant does not agree that it should be reduced in height, noting the DCP permits pole signs up to 15m in height and the LEP development standard of 10m.

- Rainwater tank – Please ensure the plans and civil plans clearly indicate the tank for firefighting purposes as well as the rainwater reuse tank, and the extent of excavation required.  
**Applicant's Response** – See attached amended civil plans which remove the underground rainwater tank and show the location of aboveground rainwater tanks below the bagged goods area, within the building footprint. Provision has been made for 140kL of rainwater storage. The amended Architectural plans at this link ([PDF 21023\\_ARCH\\_DA\\_30.07.2024.pdf](#)) are consistent with the civil drawings.
- DCP A17 requires buildings to incorporate passive design principles. It is understood that the site is constrained in terms of odour and therefore additional window openings are not possible, however it is unclear how other passive design principles have been incorporated such as:
  - solar access to reduce reliance on artificial lighting
  - materials suitable to the Tweed climate considering thermal mass, low toxicity, low embodied energies in their production
  - high level of energy efficiency in the building design
  - reduced non-renewable energy use reliance

#### **Applicant's Response**

• Solar Access - The amended plans attached remove the skylights to the Bagged Goods Canopy, Goods inwards and TTS as the heat gain would require more energy to cool inside the building than the energy required for artificial lighting. Bunnings experience is that the skylights also pose a risk to trackability on the roof. Larger glazed elements are provided to the main entry are adjacent to the checkouts which will allow a balance of light penetration into the building whilst managing solar heat gain. Windows are also provided to the office / lunchroom although this was not clear on the previous plan set but are shown on the North-west Elevation attached.

- **Materials** – the roof colour is surfmist (white) to reduce solar heat gain and insulated panels are to be installed throughout the warehouse to reduce load on any heating and cooling systems.
- **Energy Efficiency** – as described above the design seeks to provide for a high level of thermal performance and will comply with the relevant provisions of the NCC.
- **Non-renewable energy use reliance** - Solar Panels and a solar hot water are proposed and rainwater tanks are proposed for toilet flushing and for irrigation in the Nursery.
- Application plans do not include an indication of the BBQ area. A condition will be recommended that this cannot be conducted within parking spaces.

**Applicant's Response** – The Applicant will accept a condition in this regard.

If you would like to submit any additional information in response to these items, please provide this by the 2<sup>nd</sup> August, noting that I have to get the report to the Panel by Tuesday 6<sup>th</sup> August.

Regards,

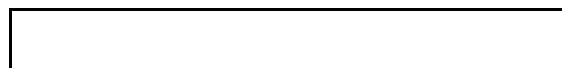
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**Hayley Nilon**

Town Planner

Development Assessment Unit and Compliance

Mon, Tues, Thurs & Fri

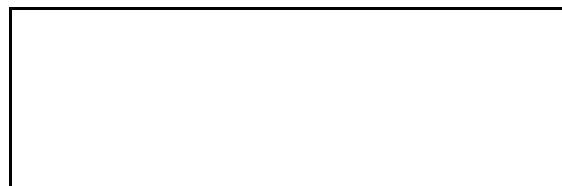


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