



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed mixed use industrial, warehouse and recreational development across three (3) buildings and basement parking for 167 vehicles

2-6 Girawah Place
Matraville NSW

Prepared for: Spirecorp Pty Ltd

REF: M210618

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1. Introduction

This Statement of Environmental Effects (Statement) has been prepared on behalf of the applicant for the proposed development. This Statement is to accompany an Integrated Development Application to Randwick City Council seeking consent for a mixed use development across three buildings at 2-6 Girawah Place, Matraville.

Specifically, the proposal involves site preparation works, construction of three buildings for the purpose of industrial uses, ancillary commercial uses, 80 place child care centre and an indoor recreation facility, with basement carpark, landscaping and associated infrastructure works.

This Statement demonstrates that the proposal is consistent with the applicable controls contained within *State Environmental Planning Policy (Transport and Infrastructure) 2021* and *Randwick Local Environmental Plan 2012*.

The development application is supported by a series of consultant reports and plans, listed at **Table 1**.

Table 1 Supporting Documentation	
Document	Author
Architectural Plans	Bennett Murada Architects
Accessibility Report	Urban Health Access & Heritage Consultants
Acid Sulfate Soil Management Plan	Geo-environmental Engineering
BCA Report	BCA Logic
Contamination (Remediation and Validation Report)	Geo-Logix
Cost Report	Mitchell Brandtman
Fire Engineering Statement	Voss Grace + Partners
Flood Assessment Report	Storm Consulting
Geotechnical Report	Geo-Environmental Engineering
Hydraulic Plans	TDL Engineering Consulting
Landscape Plans	Sturt Noble Associates
Noise Impact Assessment	Pulse White Noise Acoustics
Riparian and Aquatic Assessment	Eco Logical Australia
Stormwater Management Plans	TDL Engineering Consulting Pty Ltd
Survey Plan	RPS Australia East Pty Ltd
Traffic Impact Assessment	SALT ³ (Sustainable Transport Services)
Waste Management Plan	SALT ³ (Sustainable Transport Services)

The purpose of this Statement is to address the planning issues associated with the development proposal and specifically to assess the likely impact of the development on the environment in accordance with the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This Statement is divided into five sections. The remaining sections include a locality and site analysis; a description of the proposal; an environmental planning assessment; and a conclusion.

2. Site Analysis and Context

2.1 THE SITE

The site is known as Nos. 2-6 Girawah Place, Matraville, and is located on the north-eastern corner of the intersection of Botany Road and Girawah Place, Matraville. It has a site area of 8,062m².

The site has frontage to Botany Road to the south and Girawah Place to the west, and forms the southern section of an industrial land subdivision approved by the Land and Environment Court in 2017. Bunnerong Creek dissects the north-eastern part of the site.

The site context is shown at Figure 1, and the site illustrated at Figures 2 and 3.

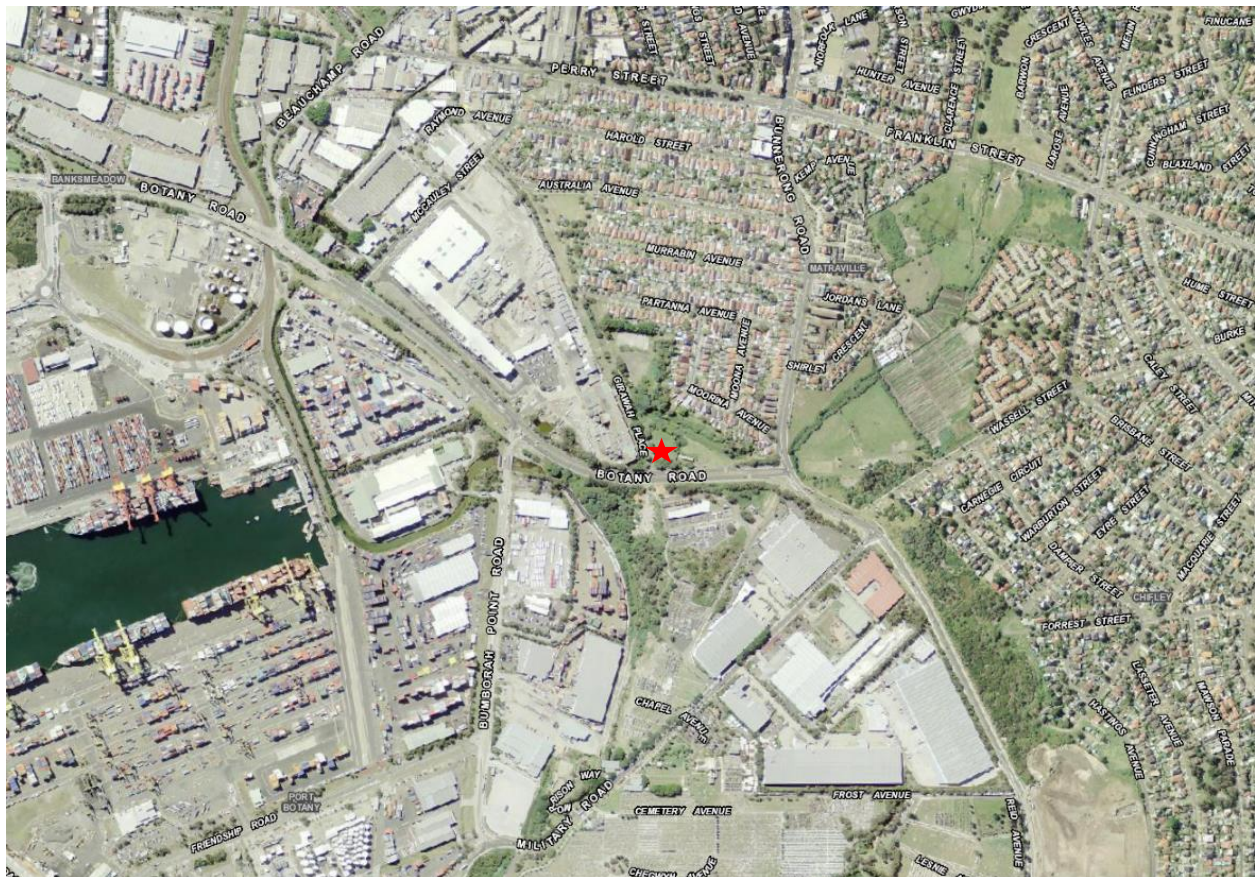


Figure 1 Site context, site indicated by red star (Source: Six Maps)

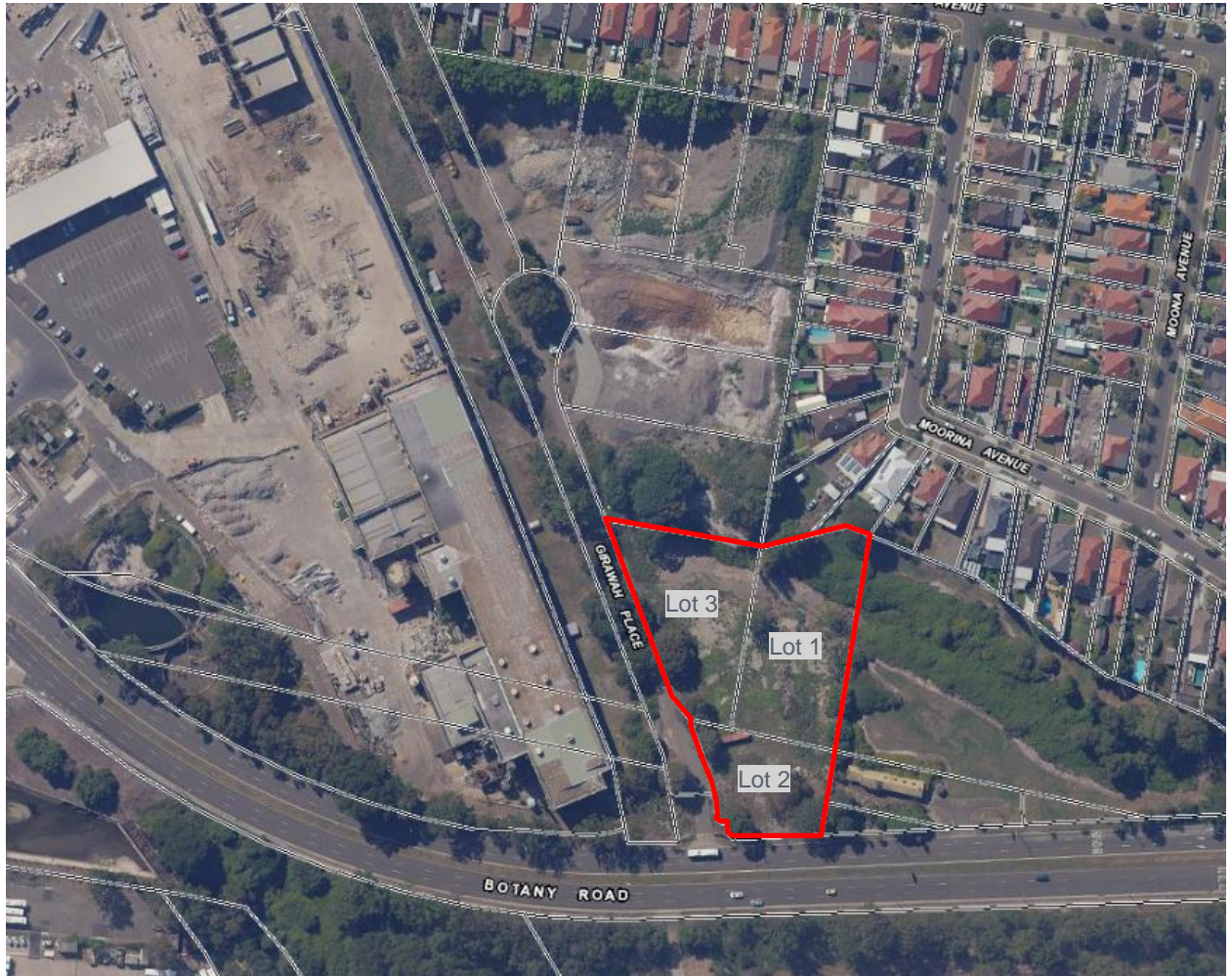


Figure 2 The site (outlined red) (Source: Six Maps)



Figure 3 Subject site viewed from Botany Road



At present, the site is vacant. The topography of the site varies between approximately 5.7m and 15.3m AHD. The lowest ground level is located at the base of the creek running through the site while the highest ground is in the south-eastern portion where significant filling has occurred.

There are three juvenile street trees adjacent to the site along the Botany Road footpath. Two mature trees are located along the site's western boundary adjacent to Girawah Place.

The riparian corridor running through the northern part of the site comprises both a natural section of Bunnerong Creek and a diverted section of creek before it enters into a culvert beneath Girawah Place.

All three lots that comprise the subject site are under private ownership, despite the RE1 Private Recreation zone that applies to Lot 1 DP 21847.

The site is comprised of the following Lots:

Table 2 Property description	
Property address	Legal description
2 Girawah Place, Matraville	Lot 2 DP 271143
4 Girawah Place, Matraville	Lot 1 DP 219847
6 Girawah Place, Matraville	Lot 3 DP 271143

The three parcels comprising the subject site are subject to a number of easements, with the majority created when the land was subdivided in 2017. Several 33kv high voltage underground electricity cables owned by Ausgrid run beneath Girawah Place in a northerly direction from the Bunnerong sub-transmission station.

Table 3 provides details of the various easements and other restrictions registered on the land title for the three lots.

Table 3 Details of easements registered on title	
Property address	Easement Details
2 Girawah Place, Matraville (Lot 2)	<ul style="list-style-type: none">Easement to drain water 10m wide appurtenant to the part of the land shown so benefited in the title diagram.Easement for services 3.05m wide appurtenant to the parts of the land shown so benefited in the title diagram.Positive covenant (item 5 in the s88B instrument).Positive covenant (item 6 in the s88B instrument)Easement for electricity purposes 1m wide⁷. Easement for electricity purposes 1m wide affecting the parts shown so burdened in the title diagram.Easement for electricity purposes 1m wide appurtenant to the land above described.Easement for signage and lighting 1m wide affecting the parts shown so burdened in the title diagram.Easement to drain water 3m wide.Positive covenant (item 18 in s88B instrument).Restriction on the use of land.
4 Girawah Place, Matraville (Lot 1)	<ul style="list-style-type: none">Easement for electricity purposes 1m wide appurtenant to the landRight of carriageway variable width appurtenant to the land describedEasement to drain water 3m wide appurtenant to the land described



Table 3 Details of easements registered on title

	<ul style="list-style-type: none"> Easement to drain water 7.5m wide (limited in stratum) appurtenant to the land described.
6 Girawah Place, Matraville (Lot 3)	<ul style="list-style-type: none"> Easement to drain water 10m wide appurtenant to the land above described Easement for services 3.05m wide appurtenant to the land above described Right of carriageway variable width appurtenant to the land above described Positive covenant (item 5 in s88B instrument) Positive covenant (item 6 in s88B instrument) Easement for water supply purposes 3m wide affecting the part so burdened in title diagram. Easement for electricity purposes 1m wide appurtenant to the land above described. Easement to drain water 3m wide affecting the part of the land shown so burdened in the title diagram Positive covenant (Item 18 in s88B instrument) Restriction on the use of land

2.2 CONNECTIVITY AND ACCESS TO PUBLIC TRANSPORT

The subject site is located on the northern side of Botany Road approximately 270m west of its intersection with Bunnerong Road. Botany Road is identified as a classified road as it has been designated as a State Road under the *Roads Act 1993*.

The subject site has good access to public transport and is located within walking distance of a regular bus service (Route 309) operating from Port Botany Bus Depot along Bunnerong Road to Redfern Railway Station. The site is located less than 5km east of General Holmes Drive which provides heavy vehicle access to the M5 Motorway and Sydney Airport.

2.3 SURROUNDING DEVELOPMENT

To the north of the site is an industrial land subdivision (of which the site forms the southern portion) approved by the Land and Environment Court in 2017. This industrial precinct is in the process of development and will primarily comprise warehouses and industrial units.

The Port Botany industrial area is located to the south of the site, across Botany Road. Ausgrid's Bunnerong sub-transmission substation (STS) is also located directly to the south of the site.

To the west of the site is further industrial development including the Opal paper recycling mill (previously Orora).

To the east is Council-owned RE1 Public Recreation land which is presently inaccessible and highly impacted by noxious weed infestation.

To the north and north-east of the site are detached dwelling houses located along Moorina and Partanna Avenues which is zoned R2 Low Density Residential under *Randwick Local Environmental Plan 2012*.

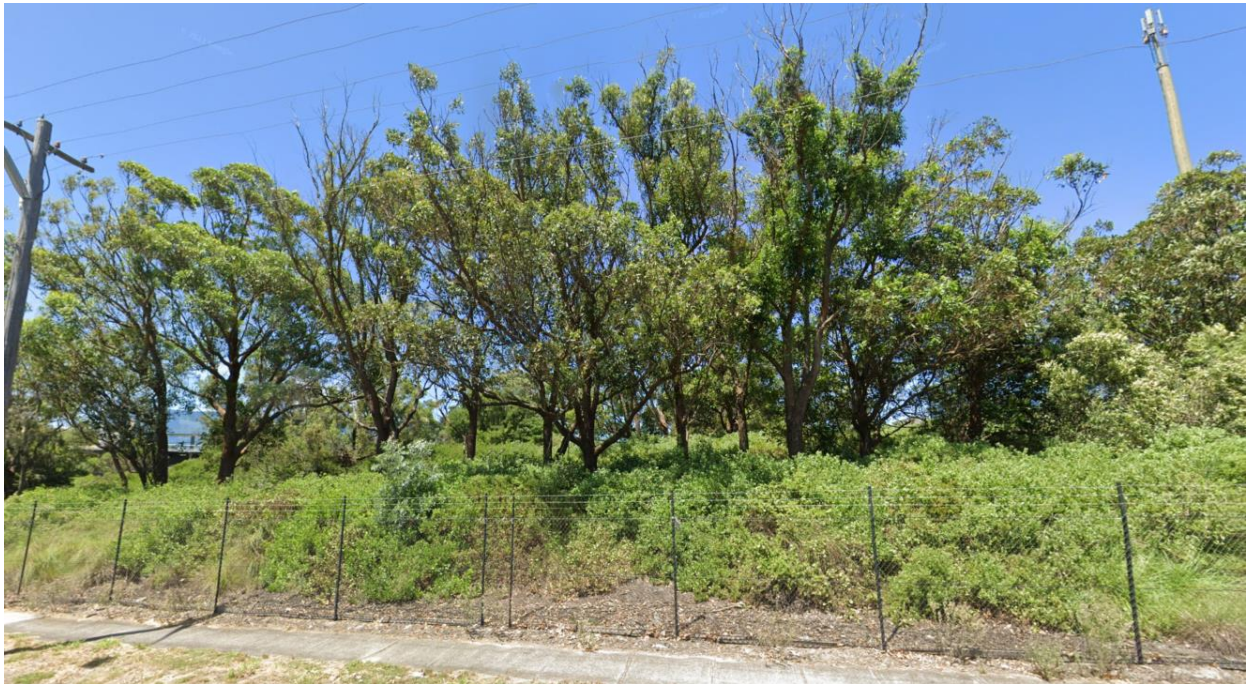


Figure 4 Vegetated setback provided to Ausgrid's Bunnerong Sub-Transmission Substation located on southern side of Botany Road.



Figure 5 Low rise residential development located to the north of the subject site



Figure 6 Adjoining land zoned for public open space located to the east of the site, viewed from Botany Road



3. Description of the Proposal

3.1 BACKGROUND

The following site history is relevant to the proposed development:

Table 4 Site History		
Date	Application and description	Decision
26 April 2006	DA186/2006 DA to demolish the Hangar Building within the storage area in the north-eastern corner of the AMCOR Paper Recycling Mill site.	Approved by Randwick Council.
5 December 2016	CDP36/2016 CDC for construction of new industrial, warehouse or distribution centre and ancillary office (Area 4)	Approved by accredited certifier.
5 December 2016	CDP337/2016 CDC for construction of new industrial, warehouse or distribution centre and ancillary office (Area 8)	Approved by accredited certifier.
5 December 2016	CDP338/2016 CDC for construction of new industrial, warehouse or distribution centre and ancillary office (Area 7)	Approved by accredited certifier.
5 December 2016	CDP341/2016 CDC for construction of new industrial, warehouse or distribution centre and ancillary office (Area 3)	Approved by accredited certifier.
5 December 2016	CDP342/2016 CDC for construction of new industrial, warehouse or distribution centre and ancillary office (Area 9)	Approved by accredited certifier.
5 December 2016	CDP343/2016 CDC for construction of new industrial, warehouse or distribution centre and ancillary office (Area 10)	Approved by accredited certifier.
13 December 2016	CDP344/2016 CDC for construction of new industrial, warehouse or distribution centre and ancillary office (Area 6).	Approved by accredited certifier.
23 May 2017	DA561/2016 Integrated development for Torrens title subdivision from 3 lots into 12 lots, new internal roadway with access via Botany Road, site remediation, tree removal and associated infrastructure works.	Approved by Land and Environment Court.
22 February 2018	DA561/2016/A Modification of approved development to change condition 3 to allow the creation of restriction on title at time of lodgement of subdivision plan, deletion of conditions 7, 29, 78 and 88, amendment to condition 17 relating to required landscaping, and amendment to condition 79 relating to Traffic Management Plan.	Approved by Land and Environment Court
20 June 2018	CCP269/2018 CC for subdivision works (bulk earthworks)	Approved by accredited certifier.
21 December 2018	CDP2/2019 CDC for construction of a new industrial warehouse complex comprising 53 units including ancillary office.	Approved by accredited certifier.



Table 4 Site History

7 May 2019	CDP 157/2019 CC for Subdivision Works (Stage 2)	Approved by accredited certifier.
16 August 2019	DA561/2016/B Modification of approved development by removal of tree 11 an <i>Eucalyptus robusta</i> (Swamp Mahogany), removing tree T11 from condition 41 Tree protection measures and including condition 75 trees approved for removal.	Approved by Randwick Council
21 April 2020	DA561/2016/C Modification to delete conditions 41(e), allowing for removal of trees 15, 68 and 69 with compensatory landscaping (9 trees). Trees 68 and 69 removal relates to adjustment to cadastral boundaries to accommodate road in order to satisfy requirements of the RMS and removal of Tree 15 allows for deletion of condition 41e to satisfy Ausgrid requirements.	Approved by Randwick Council
7 May 2020	CCP325/2020 CC for Subdivision Works (Stage 3)	Approved by accredited certifier.
29 May 2020	DA561/2016/D Modification of approved DA, including amendments to conditions to allow the removal of trees and retention of other trees.	Approved by Randwick Council
4 June 2020	DA674/2019 Signage for industrial precinct and associated uses.	Approved by Randwick Council
30 October 2020	DA674/2020/A Modification of approved development to modify condition 3.	Approved by Council
10 March 2021	CCP94/2021 CC for signage for industrial precinct and associated uses	Approved by accredited certifier.
12 November 2021	CDP404/2021 CDC for construction of an industrial/warehouse development comprising four (4) buildings (Buildings A to D) with a total of 27 units with associated office space at mezzanine level. Provision of associated site wide landscaping and associated civil works.	Approved by accredited certifier.

3.2 PROPOSAL

The proposed development involves the construction of three buildings ranging in height between 5 and 7 storeys containing a mixed use industrial, warehouse and recreational development. The development involves the provision of an attractive central podium space between the buildings that will be landscaped at ground level and will become a useable communal plaza. The building arrangement is illustrated at Figure 7.

The proposal is described in architectural plans prepared by *Bennett Murada Architects* and submitted with the application.

The range of uses proposed will generally be light industrial (including high technology uses) that will take advantage of the site's proximity to Sydney Airport and Port Botany. Recreational uses are also proposed in the RE1 zoned portion of the site. The proposal involves uses that will create a vibrant, accessible, urban centre that can meet the needs of the local workforce and will also appeal to the prevailing demographics of the local area's workforce. Building 1 provides a range of community and recreational facilities for the precinct, including a child care centre and health centre.

Buildings 2 and 3 involve industrial work spaces and storage areas around a communal core comprising building services and amenities. The external façade of each building is articulated to provide a positive contribution to the streetscape that will give a fine grain building design.

Two basement levels provide capacity to accommodate car parking for 167 vehicles, and will also include bicycle parking, waste storage, mechanical plant, building services and storage areas.

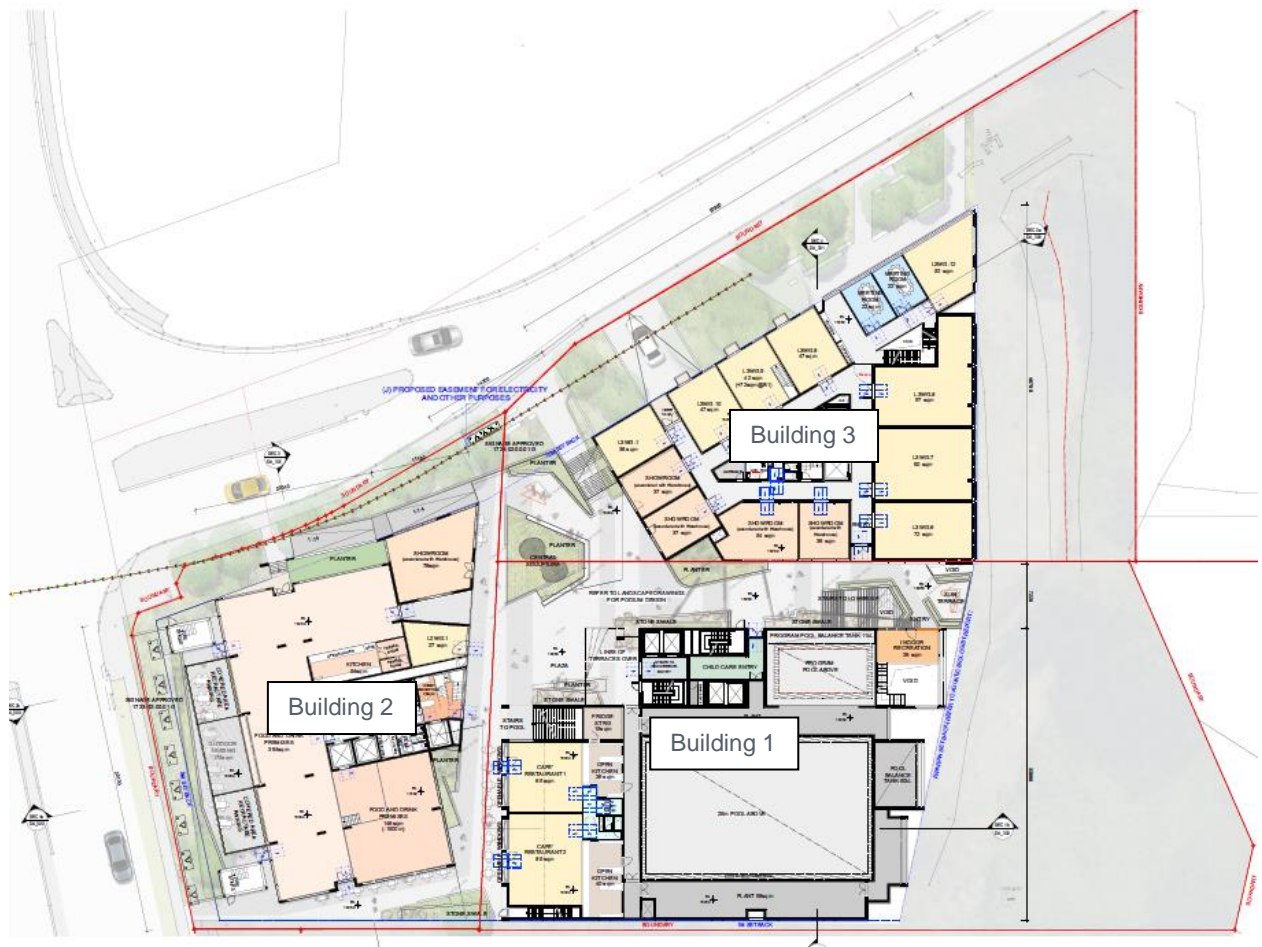


Figure 7 Ground floor plan indicating the arrangement of the three buildings on the site

Table 5 below provides a description of the three buildings within the proposed development.

Table 5 Project Data	
Building	Description
Building 1	Part 6 and part 7 storeys
	Gross floor area 3,123m ²
	Building height 26.2m (RL 36.95)
Building 2	5 storeys
	Gross floor area 3,737m ²
	Building height 26.2m (RL 38)

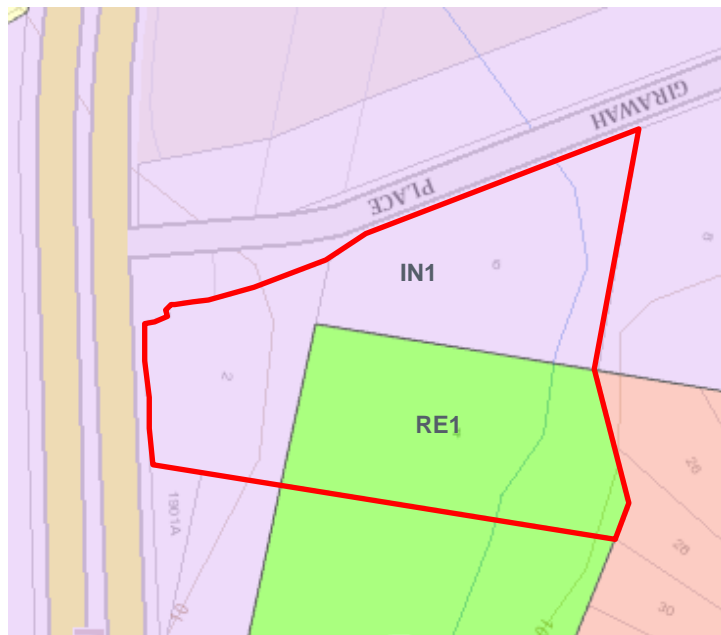
Table 5 Project Data

	5 storeys
Building 3	Gross floor area 4,064m ²
	Building height 20.5m (RL31.25)

The proposal will include the following land uses:

- Within the IN1 zone:
 - Warehouses or distribution centres
 - Light industries, including creative industries and high technology industries
 - General industries
 - Food and drink premises
- Within the RE1 zone:
 - Indoor recreation facilities (including aquatic centre, gymnasium)
 - Centre-based child centre facility
 - Café / restaurants

The proposal includes: 6,039m² warehouse/industrial land uses; 1,046m² aquatic centre; 827m² gymnasium; 220m² other indoor recreation; 541m² child care centre; and 812m² of food and drink premises.



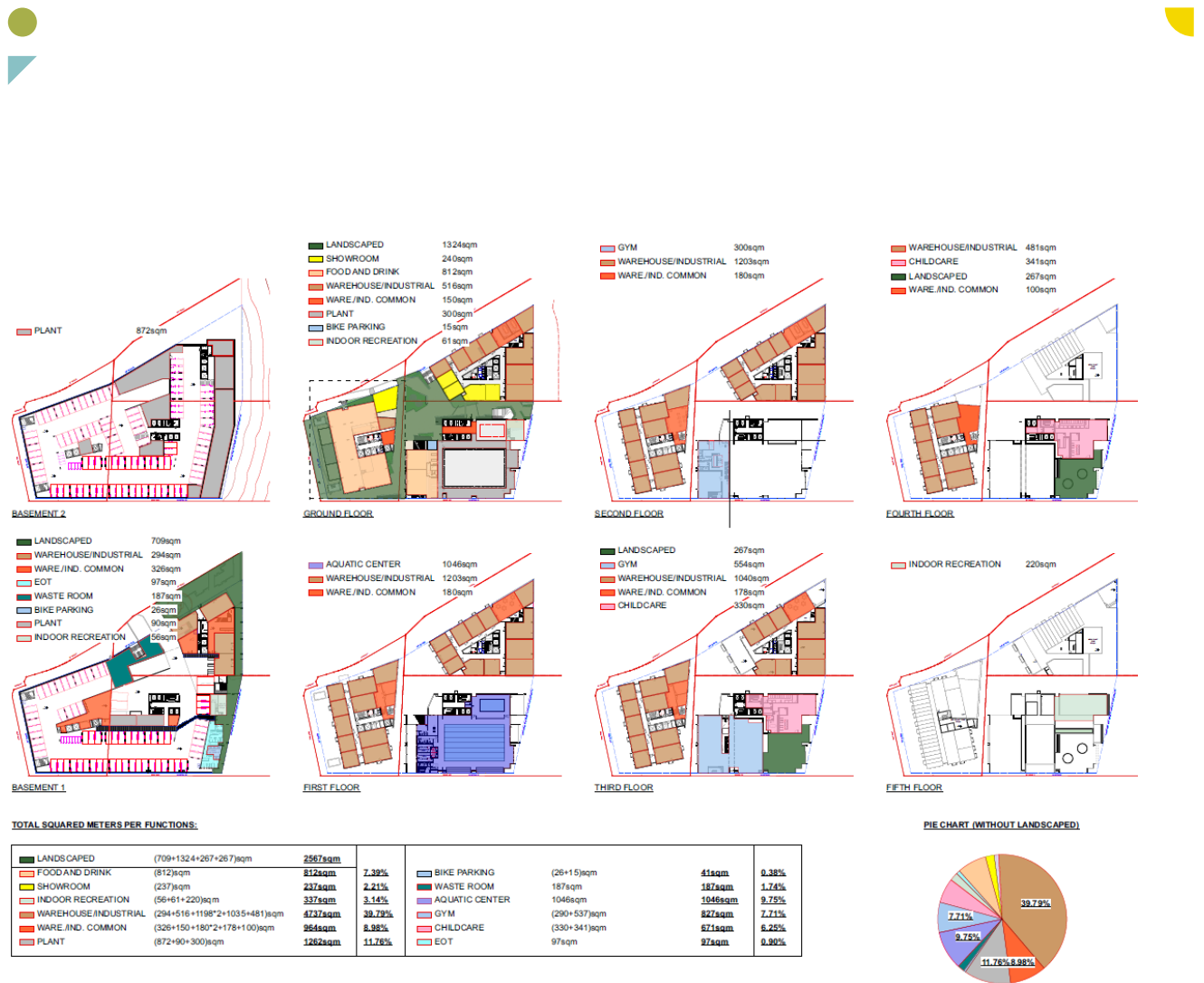


Figure 9 Distribution of land uses within the development by floor level

Perspectives of the proposed development are provided at Figures 10 to 12.



Figure 10 Perspective of the proposed developed (Buildings 2 and 3) as viewed from corner of Botany Road and Girawah Place



Figure 11 Perspective of the proposed development (Buildings 2 and 3) viewed from the west / Girawah Place



Figure 12 Perspective of the proposed development (Buildings 1 and 2) as viewed from the east

3.3 LANDSCAPING

The proposal does not involve the removal of any trees from the site. Existing trees located adjacent to Girawah Place will be retained and included into the new landscaping for the site. Several existing trees located along the Botany Road footpath adjacent to the site will also be retained and protected during development.

The proposed development involves the provision of high quality landscaping treatment comprising trees, shrubs and groundcover along the site's frontage to Botany Road and Girawah Place and within the plaza between the three buildings.

Details of the proposed landscaping are provided in the Landscape Plans prepared by *Sturt Noble Associates* and submitted with the application as indicated in **Figure 13**.



Figure 13 Landscape Plan prepared by Sturt Noble Landscape Architects

3.4 WASTE MANAGEMENT

A Construction and Operational Waste Management Plan is submitted with the development application. During construction, waste generation will be minimised where possible by implementation of reuse and recycling principles. Further details will be provided once a construction contractor has been appointed for the project.

Waste is proposed to be collected from the site from a dedicated waste storage area location within the basement. Special arrangements will be made for the storage and disposal of trade waste and any liquid waste from the premises.



4. Environmental Planning Assessment

4.1 PREAMBLE

This section of the Statement provides a planning assessment of the proposed development covering all relevant heads of consideration under Section 4.15 of the EP&A Act.

4.2 INTEGRATED DEVELOPMENT

The proposed development involves works on waterfront land, being land within 40m of a watercourse (Bunnerong Creek) and therefore requires a Controlled Activity Approval (CAA) under section 91 of the *Water Management Act 2000*. Section 4.47 of the EP&A Act sets out the requirements applying to Integrated development. The development application must be referred by Council to the Natural Resource Access Regulator (NRAR) for its general terms of approval.

4.3 STATUTORY AND POLICY COMPLIANCE

The relevant matters for consideration under Section 4.15(1)(a) of the EP&A Act are identified in the following table:

Table 6 Section 4.15 Matters For Consideration				
EP & A Act, 1979.	Matters for Consideration	Applies	See Comments	N/A
4.15(1)(a)(i)	State Environmental Planning Policy (Biodiversity and Conservation) 2021	✓	✓	
	State Environmental Planning Policy (Industry and Employment) 2021	✓	✓	
"	State Environmental Planning Policy (Planning Systems) 2021	✓	✓	
"	State Environmental Planning Policy (Resilience and Hazards) 2021	✓	✓	
"	State Environmental Planning Policy (Transport and Infrastructure) 2021	✓	✓	
"	Randwick Local Environmental Plan 2012	✓	✓	
S.4.15(1)(a)(ii)	Draft Randwick Local Environmental Plan 2022	✓	✓	
S.4.15(1)(a)(iii)	Randwick Comprehensive Development Control Plan 2013	✓	✓	
S.4.15(1)(a)(iv)	Any other prescribed matter:- <ul style="list-style-type: none">AS 2601-1991: Demolition of structures.	✓		

The matters identified in the above table as requiring specific comment are discussed below.





The primary statutory documents that relate to the subject site and the proposed development are *State Environmental Planning Policy (Transport and Infrastructure) 2021* and *Randwick Local Environmental Plan 2012*. The primary non-statutory document relating to the subject site and proposed development is the *Randwick Comprehensive Development Control Plan 2013*. The relevant provisions of these documents and other relevant planning controls are summarised below and the proposal's compliance with them assessed.

4.3.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* replaced the provisions of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (Vegetation SEPP). All of the provisions of the Vegetation SEPP were transferred into the new SEPP.

The proposed development does not involve the removal of any trees from the site.

4.3.2 State Environmental Planning Policy (Industry and Employment) 2021

4.3.2.1 Chapter 3 - Advertising and Signage

This Chapter contains the provisions of the former *State Environmental Planning Policy No 64 – Advertising and Signage*.

A separate development application (DA/674/2019, as modified) covers signage for the industrial precinct as a whole, including street signage, directory boards and unit signage.

Directional and business identification signage will also be displayed in appropriate locations to indicate the location of the carparking areas, loading docks, child care centre, recreation facility and other elements of the proposal.

At this stage, the development application is not seeking consent for the display of any signage and separate development application(s) will be submitted to Council for any future signage proposals.

4.3.3 State Environmental Planning Policy (Planning Systems) 2021

4.3.3.1 Chapter 2 – State and regional development

The proposal has a capital investment value ("CIV") of \$41.5 million. Therefore, as the CIV is greater than \$30 million, under Schedule 6 of the *State Environmental Planning Policy (Planning Systems) 2021*, the proposal is identified as regionally significant development. As such, the proposal will be determined by the Sydney Eastern City Planning Panel.

4.3.4 State Environmental Planning Policy (Resilience and Hazards) 2021

4.3.4.1 Chapter 4 - Remediation of Land

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* replaced the former *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55). All of the provisions of SEPP 55 were transferred into the new SEPP.

Clause 4.6 of the SEPP prevents a consent authority from granting consent to carrying out development on land unless:

- (a.) *It has considered whether the land is contaminated*
- (b.) *If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.*





(c.) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out.

A Remediation and Validation report prepared by Geo-Logix is submitted with the application. The report has been prepared following extensive remediation works that were carried out on the site between November 2018 and April 2019.

During 2017, a detailed site investigation (Stage 2) was conducted for the subject site which found the presence of asbestos material on the site. There were no other environmental contaminants of concern at concentrations that would be unacceptable for the site's environmental setting. It was concluded that the future development of the site would require further assessment and possible remediation or management of the asbestos impacted fill material.

Further investigations carried out on the site during 2018 found that approximately 1,400 to 1,600m² of fill was impacted by asbestos at concentrations greater than accepted standards for industrial land uses. A Remediation Action Plan (RAP) prepared for the site during 2018 identified the procedures necessary to remediate the site to an acceptable standard. The RAP involved the isolation, excavation and removal of asbestos contaminated fill to levels below that acceptable for industrial land uses and the relocation of any remaining fill from the part of the site from areas zoned for public recreation that would permit more sensitive land uses.

A total of 1,867 tonnes of contaminated soil from the site was disposed off-site to a licensed waste transfer facility in Western Sydney. Classification of the contaminated soil was undertaken during November 2018 with ten samples collected from stockpiles. The material was classified as Special Waste (Asbestos) in the General Solid Waste (non-putrescible) category.

The Validation Report provides the following results in respect of the part of the site zoned IN1:

"AF (asbestos fines) was detected at concentrations greater than the RAC in validation in one of the 46 excavation wall validation soil samples. Bonded ACM (asbestos containing material) was not detected at concentrations above the RAC (remediation acceptance criteria) in all excavation wall validation samples.

Where excavation was terminated in natural soil, visual inspection confirmed the base of excavations were visually free of fill material and fragments of bonded ACM.

Where excavations did not extend to natural soil, visual inspection of the base of the excavation confirmed the material was free of visible bonded ACM fragments. The excavation floors were also validated through the results of underlying grid-based samples collected during the Asbestos Assessment where asbestos was not detected at concentrations above the RAC.

Airborne asbestos fibres were not detected at concentrations above trigger levels in the air monitoring samples collected during remediation and validation works".

In respect of the part of the site zoned RE1, the following result is provided in the Validation Report:

"Visual inspection confirmed that natural soil surface was visually free of fill and fragments of bonded ACM.

AF and bonded ACM were not detected in any of the validation soil samples from the batter on the eastern boundary".

Having regard to the information provided in the Validation Report submitted with the application, there is sufficient information available to Council to satisfy its assessment requirements under the SEPP.



4.3.5 State Environmental Planning Policy (Transport and Infrastructure) 2021

4.3.5.1 Chapter 2 – Infrastructure

Chapter 2 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* replaced the repealed *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP). All of the provisions of the ISEPP were transferred into the new SEPP.

Clause 2.48 Determination of development applications – other development

This clause applies to development that involves the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or development carried out within or immediately adjacent to an easement for electricity purposes. This clause states:

“Before determining a development application (or an application for modification of consent) for development to which this section applies, the consent authority must:-

- (a) Give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and*
- (b) Take into consideration any response to the notice that is received within 21 days after the notice is given”.*

Although there are high voltage electricity cables buried beneath Girawah Place, the proposed development does not involve any penetration of the ground within 2m of the electricity cables and therefore referral to Ausgrid under this clause is not required.

Clause 2.119 Development with frontage to classified road

This clause applies to development with a frontage to a classified road and requires the consent authority to be satisfied that:

- (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:-*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) the development is a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

The proposed development does not involve vehicle access from Botany Road. All vehicle access from the proposed development will be confined to Girawah Place and access onto Botany Road will be managed from a signal controlled intersection with Botany Road.

The proposed land uses do not involve any sensitive land uses adjacent to the Botany Road frontage. Industrial uses are proposed along the site's southern boundary to Botany Road.

Clause 2.120 Impact of road noise or vibration on non-road development

This clause applies to certain types of development (including a centre-based child care facility) that is on land in or adjacent to the road corridor for a freeway, a tollway or transitway or any other road with an annual average daily traffic

volume of more than 20,000 vehicles (based on TfNSW traffic volume data) and the consent authority considers it likely to be adversely affected by road noise or vibration.

An Acoustic Report has been prepared by *Pulse White Noise Acoustics* and is submitted with the application. Parts 7 and 8 of the report have addressed noise intrusion criteria and assessment. The report's conclusion states:

"based on the findings of this assessment, the development as proposed is suitable on the basis of acoustics. Acceptable internal noise levels can be achieved with appropriate façade glazing installation. The glazing specification must be reviewed at the detailed design stage to optimise glass selection and will be based on the combined requirements of acoustics, thermal and structural considerations".

Clause 2.122 Traffic generating development

This clause applies to traffic generating development (as specified in Column 1 of the Table in Schedule 3). The clause requires the consent authority, before it determines a development application for development to which the clause applies, to do the following:

- (a) give written notice of the application to Transport for NSW within 7 days of the application being made and
- (b) take into consideration-
 - (i) any submission provided in response to the notice to Transport for NSW received within 21 days of the notice being given, and
 - (ii) the accessibility of the site concerning including the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips and the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail; and
 - (iii) any potential traffic safety, road congestion or parking implications of the development.

The application is supported by a Traffic Impact Assessment report prepared by *SALT³* which provides analysis of the traffic and parking impacts of the proposed development.

Key conclusions of the Traffic Impact Assessment report are reproduced below:

Traffic Generation

"The traffic generated by the development is anticipated to peak during Friday evening 5:00pm to 7:00pm period, aligning with the peak parking demand. This is when the childcare pick-up time, peak gym, pool and restaurant usage occur as well as a large proportion of employees (warehouse, office spaces) will leave the site".

Traffic Impacts

"The proposal is anticipated to generate a moderate amount of traffic, which is to be expected for a mixed-use development of this scale. The addition of 91 outbound trips during the evening peak hour equates to one vehicle departing the site every 39 seconds on average. This is not anticipated to cause any major adverse impact on the operation of the surrounding roads and intersections.

The intersection of Girawah Place and Botany Road has been recently upgraded to a signalised intersection, presumably in anticipation of the increased traffic from the subject site and adjacent allotments within this subdivision estate to the north, currently under staged construction. The intersection has two departure lanes from Girawah Place and separate turn lanes on Botany Road."

Parking

"The proposed provision of 167 car parking spaces will adequately accommodate the anticipated peak parking demand of 120 spaces which is expected to occur on a Friday evening 5:00pm to 7:00pm. There will be an excess of 47 spaces during this time".

Vehicle access

“Vehicular access to the site is proposed to occur via a new 7.0m wide crossover from Girawah Place. This meets the requirements of Australian Standard AS2890.1 for a development of this nature and a car park of this size. This will adequately accommodate two-way vehicle movements and access for waste vehicles as seen in the swept path diagrams provided”.

Car parking layout

“All parking spaces are shown to be 2.6m wide and 5.4m long, accessed from a 6.2m wide accessway. This complies with the requirements of AS2890.1 and the DCP for spaces to be a minimum of 2.4m wide and 5.4m long. DDA parking is also shown to be 2.6m wide and 5.4m long, with shared spaces of the same dimensions, meeting the requirements of AS2890.6.”

4.3.5.2 Chapter 3 – Educational establishments and child care facilities

Chapter 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* replaced the repealed *State Environmental Planning Policy (Educational Establishments and Child Care Centre Facilities) 2017* (Education SEPP). All of the provisions of the Education SEPP were transferred into the new SEPP.

Clause 3.23 – Centre-based child care facility – matters for consideration by consent authorities

This clause of the SEPP requires a consent authority, before determining a development application for the development of a centre-based child care facility, to take into consideration any applicable provisions of the *Child Care Planning Guidelines*.

A compliance table providing a detailed review of the proposal against the *Child Care Planning Guidelines* is provided at **Annexure E**.

Clause 3.24 – Centre-based child care facility in Zone IN1 and IN2 – Additional matters for consideration by consent authorities

Although this clause technically does not apply to the proposed development, the site's proximity and relationship with land zoned IN1 requires some form of assessment against these matters.

Subclause (2) requires that a consent authority consider the following:

- (a) Whether the proposed development is compatible with neighbouring land uses, including its proximity to restricted premises, sex services or hazardous land uses,*
- (b) Whether the proposed development has the potential to restrict the operation of existing industrial land uses,*
- (c) Whether the location of the proposed development will pose a health or safety risk to children, visitors or staff.*

The proposed development is considered to provide an appropriate level of separation between the proposed child care facility and the nearby industrial land uses. No hazardous land uses exist or have been proposed in the vicinity of the site.



The location of the proposed child care centre within Building 1 involves considerable physical separation being provided between the facility, including its north-east facing outdoor play area, from nearby industrial land uses to the south and west of the site.

4.3.5.3 Chapter 5 – Three Ports – Port Botany, Port Kembla and Newcastle

Chapter 5 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP) replaced the repealed *State Environmental Planning Policy (Three Ports) 2013* (Ports SEPP). All of the provisions of the Ports SEPP were transferred into the new SEPP.

The majority of the site (being Lots 2 and 3 in DP 271143) is zoned IN1 General Industrial under the Transport and Infrastructure SEPP. The objectives of the IN1 zone seek:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To facilitate and encourage port related industries that will contribute to the growth and diversification of trade through the port.*
- *To enable development for the purposes of business premises or office premises associated with, and ancillary to, port facilities or industries.*
- *To encourage ecologically sustainable development.*

The proposed development proposed on Lots 2 and 3 will be compatible with the above stated objectives.

Land Uses

The proposed uses comprising warehouse and light industrial spaces for the purpose of a wide range of industrial purposes is best characterised as a mix of 'general industries', 'light industries' and 'warehouse or distribution centres'. Each of these three land uses are permissible with consent in Zone IN1 General Industrial.

Although the SEPP does not define 'general industries', 'light industries' or 'warehouses and distribution centres', Section 5.2(3) of the SEPP clarifies that the definitions under the Standard Instrument LEP Order apply, as follows:

General industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

Light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reasons of noise, vibration, smell, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following-

- (a) High technology industry,
- (b) Home industry,
- (c) Artisan food and drink industry,
- (d) Creative industry.

Warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

The proposal has been designed for the purpose of accommodating industrial activity and does not preclude the future use of the two industrial buildings (Buildings 2 and 3) for any of the above permissible land uses.

As such the proposed development is permissible with consent in the IN1 zone under the Transport and Infrastructure SEPP.



Other Key Controls

There are no height of building or floor space ratio (FSR) controls that apply to Lots 2 and 3 in DP 271143 under the Transport and Infrastructure SEPP.

A compliance table is provided at **Annexure A** which demonstrates compliance with all relevant controls.

4.3.6 Randwick Local Environmental Plan 2012

Although most of the site is zoned under the Transport and Infrastructure SEPP, the north-eastern part of the site (Lot 1 in DP 219847) is zoned RE1 Public Recreation under *Randwick Local Environmental Plan 2012* (RLEP 2012).

The objectives of Zone RE1 Public Recreation are as follows:

- *To enable land to be used for public open space or recreational purposes,*
- *To provide a range of recreational settings and activities and compatible land uses,*
- *To protect and enhance the natural environment for recreational purposes,*
- *To protect, manage and restore areas with high biodiversity, ecological and aesthetic values, including buffer areas and habitat corridors.*

This zone permits a range of recreational land uses including: indoor recreation facilities; outdoor recreation facilities; centre-based child care centres; restaurants or cafes; and car parks.

The proposed development to be located on Lot 1 DP 219847 will comprise an indoor swimming pool, gymnasium, child care facility, café/restaurants and ancillary uses, which are permitted in the zone.

A compliance table is provided at **Annexure C** which demonstrates compliance with all relevant controls under RLEP 2012, with key controls discussed below.

Clause 4.3 Height of Buildings

There is no height control assigned to the RE1 zoned portion of the site.

Clause 4.4 Floor Space Ratio

There is no FSR control assigned to the RE1 zoned portion of the site.

Clause 5.1 Relevant Acquisition Authority

This clause is intended to identify (for the purpose of section 3.15 of the EP&A Act) the relevant authority to acquire land reserved for certain public purposes.

Lot 1 in DP 219847 is identified on the Randwick LEP 2012 Land Reservation Acquisition Map for future acquisition by Randwick City Council for the purpose of local open space. It is understood that Council does not intend to acquire this land and has agreed to its rezoning to Zone RE2 Private Recreation.

Clause 5.10 Heritage Conservation

Clause 5.10(5) applies to land that is within the vicinity of a heritage item or a heritage conservation area. Where this clause applies Council may require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would have on the heritage significance of a heritage item or heritage conservation area.

As the subject site is not in the immediate vicinity of any heritage item or heritage conservation area, a heritage impact assessment is not required.

Clause 5.21 Flood Planning

This clause applies to land that is located within a flood planning area. Randwick LEP 2012 identifies a flood planning area to have the same meaning as it has in the NSW Government's *Floodplain Development Manual 2022*. (FDM 2022) The FDM 2022 defines the flood planning area to be the area of land below the Flood Planning Level (FPL).

The subject site is located within the southern section of the *Lurline Bay, Matraville, Malabar & Yarra Bay Flood Study* which was adopted by Randwick City Council on 26 October 2021. Part of the site is impacted by the 1% AEP flood.

Subclause (2) requires Council to be satisfied the proposed development:

- (a) is compatible with the flood function and behaviour on the land, and*
- (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- (d) incorporates appropriate measures to manage risk to life in the event of a flood, and*
- (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction or riparian vegetation or a reduction in the stability of river banks or watercourses.*

In 2018, a flood assessment was prepared by *Storm Consulting* for the development of No 1901 Botany Road, Matraville (northern part of Girawah Place). Part 5 of the assessment provides the following conclusions and recommendations that are relevant to the current proposal:

- The predicted on-site flood levels for the flow path range from 8.7m AHD to 9.1m AHD. As such, any floor level in this area should be set above 9.7m AHD heading east from the culverts.*
- The existing culverts are just under the required capacity to convey the 100-year ARI flow with the current ground/cover levels. Given the complex flow charging operations of a culvert in a large storm it could be expected that some spill would occur on the site and a pooling along the western boundary if existing levels are maintained.*
- The proposed development levels at the road provide additional driving head and as such the culverts are expected to have a greater than 100-year ARI capacity.*
- With this additional head, virtually no afflux will be experienced and it could reasonably be expected that a straight extension of the culverts would not result in any offsite impacts.*

The proposed development has been designed to minimise adverse flood impacts. The buildings are located on the site to avoid external impacts in terms of flood reduction in flood storage or adverse impacts to nearby properties. The landscape plan indicates the area between the creek and the building will be permeable.

The ground floor level of the building will be at RL 10.750m which is above the 1% AEP flood level and 500mm freeboard. The entrance to the basement carpark will be at RL 10.750m to protect the basement parking level from penetration by flood waters.

Subclause (3) requires Council to consider the following matters:

- (a) the impact of the development on projected changes to flood behaviour as a result of climate change,*
- (b) the intended design and scale of buildings resulting from the development,*
- (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*
- (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*



The proposed development has been designed with flooding issues in mind, including the impact of climate change and to ensure that the buildings will provide a safe environment for the evacuation of occupants in the case of flooding.

Clause 6.1 Acid Sulfate Soils

This clause aims to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

Lot 1 is mapped as Class 4 on Council's Acid Sulfate Soil Map. For land mapped as Class 4, Clause 6.1(2) of the LEP requires development consent for the carrying out of: (a) works more than 2 metres below the natural ground surface or (b) works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.

An Acid Sulfate Soil Assessment report prepared by *Geo-Environmental* has been prepared and submitted with the application. The assessment has acknowledged the development has potential to disturb acid sulfate soil (if present) beneath the site, particularly the excavation works relating to the construction of a basement carpark up to a depth of 9m deep.

The report has found:

"based on field screening test results and laboratory test results carried out as part of the preparation of the ASS assessment report, the fill and natural soil profile within the proposed ground disturbance does not contain acid sulfate soil materials and subsequently does not require a specific management plan".

Accordingly, no further consideration of Acid Sulfate Soils is required.

Clause 6.11 Design Excellence

Clause 6.11 applies to any development involving the construction of a new building or external alterations to an existing building where the following triggers are relevant:

- sites having has an area of 10,000 square metres or greater, or
- land for which a development control plan is required to be prepared under clause 6.12, or
- buildings that are or will be at least 15 metres in height.

As the proposal involves buildings exceeding 15m in height, this clause applies to the proposed development.

Subclause (3) requires a consent authority to be satisfied the proposed development exhibits design excellence before granting consent to a development to which this clause applies.

The following matters are to be considered by the consent authority to determine whether the development exhibits design excellence:

- *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- *Whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
- *How the proposed development responds to the environmental and built characteristics of the site and whether it achieves an acceptable relationship with other buildings on the same site and on neighbouring sites.*
- *Whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency.*
- *Whether the proposed development detrimentally impacts on view corridors and landmarks.*





The proposed development has been well designed to provide a high quality development for technology, light industrial and recreational uses. The proportions of the three buildings comprising the development, including height, bulk and scale, is consistent with the desired character for this location and will provide a positive visual appearance when viewed from adjoining properties and from the public domain. The design incorporates a selection of quality materials and finishes to ensure the design complements the location. Sustainability has been an important consideration in the design of the development to reduce the building's impact on the environment. It is proposed to install solar photovoltaic collectors on the roof of the development.

4.3.7 Randwick Local Environmental Plan Review 2022

Randwick City Council commenced public exhibition of a comprehensive planning proposal (CPP) to replace Randwick Local Environmental Plan 2012 with an updated instrument in June 2022 and it remained on exhibition until 12 July 2022.

The CPP involves changing the zoning of Lot 1 (referred in the planning proposal as 1903R Botany Road) to Zone RE2 Private Recreation. The planning proposal indicates the strategic merit of the proposed change being:

“1903R is a vacant lot with no public road access, located near Botany Road in Matraville. The lot is adjacent to the Port Botany industrial area. The current, and previous landowners have in the past offered the site to Council for purchase in accordance with the LEP provisions for RE1 lands. In June 2019, Council stated they were not in a position to purchase the land. Given that Council is unable to purchase the site, the owners request that the land be rezoned to reflect the fact that it is not used as a public recreation zone”.

Council has prepared a comprehensive planning proposal applying all land within the Randwick LGA. The planning proposal involves rezoning Lot 1 to Zone RE2 Private Recreation.

The objectives of the Zone RE2 Private Recreation are:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect, manage and restore areas with high biodiversity, ecological and aesthetic values, including buffer areas and habitat corridors.

The proposed development, occupying Lot 1, includes an indoor swimming pool, gymnasium, child-care centre and landscaped open space. These uses will be compatible with these zone objectives.

The range of permissible land uses in Zone RE2 Private Recreation include:

- Centre-based child care facilities,
- Recreation facilities (indoor), and
- Takeaway food and drink premises.

The proposed development to be carried out on Lot 1 will be consistent with the permissible land uses and objectives set out within the draft instrument.

4.3.8 Randwick Comprehensive Development Control Plan 2013

Technically Randwick Comprehensive DCP 2013 does not apply to Lots 2 and 3 as it does not apply to land to which the Transport and Infrastructure SEPP applies, however in the absence of any controls it has been considered as a guide.





Part D15 only applies to industrial land under *Randwick Local Environmental Plan 2012* and does not apply to lots 2 and 3. Notwithstanding, an assessment of the proposal is provided in the RCDP 2013 compliance table located at **Annexure D** of this SEE and demonstrates that this proposal is generally compliant with the DCP.

In particular, the boundary setbacks in Section 3 of the DCP have been considered and the proposal is generally compliant with the front, rear and side setback requirements. The setbacks of Building 1 (1m) and Building 2 (3m) to the eastern boundary, adjacent to the land zoned RE1 Public Recreation, are less than the DCP requirement however are considered appropriate. The proposed setbacks provide a satisfactory transition area/buffer to the open space area, and the proposal does not result in any significant overshadowing of the open space area related to the proposed setback (when compared to the control), particularly when also noting that there are no height controls that apply to the site. The proposed setback is also considered appropriate given the size of this open space area, and that we understand the area is not identified by Council for any particular redevelopment with open space needs already catered for via existing Council owned and managed open space in other locations, with no deficiencies of open space identified in the subject area.

4.4 IMPACTS ON NATURAL & BUILT ENVIRONMENT

4.4.1 External Appearance & Design

The proposed development provides a contemporary architectural design that has addressed the particular needs of the proposed land uses and makes a positive contribution to the character of the area. The design of the three buildings includes horizontal and vertical articulation to reduce the visual bulk and scale. It is noted that there are no height of buildings or floor space ratio controls that apply to the site or development.

The external appearance of the proposed buildings will be consistent with the style and scale of the surrounding industrial development to the west of the site.

Section 4.3.6 of this Statement responds to the Design Excellence clause within *Randwick Local Environmental Plan 2012* and considers the important design features of the project.

An appropriate palette of materials and finishes has been selected to create visual interest in the buildings and provide an attractive environment for people to work and recreate. The materials and finishes also contribute to the development's sustainability outcomes, particularly with regards to energy and water efficiency.

4.4.2 Topography & Scenic Impacts

The proposal will result in excavation to accommodate the proposed basement level and provide a podium for the development at ground level. The excavation is generally limited to the building footprint beneath Buildings 1, 2 and 3.

A maximum excavation depth associated with the proposed development is approximately 7.8m below existing ground level. This will ensure that the basement car park will be below ground.

The development will provide for areas of soft and deep soil landscaping areas around the perimeter of the site. A central plaza space will be provided on the podium level for the use of the occupants of the development.

In terms of scenic impacts, the proposed buildings represent a scale of development that is reasonable anticipated on the site and consistent with the scale and bulk of nearby industrial developments.

Accordingly, the impacts of the proposed development on the topography of the locality and its scenic impact are considered to be acceptable, in character and responsive to the locality.



4.4.3 Flora & Fauna Impacts

A Riparian and Aquatic Assessment report has been prepared by *Eco Logical Australia* and provided with the application. The report addresses works on the waterfront land under the *Water Management Act 2000* in regard to key fish habitat, and threatened aquatic species, populations and communities.

In respect of aquatic fauna, the report states *“Bunnerong Creek is an ephemeral freshwater watercourse. The Fisheries Spatial Data Portal does not predict any threatened species to occur in this catchment. Bunnerong Creek is a first order watercourse, but it is not considered a ‘key fish habitat’ as applied in the Policy, because first and second order streams are excluded unless they are habitat of a listed threatened species, population or ecological community, or ‘critical habitat’. Therefore, Fisheries guidelines for works around watercourses and the ‘no net loss’ habitat policy do not apply at this location”*.

The report includes the following recommendations to prevent pollution, erosion and sedimentation during construction which will mitigate potential impacts to the watercourse and protect the local aquatic ecology. The report concludes that with successful implementation of these measures *“the impact of the proposal is very low”*.

- *Avoid planting deciduous trees within 40m of the watercourse, or in areas where excessive leaf drop cannot be prevented or screened from entering stormwater runoff. Seasonal leaf drop can have detrimental effects on the aquatic ecology, such as decreased dissolved oxygen due to leaf decomposition, and irregular food sources for detritivores that support the food web*
- *Avoid planting species that may become weeds and spread to the adjacent riparian corridor.*
- *Prepare a Construction Environmental Management Plan (CEMP) to address measures to be adopted to minimise impacts on the environment as a result of the construction works, including type and location of sediment and erosion controls.*
- *A Sediment and Erosion Control Plan (within the CEMP) is to be prepared in accordance with The Blue Book – Managing Urban Stormwater: Soils and Construction (Landcom 2004) and implemented prior to works, with the aim of achieving an outcome of “no visible turbid plumes migrating through the waterway”.*
- *Inspect erosion controls regularly (daily during workdays) and after rainfall. Fix damaged controls immediately. Remove accumulated sediment or waste material from the sediment controls regularly and dispose of at a licensed waste facility.*
- *Monitor sedimentation down slope of excavated areas.*
- *Leave erosion and sediment controls in place until after the works are completed.*
- *Schedule earthworks outside of predicted heavy rain periods*
- *Stop work during and following heavy rainfall to reduce risk of mobilising sediment.*
- *Spoil stockpiles should be wetted regularly to reduce opportunities for wind assisted sedimentation.*
- *Store all chemicals used for construction purposes away from the riparian zone. Chemicals should only be stored in appropriate bunding/storage systems.*
- *Dedicated refuelling areas are to be established outside of the riparian area and away from other drainage and swales.*
- *Ensure appropriate spill kits are present on site.*
- *Ensure all equipment is in good working order.*
- *Carry associated Safety Data Sheets for all chemicals.*
- *Do not use any chemicals that are labelled as “harmful to marine life” or Class 9 Environmentally hazardous” as part of the proposed activities.*
- *Stabilise and rehabilitate all disturbed areas including topsoiling, revegetation, weed control and maintenance in order to adequately restore and improve the integrity of the riparian corridor.*
- *Any concrete/cement slurry must not leave the work area. Slurry must not enter the waterway.*

- Wash all equipment, including erosion and sediment control measures and trailers to prevent spread of exotic species. A visual check for vegetation and seeds on all vehicles, equipment and machinery must be used in the activities must be carried out before work commences.
- Bag and remove all weed propagules offsite, preferably the same day and dispose of at designated green waste facility.

4.4.4 Water & Air Quality Impacts

The proximity of the site to Bunnerong Creek requires consideration of specific measures to protect water quality within the waterway. The proposed development proposes the installation of water quality measures to minimise the release of pollutants into the watercourse.

Stormwater management plans prepared by *TDL Engineering Consulting* are submitted with the application which address the requirements of Council's engineering standards and specifications.

4.4.5 Solar Access

Shadow diagrams have been submitted with the development application in accordance with the requirements specified in Council's Development Application Guide. The shadow diagrams indicate the overshadowing impacts associated with the development at midwinter for 8:00am, noon and 4:00pm, as shown in **Figures 14 to 16**.

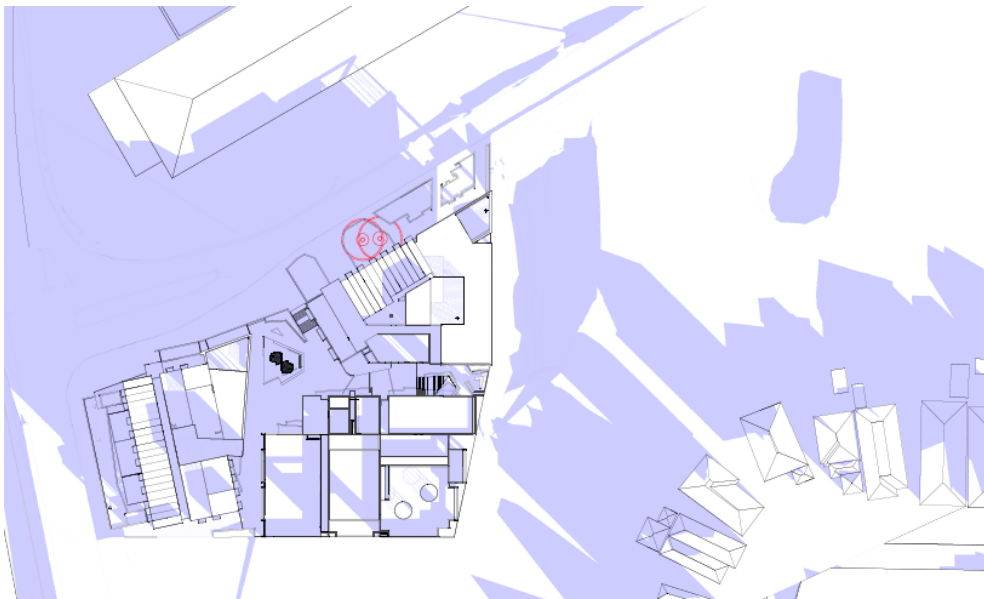


Figure 14 Shadow diagram for the proposed development at 8:00 am on 21 June

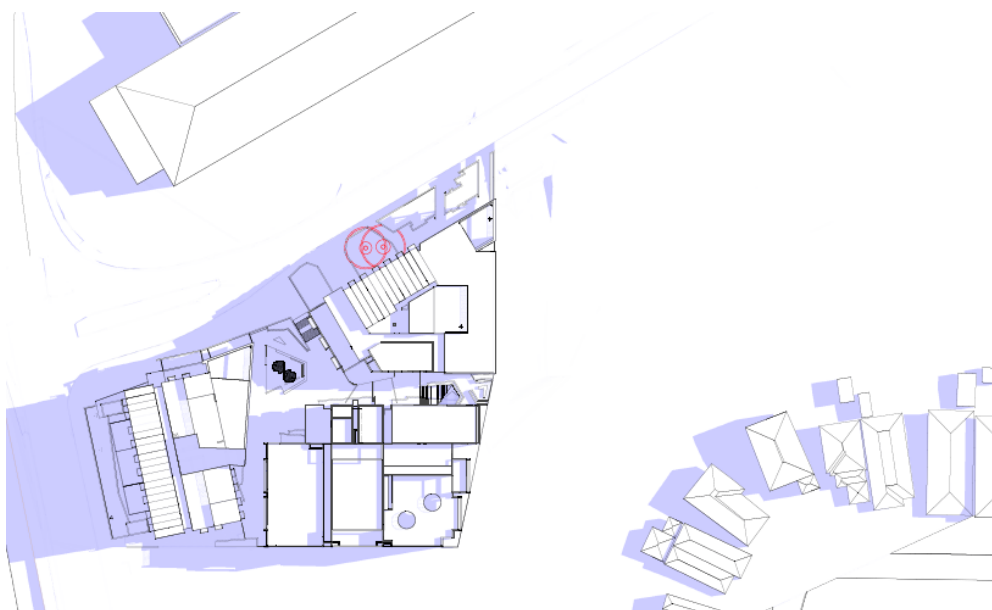


Figure 15 Shadow diagram for the proposed development at 12 midday on 21 June



Figure 16 Shadow diagram for the proposed development at 4:00 pm on 21 June

The shadow diagrams indicate that the proposed development will have no adverse overshadowing impact on adjoining residential properties. During the morning the shadow from the proposed buildings will primarily impact the adjacent industrial buildings to the west. Afternoon shadow from the proposed buildings will generally impact the adjacent open space land located to the east of the site.

No residential properties will be impacted by shadows from the proposed development.

4.4.5.1 Views

The subject site is not in a location having any significant views or vistas. Accordingly, the proposed development will not result in the loss of significant public views currently enjoyed from the public domain or loss of any private views enjoyed from an adjacent property.

4.4.5.2 Aural & Visual Privacy

A Noise Impact Assessment report has been submitted with the application. This indicates the proposal will comply with the relevant provisions of the EPA Industrial Noise Policy both in terms of noise intrusion from nearby road traffic and nearby industrial development.

In terms of aural privacy, the proposed development has been designed to minimise as far as practicable the likelihood of any adverse noise impacts to the nearest residential receivers to the north of the site. A rear setback of between 25m and 35m is proposed between the northern wall of the proposed buildings and the shared boundary with the residential dwellings to the north of the site.

The noise assessment considers the proposed uses within the building and exterior noise sources to determine the impact to the nearest residential receivers located to the north of the site. The Acoustic Report has assessed the predicted noise generated by the proposed child care centre, swimming pool and ancillary mechanical plant.

The report states:

“The predicted $L_{Aeq, 15min}$ results of the modelled day, evening and night operational scenarios are presented in Table 5.2. It is shown that, if the modelling assumptions in Section 5.3 are carried out, then the resulting noise levels are predicted to comply with the criteria at all considered receivers”.

The report has recommended the following measures be implemented in respect of the child care centre and the swimming pool:

- 1.8m minimum-height solid barriers with no perforations should be installed to the north of the external Child care play areas on level 3 and level 4 of the Lot 1 building. The solid barrier can include constructions made from glass, perspex, solid metal, masonry, or the like.
- The two outdoor play areas associated with the child care centre on level 3 and level 4 should have a maximum of 40 children outside within each of the areas at any given time.
- 12.38mm laminated glazing is assumed to be installed to the northern façade of the swimming pool area on level 1 of the Lot 1 building.
- The windows and doors to the terraces connected to the Level 1 swimming pool area should be closed when the swimming pool area is being used for high noise generating events including, but not limited to, swim classes with a large number of patrons, school swimming carnivals, events where music is being played, etc. Note the doors should not be closed when the pools are being used for passive recreation.
- External windows to the level 1 swimming pool are to be closed between 6pm and 7am.

These recommended acoustic measures are described in **Figure 17**.



Figure 17 Recommended noise measures

In terms of visual privacy impacts to the residential properties to the rear, the proposed development provides greater than 25m separation to the adjoining properties at the rear. As it is the northern elevation of Buildings 1 and 3 that have potential to overlook the residential properties to the north, these building elevations will be fitted with screening devices including shutters and privacy screens. The proposed land uses that will occupy these spaces include a child care centre and gymnasium which are not likely to generate unreasonable privacy impacts.

The proposed development is acceptable in terms of visual privacy.

4.4.6 Micro-climate Impacts

The proposed development will have no significant impact on the micro-climate of the locality.

4.5 ECONOMIC & SOCIAL IMPACTS

The proposed development will result in an increase in employment opportunities within the Port Botany industrial area and Randwick City LGA. The proposal will contribute to the growth of high skilled jobs in Eastern Sydney and support the strengthening of region's economy.

The site enjoys good access to commercial services, community facilities and public transport. The proposed development will utilise existing infrastructure including electricity, sewer, water and telecommunications services.

Undertaking the construction works will have some short-term positive economic impacts through employment generation, both direct employment and multiplier effects. Accordingly, it is considered that the proposed development is likely to have only positive social and economic impacts in the locality.



4.5.1 Crime Prevention through Environmental Design

The proposal has been assessed against the publication “*Crime prevention and the assessment of development applications*” issued in April 2001 by the former NSW Department of Urban Affairs and Planning. This includes the four CPTED principles: surveillance; access control; territorial reinforcement; and space management.

The development is capable of providing satisfactory natural and electronic surveillance of the roadway, internal plaza and other communal areas of the site. The proposal will be complemented by installation of security lighting and CCTV throughout the site.

Access to certain parts of the building, including parts of the basement carpark will be restricted by access card/key to reduce potential for criminal behaviour. Publicly accessible and semi-public areas will be clearly defined using signage and other cues to indicate which areas are accessible by the public and visitors to the site.

Landscaping provided around and within the site will be regularly maintained to ensure that it does not reduce surveillance or create opportunities for concealment.

The management of the site will ensure routine building maintenance is carried out and graffiti is removed.

4.6 THE SUITABILITY OF THE SITE

4.6.1 Access to Services

The site is located in a highly accessible location that is within 1.1km of Matraville shops and 3km of Eastgardens shopping centre.

As the site is within an established urban area, connections to electricity, sewer, water the telecommunications services are readily available.

4.6.2 Parking and Access

The Traffic and Parking Report provided with the development application refers to Section 3.2 of Randwick DCP for the number of car parking spaces required for each of the proposed land uses within the development.

The report indicates the following requirements apply in respect of off-street car parking:

Table 7 Car Parking Compliance Table		
Land Use	Parking Requirements	
Child Care Centre	1 space per 8 children for drop off and pick up and 1 space per 2 staff	18 spaces
Gymnasium	1 space per 25m ² GFA	33 spaces
Pool	1 space per 25m ² GFA	42 spaces
Warehouses / hi-tech workspaces	1 space per 300m ² GFA	16 spaces
Food and drink premises	<u>Light industry</u> - 1 space per 80m ² GFA	2 spaces
	<u>Restaurant or cafe</u> - 1 space per 40m ² GFA for the first 80m ² GFA and 1 space per 20m ² GFA thereafter	17 spaces
Restaurant	1 space per 40m ² GFA for first 80m ² and 1 per 20m ² GFA thereafter	11 spaces
Meeting Rooms & Common Areas	1 space per 40m ² GFA	24 spaces





Table 7 Car Parking Compliance Table

Indoor recreation space	1 space per 25m ² GFA	9 spaces
Retail tenancies / showroom	1 space per 40m ² GFA	6 spaces
Total requirement		178 spaces

Based upon the parking requirements of Council's DCP, a total of 178 spaces are required.

The proposed development provides for a total of 167 car spaces, a shortfall of 11 spaces against the DCP.

The parking report indicates that temporal parking assessment is appropriate for this development given the mixed-use nature of the proposal and the large variety of land uses that are involved. Applying the consideration of temporal demand to the proposal takes account for the variance in the days/time at which the peak parking demand occurs for each land use.

The Report has placed a demand percentage on car parking for each land use at various typical peak days and times throughout the week to determine the peak time and day for parking demands of the entire site. When the temporal demand assessment is carried out the peak parking demand for the site is expected to occur on a Friday evening from 5:00pm to 7:00pm at which there is a parking demand of 121 spaces.

In respect of car parking spaces, the Traffic Assessment Report concludes:

"the proposed provision of 167 car parking spaces will adequately accommodate the anticipated peak parking demand of 120 spaces which is expected to occur on a Friday evening 5:00-7:00pm. There will be an excess of 47 spaces during this time".

Therefore, the proposed parking will fully cater for the demands of the development.

4.6.3 Hazards

The site is located in a flood planning area. Flooding issues are considered at Section 4.3.6 of this Statement. The proposed development has been designed to minimise adverse flood impacts. The buildings are located on the site to avoid external impacts in terms of flood reduction in flood storage or adverse impacts to nearby properties. The landscape plan indicates the area between the creek and the building will be permeable. The ground floor level of the building will be at RL 10.750m which is above the 1% AEP flood level and 500mm freeboard. The entrance to the basement carpark will be at RL 10.750m to protect the basement parking level from penetration by flood waters.

The site is not in an area recognised by Council as being subject to bushfire, coastal erosion, tidal inundation or landslip. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.7 THE PUBLIC INTEREST

The proposed development is considered to be in the public interest in that it aligns with the stated objectives of the Zone IN1 within *State Environmental Planning Policy (Transport and Infrastructure) 2021* and Zone RE1 within *Randwick Local Environmental Plan 2012* and satisfies the applicable development standards relating to the building scale and density.

The proposal is compatible with existing development and will allow for further employment activity within the Port Botany industrial area.

In light of the above, the proposal is considered to be in the public interest.





5. Conclusion

This Statement accompanies a development application to Randwick City Council for the construction of a mixed use development comprising high tech industrial uses and warehousing, ancillary commercial uses, indoor recreation facilities and a child care centre above a basement carpark for 167 vehicles at Nos 2-6 Girawah Place, Matraville. The proposed development has been assessed having regard to Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

This statement establishes that the proposal aligns with the zone objectives and permissible land uses of Zone IN1 within Chapter 5 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* in respect of Lots 2 and 3. The proposal also aligns with the objectives and permissible land uses of Zone RE1 of *Randwick Local Environmental Plan 2012* in respect of Lot 1.

The siting, design and external appearance of the proposal is considered to be appropriate and consistent with the character of the locality. The proposal provides an appropriate buffer zone to the low density residential zone to the north of the site.

The proposed works will have no unreasonable impact on endangered flora, fauna or endangered ecological communities and provides an appropriate response to the flooding constraints impacting the site.

Accordingly, the proposal is considered to be in the public interest and worthy of support.

ANNEXURE A

SEPP (Transport and Infrastructure) 2021, Chapter 5 Three Ports – Compliance Table



SEPP (TRANSPORT & INFRASTRUCTURE) 2021 – COMPLIANCE TABLE

Clause / Control	Requirement	Proposal	Complies?
5.12 Zone Objectives & Land Use Table	Objectives of zone <ul style="list-style-type: none"> • To provide a wide range of industrial and warehouse land uses. • To encourage employment opportunities. • To minimise any adverse effect of industry on other land uses. • To facilitate and encourage port related industries that will contribute to the growth and diversification of trade through the port. • To enable development for the purposes of business premises or office premises associated with, and ancillary to, port facilities or industries. • To encourage ecologically sustainable development. 	The proposed development is compatible with the objectives of the IN1 General Industrial zone as it will provide for a range of industrial and warehouses uses that will encourage employment opportunities in the local area.	Yes
	Permissible land uses include: <ul style="list-style-type: none"> - General Industries - Light Industries (other than Artisan Food and Drink Premises) - Food and Drink Premises - Warehouse and distribution centres - Business Premises - Office Premises 	The proposal complies.	Yes
5.19 Business premises and office premises in Zone IN1	Development consent must not be granted for development for the purposes of business premises or office premises on land within Zone IN1 General Industrial unless the consent authority is satisfied that the development is associated with, and ancillary to, port facilities or industrial uses of land.	The proposal provides for limited office and business uses only where they will be associated with and ancillary to industrial land uses on the land.	Yes

SEPP (TRANSPORT & INFRASTRUCTURE) 2021 – COMPLIANCE TABLE

5.20 Earthworks	<p>(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,</p> <p>(i) the potential impact on groundwater and groundwater dependent ecosystems.</p>	The proposal has a maximum excavation depth of 7.5m and complies with this requirement.	Yes
5.29 Preservation of trees or vegetation	<p>(2) This section applies to species or kinds of trees or other vegetation on land to which this Chapter applies (other than the Lease Area) that are prescribed for the purposes of this section by a development control plan made by the Council of the area in which they are situated or by the Director-General.</p> <p>(3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by—</p> <p>(a) development consent, or</p> <p>(b) a permit granted by the Council of the area in which the tree or vegetation is situated.</p>	The proposal does not involve the removal or pruning of any trees.	Yes

SEPP (TRANSPORT & INFRASTRUCTURE) 2021 – COMPLIANCE TABLE

5.31 Heritage Conservation	<p>(5) Heritage assessment The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within the vicinity of land referred to in paragraph (a), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item.</p>	The proposal is not located in the vicinity of any heritage items.	Yes

ANNEXURE B

SEPP (Transport and Infrastructure) 2021, Chapter 3 Educational Establishments and Child Care Facilities – Compliance Table



COMPLIANCE TABLE

Clause / Control	Requirement	Proposal	Complies?
Part 3.3 Early Education and Child Care Facilities – specific development control			
3.22 Centre based child care facility – concurrence of Regulatory	(1) This section applies to development for the purpose of a centre-based child care facility if— (a) the floor area of the building or place does not comply with regulation 107 (indoor unencumbered space requirements) of the <u>Education and Care Services National Regulations</u> , or (b) the outdoor space requirements for the building or place do not comply with regulation 108 (outdoor unencumbered space requirements) of those Regulations.	The proposed development will provide the required areas of indoor and outdoor spaces as demonstrated below: <ul style="list-style-type: none"> • 3.25m² of unencumbered indoor space (80 x 3.25m² = 260m² (272m² provided)), and • 7m² of unencumbered outdoor space (80 x 7m² = 560m² (576m² provided)) 	Yes
	(2) The consent authority must not grant development consent to development to which this section applies except with the concurrence of the Regulatory Authority.	Not applicable	N/A
	(3) The consent authority must, within 7 days of receiving a development application for development to which this section applies— (a) forward a copy of the development application to the Regulatory Authority, and (b) notify the Regulatory Authority in writing of the basis on which the Authority's concurrence is required and of the date it received the development application.	Not applicable	N/A
	(4) In determining whether to grant or refuse concurrence, the Regulatory Authority is to consider any requirements applicable to the proposed development under the <u>Children (Education and Care Services) National Law (NSW)</u> .	Not applicable	N/A

COMPLIANCE TABLE

3.23 Centre-based child care facility – matters for consideration by consent authorities	Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the <i>Child Care Planning Guideline</i> , in relation to the proposed development.	All relevant provisions of the Child Care Centre Planning Guideline are addressed in Annexure E.	Yes
3.24 Centre-based child care facility in Zone IN1 or IN2 – additional matters for consideration by consent authorities	<p>(1) The object of this section is to minimise land use conflicts with existing developments on surrounding land and to ensure the safety and health of people using or visiting a centre-based child care facility on land in Zone IN1 General Industrial or Zone IN2 Light Industrial.</p> <p>(2) The consent authority must consider the following matters before determining a development application for development for the purpose of a centre-based child care facility on land in Zone IN1 General Industrial or Zone IN2 Light Industrial—</p> <p>(a) whether the proposed development is compatible with neighbouring land uses, including its proximity to restricted premises, sex services premises or hazardous land uses,</p> <p>(b) whether the proposed development has the potential to restrict the operation of existing industrial land uses,</p> <p>(c) whether the location of the proposed development will pose a health or safety risk to children, visitors or staff.</p> <p>(3) The matters referred to in subsection (2) are in addition to any other matter that the consent authority must consider before determining a development application for development for the purpose of a centre-based child care facility</p>	<p>Technically, the proposed development is located in zone RE1 Public Recreation but access to the site is across land zoned IN1 General Industrial.</p> <p>The proposed child care centre is located on the upper level of a mixed use development comprising recreation facilities. The centre has a northerly aspect over land zoned for residential and recreation purposes. The development will provide adequate separation between the centre and the industrial uses on the site.</p> <p>Noted</p>	<p>Yes</p> <p>Yes</p> <p>-</p>

COMPLIANCE TABLE

3.25 Centre-based child care facility – floor space ratio	<p>(1) Development consent must not be granted for the purposes of a centre-based child care facility in Zone R2 Low Density Residential if the floor space ratio for the building on the site of the facility exceeds 0.5:1.</p> <p>(2) This section does not apply if another environmental planning instrument or a development control plan sets a maximum floor space ratio for the centre-based child care facility.</p>	Not applicable	N/A
3.26 Centre-based child care facility – non-discretionary development standards	<p>(1) The object of this section is to identify development standards for particular matters relating to a centre-based child care facility that, if complied with, prevent the consent authority from requiring more onerous standards for those matters</p> <p>(2) The following are non-discretionary development standards for the purposes of section 4.15(2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility—</p> <p>(a) location—the development may be located at any distance from an existing or proposed early education and care facility</p>	<p>Noted</p> <p>Noted</p> <p>There are no other child care centres located in close proximity to the proposal.</p>	Yes

COMPLIANCE TABLE

	<p>(b) indoor or outdoor space</p> <p>(i) for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the <u>Education and Care Services National Regulations</u> applies—the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or</p> <p>(ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the <u>Children (Education and Care Services) Supplementary Provisions Regulation 2012</u> applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause</p>	<p>The proposal complies with the minimum requirements for unencumbered indoor and outdoor space.</p>	<p>Yes</p>
	<p>(c) site area and site dimensions—the development may be located on a site of any size and have any length of street frontage or any allotment depth,</p> <p>(d) colour of building materials or shade structures—the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area</p> <p>(3) To remove doubt, this section does not prevent a consent authority from—</p> <p>(a) refusing a development application in relation to a matter not specified in subsection (2), or</p> <p>(b) granting development consent even though any standard specified in subsection (2) is not complied with.</p>	<p>It is noted that the size of the site and its length of street frontage are non-discretionary development standards and there is not minimum requirement applicable.</p> <p>The proposed building material colours are acceptable as the site is not identified as being either a State or local heritage item or within a heritage conservation area.</p> <p>Noted</p>	<p>Yes</p> <p>Yes</p> <p>-</p>

COMPLIANCE TABLE

<p>3.27 Centre-based child care facility – development control plans</p>	<p>(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility—</p> <ul style="list-style-type: none"> (a) operational or management plans or arrangements (including hours of operation), (b) demonstrated need or demand for child care services, (c) proximity of facility to other early education and care facilities, (d) any matter relating to development for the purpose of a centre-based child care facility contained in— <ul style="list-style-type: none"> (i) the design principles set out in Part 2 of the <i>Child Care Planning Guideline</i>, or (ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates). <p>(2) This section applies regardless of when the development control plan was made.</p>	<p>Noted</p>	<p>-</p>
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ANNEXURE C

Randwick LEP 2012 – Compliance Table



RANDWICK LOCAL ENVIRONMENTAL PLAN 2012 – COMPLIANCE TABLE

Clause / Control	Requirement	Proposal	Complies?
3.2 Zone Objectives & Land Use Table	<p>(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</p> <ul style="list-style-type: none"> • To enable land to be used for public open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. • To protect, manage and restore areas with high biodiversity, ecological and aesthetic values, including buffer areas and habitat corridors. <p>The land use table for the Zone RE1 includes:</p> <ul style="list-style-type: none"> • Centre based child care facilities • Recreation facilities (indoor) • Restaurants or cafes 	<p>The proposal involves the use of the land for several recreational purposes, including a gymnasium and swimming pool as well as a child care centre. An ancillary café/restaurant is proposed on the ground floor of the building. All of these uses are permissible.</p> <p>The proposal is consistent with the objectives for Zone RE1 Public Recreation.</p>	Yes
4.3 Height of buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	There is no height control assigned to the RE1 zoned portion of the site under the Height of Buildings Map.	N/A
4.4 Floor space ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	There is no FSR control assigned to the RE1 zoned portion of the site under the Floor Space Ratio Map.	N/A

RANDWICK LOCAL ENVIRONMENTAL PLAN 2012 – COMPLIANCE TABLE

5.21 Flood planning	(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—		
	(a) is compatible with the flood function and behaviour on the land, and	The proposed development will be located above the 1% AEP and will not involve uses below the FPL.	Yes
	(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and	The proposal will not alter the existing flood behaviour in the location or alter the flood affectation of nearby properties.	Yes
	(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and	The proposal will not adversely impact the safe occupation or efficient evacuation of people for the surrounding area during a flood. .	Yes
	(d) incorporates appropriate measures to manage risk to life in the event of a flood, and	The proposal will incorporate appropriate measures to ensure the safety of the building occupants during a flood event as required by any conditions of consent.	Yes
	(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	The proposed development will not adversely affect the environment, particularly through erosion, siltation, destruction of riparian vegetation or destabilise the bank of a watercourse.	Yes
	In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—		
	(a) the impact of the development on projected changes to flood behaviour as a result of climate change	The development is designed to account for changes to flood levels due to climate change.	Yes
	(b) the intended design and scale of buildings resulting from the development,	The design and scale of the proposed buildings are appropriate.	Yes

RANDWICK LOCAL ENVIRONMENTAL PLAN 2012 – COMPLIANCE TABLE

	(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,	The development provides a satisfactory response to minimise flood risks.	Yes
	(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.	The arrangement of buildings on the site will be above the flood level.	Yes
6.1 Acid Sulfate Soils	<p>(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.</p> <p>Class 4</p> <p>Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.</p>	<p>The contamination report provided with the application indicates that:</p> <p><i>"based on field screening test results and laboratory test results carried out as part of the preparation of the ASS assessment report, the fill and natural soil profile within the proposed ground disturbance does not contain acid sulfate soil materials and subsequently does not require a specific management plan".</i></p>	Yes
6.2 Earthworks	<p>(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p>	<p>The proposed earthworks are associated with an industrial and commercial development on the land that will provide for adequate stormwater drainage on the site and measures to maintain soil stability.</p> <p>The proposed earthworks will support the long term development of the land.</p> <p>The site has been the subject of a Detailed Site Investigation and a Validation Report regarding prior remediation works. The findings of</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

RANDWICK LOCAL ENVIRONMENTAL PLAN 2012 – COMPLIANCE TABLE

	(d) the effect of the development on the existing and likely amenity of adjoining properties,	<p>these reports are considered in the Statement. The soil to be excavated from the site will be disposed of to a licensed waste facility.</p> <p>The proposed excavation work required to support the development will allow for a basement carpark to be provided as part of the proposed development thereby providing improved amenity for adjoining properties.</p>	Yes
	(e) the source of any fill material and the destination of any excavated material,	Excavated material will be removed to a licensed waste facility in accordance with any determination issued by Council.	Yes
	(f) the likelihood of disturbing relics,	There is no information to indicate the site contains relics however should any relic be found during excavation work, appropriate steps will be taken to protect and record them.	Yes
	(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,	The proposed excavation will be carried out in accordance with the terms of any CCA issued by Water NSW.	Yes
	(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	The development, including earthworks, will be carried out in accordance with all conditions of consent forming part of any approval issued by Council.	Yes
6.4 Stormwater Management	<p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p> <p>(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and</p>	The proposal provides for adequate permeable areas.	Yes

RANDWICK LOCAL ENVIRONMENTAL PLAN 2012 – COMPLIANCE TABLE

	<p>(b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and</p> <p>(c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.</p>	<p>The proposal involves the provision of an on-site detention (OSD) tank within the basement carpark to detain stormwater during large storm events.</p> <p>The proposal includes WSUD measures to minimise adverse water quality issues from stormwater leaving the site any entering Bunnerong Creek..</p>	<p>Yes</p> <p>Yes</p>
6.10 Essential Services	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable vehicular access.</p>	The subject site is provided with existing connections for the supply of water, electricity, sewer, stormwater drainage and vehicle access.	Yes
6.11 Design Excellence	<p>(3) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that the proposed development exhibits design excellence.</p>	The proposed development exhibits design excellence.	Yes
	<p>(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—</p> <p>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</p>	Refer to Section 4.3.6	Yes



RANDWICK LOCAL ENVIRONMENTAL PLAN 2012 – COMPLIANCE TABLE

	<p>(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,</p> <p>(c) how the proposed development responds to the environmental and built characteristics of the site and whether it achieves an acceptable relationship with other buildings on the same site and on neighbouring sites,</p> <p>(d) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,</p> <p>(e) whether the proposed development detrimentally impacts on view corridors and landmarks.</p>		
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ANNEXURE D

Randwick Comprehensive Development Control Plan 2013 - Compliance Table



RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

Clause / Control	Requirement	Proposal	Complies?
Part B General Controls			
3 DA Requirements			
B1 Design			
3.1 Context Analysis	<p>i) Submit a context analysis with the DA. This shall include an analysis of the urban form of the locality, addressing as a minimum the sub-headings in 2.2: Urban Form:</p> <ul style="list-style-type: none"> - Location - Spatial characteristics - Streetscape - Built form and character - Natural and Environmental characteristics <p>Provide a written statement describing how the design proposal has considered and responded to the context.</p> <p>ii) The context analysis shall be submitted in the format as described in the DA Guide.</p>	The development application includes a context analysis with the architectural plans.	Yes
3.2 Site Analysis	<p>i) Submit a site analysis with all DAs for a new building or external alterations or additions to an existing building. Information shall include, but is not limited to:</p> <ul style="list-style-type: none"> - Property details including site boundaries, dimensions and area - Encumbrances such as easements or rights of way - Orientation, aspect, views and microclimate - Existing noise sources, light spillage and overshadowing 	The development application includes a site analysis with the architectural plans.	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<ul style="list-style-type: none"> - Landform including contours or spot levels, areas of landfill - Landscape including existing trees, vegetation and natural features - Services and infrastructure including stormwater drainage - Access and street features including roads, poles, footpaths, driveways - Existing development including buildings, fences, driveways - Existing heritage or archaeological features on or adjoining the site - Existing land and development adjoining the site - Proposed development <p>ii) Submit a written statement, supported by photographs, demonstrating how the design responds to the constraints and opportunities identified in the site analysis.</p> <p>iii) The site analysis shall include a plan drawn to scale, addressing the specific details and format requirements identified in the DA Guide.</p>		
B3 Ecologically Sustainable Development			
2 Building Materials and Finishes	<p>i) Submit a schedule of materials with the DA that maximises the use of the following:</p> <ul style="list-style-type: none"> - Materials that are durable with low maintenance requirements. - Materials with low embodied energy content. - Renewable materials. - Locally sourced products. - Salvaged or recycled materials. - Timber from plantation or sustainable managed re growth forests. - Low volatile organic compound (VOC) emitting materials. - Mechanical fittings instead of adhesives or glues. - Toxin free flooring. 	The application includes a schedule of materials and finishes provided with the architectural plans.	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	ii) Rainforest timbers or timbers cut from old growth forest must not be used.	The proposal does not intend to use rainforest timbers or timbers cut from old growth forest.	Yes
	iii) Design for the adaptive re use of existing building facades, building structures and fittings where feasible.	Not applicable	N/A
3 Energy and Water Efficiency			
3.2 Non-Residential Development	i) Buildings are to be oriented and designed to achieve optimum solar access and natural ventilation where practical.	The buildings have been oriented to maximise solar access and use of natural ventilation.	Yes
	ii) On site renewable energy systems (e.g. solar energy, heat pump technology and the like) are to be installed where practical and effectively integrated to complement the overall building design.	Refer to details provided with the development application.	Yes
	iii) New or replacement solar and heat pump hotwater systems must be eligible for at least 24 Renewable Energy Certificates (RECs). All new or replacement domestic type gas hot water systems must be the most energy efficient option available at the time of development.	Refer to details provided with the development application.	Yes
	iv) Electric hot water heating must not be installed.	Refer to details provided with the development application.	Yes
	v) Heating and cooling systems are to be designed to target only those spaces which require heating or cooling at any one time, not the whole building.	Refer to details provided with the development application.	Yes
	vi) All new or replacement air conditioners of domestic/residential scale are to be MEPs rated: minimum 4 star on one cycle and 3 star for reverse-cycle models.	Refer to details provided with the development application.	Yes
	vii) All new or replacement electrical appliances must achieve the highest available energy rating at the time of development.	Refer to details provided with the development application.	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>viii) Energy efficient LED lighting, dimmers, motion detectors and/or automatic turn off switches are to be installed where appropriate. Lighting systems should be designed to target only those spaces which require lighting at any “off-peak” time, not the whole building.</p> <p>ix) Openable windows are to be installed in common areas to improve natural ventilation where appropriate (e.g. staff rooms, bathrooms etc).</p> <p>x) Internal walls and partitions are to be positioned to provide cross flow ventilation through the building.</p> <p>xi) All new or replacement products regulated for water efficiency under WELs must achieve the highest rating at the time of development (e.g. dishwashers and washing machines). WELs rated water saving devices must be installed including: 4 star dual flush toilets, 3 star shower heads, 4 star taps, and 3 star urinals.</p> <p>xii) New commercial premises and hotel and motel accommodation with a floor area of 1,000m² or more must achieve a minimum 4 star NABERS rating for the base building and undertake a Commitment Agreement. DAs must include an ESD Statement prepared by an accredited professional providing design evidence that the required NABERS rating can be achieved.</p>	<p>Refer to details provided with the development application.</p> <p>Refer to details provided with the development application.</p> <p>Refer to details provided with the development application.</p> <p>Refer to details provided with the development application.</p> <p>Refer to details provided with the development application.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
B4 Landscaping and biodiversity			
3 Landscape design			

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

3.1 Existing vegetation and natural features	i) Maximise the retention and protection of existing vegetation including trees, shrubs and groundcover vegetation	Apart from two trees on Lot 3, there is no existing vegetation on the site.	Yes
	ii) Retain and incorporate existing natural features, such as cliffs and rock outcrops into the landscape design where possible.	There are no significant natural features on the site.	Yes
	iii) Retain and stockpile topsoil for reuse in the landscaped area.	Not applicable	N/A
3.2 Selection and location of plant species	i) Native species must comprise at least 50% of the plant schedule, incorporating a mix of locally indigenous trees, shrubs and groundcovers appropriate to the area and surrounds. Plant species, such as noxious weeds or invasive species must not be included in the landscape design. <i>Note: This control may not be applicable for the setting of some heritage buildings or areas where a predominance of ornamental species may be more suitable. Note: Refer to Appendix B5-2 of DCP Section - Preservation of Trees and Vegetation for a list of undesirable species. Please also contact Council's bushland/landscape officers for advice on appropriate native plant species</i>	Refer to the Landscape Plan prepared by <i>Sturt Noble Associates</i> for details of tree species to be planted.	Yes
	ii) Link, extend and enhance existing fauna and flora habitats through appropriate selection and location of plant species, where relevant.	Refer to the Landscape Plan prepared by <i>Sturt Noble Associates</i> for details of tree species to be planted.	Yes
	iii) Where suitable, incorporate food growing areas as part of the landscape design.	Refer to the Landscape Plan prepared by <i>Sturt Noble Associates</i> for details of trees species to be planted.	

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>iv) Select and locate plants to improve the environmental performance and living amenity of the development, such as:</p> <p>a) plant deciduous shade trees to control solar access (e.g. providing shade in summer and allowing solar access in winter)</p> <p>b) intercept glare from hard surfaces</p> <p>c) channel air currents into the building</p> <p>d) provide windbreaks where desirable, and</p> <p>e) screen noise and reduce visual impacts to enhance privacy.</p>	Refer to the Landscape Plan prepared by <i>Sturt Noble Associates</i> for details of trees species to be planted.	Yes
3.3 Water efficiency	<p>i) Maximise the capture and absorption of rainfall and prevent runoff, by:</p> <p>a) minimising the amount of hard surface area,</p> <p>b) directing the overland flow of rainwater to permeable surfaces, such as garden beds, and</p> <p>c) utilising semi-pervious surfaces for paved areas.</p>	Refer to the Landscape Plan prepared by <i>Sturt Noble Associates</i> for details of landscaping works in the public areas of the development.	Yes
	<p>ii) Plant low water consumption and deep rooting plants</p>	Refer to the Landscape Plan prepared by <i>Sturt Noble Associates</i> for details of tree, shrub and groundcover species to be planted.	Yes
	<p>iii) Avoid large areas of lawn, which generally require greater amounts of water and fertiliser than native groundcovers, shrubs and trees.</p>	Refer to the Landscape Plan prepared by <i>Sturt Noble Associates</i> for details of tree, shrub and groundcover species to be planted.	Yes
	<p>iv) Design water features to function with non-potable water.</p>	Refer to the Landscape Plan prepared by <i>Sturt Noble Associates</i> for details of landscape design.	Yes
	<p>v) Use water efficient irrigation systems, such as:</p> <p>a) automated sub-soil drip systems,</p> <p>b) soil moisture sensors, and</p> <p>c) use of non-potable water sources (e.g. rainwater).</p>	Refer to the Landscape Plan prepared by <i>Sturt Noble Associates</i> for details of landscape design and maintenance including irrigation systems.	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

5 Development in or near areas of biodiversity significance	<p>Development (including landscape works) in or adjacent to areas of biodiversity significance:</p> <p>i) must not impact on the environmental processes of natural areas, such as:</p> <ul style="list-style-type: none"> a) erosion of soils b) siltation of streams and waterways c) overland flows and stormwater runoff d) overshadowing e) removal or degradation of existing vegetation <p>ii) must consider and undertake appropriate protective measures during the design, construction and operation phases, such as:</p> <ul style="list-style-type: none"> a) adequate buffer areas between any building structures and the natural areas b) ongoing management arrangements to control invasive species and maintain natural features c) silt/protective fencing d) erosion and run off controls e) appropriate site access points to prevent offsite disturbances, and f) clear and informative signage 	<p>The proposed development will not have any adverse impact on any area of biodiversity significance.</p>	Yes
		<p>The proposed development will include appropriate measures during construction to protect nearby natural areas such as Bunnerong Creek.</p>	Yes
	<p>iii) must select suitable plant species for landscape works with consideration of the following general criteria:</p> <ul style="list-style-type: none"> a) Species shall not directly or indirectly jeopardise the functioning of remnant bushland areas, ie. having potential to create monocultures, affect the local native gene pool, impact on the hydrology or alter light levels; 	<p>The proposed development will include landscape species that are appropriate for the location. Refer Landscape Plan prepared by <i>Sturt Noble Associates</i>.</p>	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	b) Species should improve on the ecological, cultural and aesthetic values of existing native plant communities and aim to link bushland remnants.		
B5 Preservation of Trees and Vegetation			
2 Tree works requiring Council approval	<p>A tree permit must be obtained for tree works proposed to any of the following (when development consent is not required):</p> <ol style="list-style-type: none"> any palm tree, cycad or tree fern of any size; any tree on 'public land' (as defined in the Local Government Act 1993) by any persons not authorised by Council; any hollow bearing trees; or any other tree with:- <ul style="list-style-type: none"> a height equal to or exceeding 6 metres; a canopy width equal to or exceeding 4 metres; for a single trunk tree species, a trunk circumference equal to or exceeding one (1) metre at a height of one (1) metre above ground level; or for a multi-trunk tree species, a combined trunk circumference (measured around the outer girth of the group of trunks) equal to or exceeding one (1) metre at a height of one (1) metre above ground level. 	The development application does not impact any existing trees or require tree removal.	Yes
B6 Recycling and waste management			

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

2 Recycling and Waste Management Plan	<p>i) Submit a Waste Management Plan with DAs involving:</p> <p>a) demolition;</p> <p>b) construction of a new building(s); or</p> <p>c) change of use or alterations/additions to existing premises (only when this would result in a change of waste generation).</p> <p>ii) Prepare the Waste Management Plan in accordance with Council's Waste Management Guideline and the template plan in Appendix B6-1</p>	Refer to Waste Management Plan prepared by SALT ³ .	Yes
	<p>i) Provide suitable and sufficient waste storage facilities for all development, in accordance with Council's Guideline</p>	Refer to Waste Management Plan prepared by SALT ³ .	Yes
	<p>ii) Identify in any required Waste Management Plan:</p> <p>a) estimated volume of general waste, recyclables, garden waste and bulky waste likely to be generated on the premise;</p> <p>b) required type, size and number of bins and space for storage of bins and bulky waste; and</p> <p>c) details of on-going management arrangements, including responsibility for cleaning, transfer of bins between storage facilities and collection points and maintenance of the storage facilities.</p>	Refer to Waste Management Plan prepared by SALT ³ .	Yes
	<p>iii) Illustrate on the DA plans/drawings:</p> <p>a) storage space and layout for bins;</p> <p>b) storage room for bulky waste;</p> <p>c) waste collection point(s) for the site;</p> <p>d) path of access for users and collection vehicles; and</p> <p>e) layout and dimensions required to accommodate collection vehicles when on-site collection is required.</p>		

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

3 Demolition and Construction	iv) Locate and design the waste storage facilities to visually and physically complement the design of the development. Avoid locating waste storage facilities between the front alignment of a building and the street where possible.	The proposed waste storage area is located at the entrance to the basement (B1) to allow for efficient storage and collection. The area will be treated to not be visually offensive.	Yes
	v) Locate the waste storage facilities to minimise odour and acoustic impacts on the habitable rooms of the proposed development, adjoining and neighbouring properties.	The proposed waste storage area is located at the entrance to the basement (B1) and will provide sufficient design measures to avoid any adverse impacts from odour and noise.	Yes
	vi) Screen the waste storage facilities through fencing and/or landscaping where possible to minimise visual impacts on neighbouring properties and the public domain.	There are no external waste storage facilities.	Yes
	vii) Ensure the waste storage facilities are easily accessible for all users and waste collection personnel and have step free and unobstructed access to the collection point(s).	The waste storage area will be accessible for all building occupants.	Yes
	viii) Provide sufficient storage space within each dwelling/unit to hold a single day's waste and to enable source separation.	Not applicable	N/A
	ix) Bin enclosures/rooms must be ventilated, fire protected, drained to the sewerage system and have lighting and water supply.	The proposed waste storage area will be designed to comply with these requirements.	Yes
	x) For mixed use development, provide separate waste storage facilities for residential and commercial uses.	Not applicable	N/A
	xi) Consult with Council and the NSW EPA with regards to any proposed storage and collection of special wastes (e.g. medical and household hazardous chemical wastes).	Not applicable	N/A

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

B7 Transport, Traffic, Parking and Access

2 Sustainable Transport

2.1 Public transport	All development in addressing transport, parking and access requirements must consider and integrate transport measures that provide for greater use of public transport, walking and cycling.	The development provides for and encourages the use of sustainable transport, including public transport options.	Yes
2.2 Car Share	i) Car share spaces are to be provided in residential and/or commercial development where public transport accessibility is high and/or where a Transport Assessment Study is required.	The subject site does is regarded to be in a location of high accessibility to public transport and as such the requirement to provide car share parking is not applicable.	Yes
	ii) Locate the car share space/s in a convenient, accessible, secure area.	Not applicable	N/A
2.3 Fuel efficient cars	i) A minimum of 10% parking spaces are to be designed and labelled for small & environmental vehicles in commercial, office or shopping centre development wherever 10 or more spaces are required.	Not applicable	N/A
	ii) Give priority location to these spaces with easy access to entry/exits and lifts of the office/shops/buildings.	Not applicable	N/A

3 Parking and service delivery requirements

3.2 Vehicle Parking Rates	i) Development must comply with the vehicle parking rates as detailed in Table 1 Vehicle Parking Rates. Any excess provisions over and above the parking rates will be included in GFA calculations.	Refer to Section 4.5.2	Yes
	ii) Parking for service/delivery vehicles, bicycles and people with a disability need to be considered for the relevant land use and in accordance with this DCP.	Refer to Section 4.5.2	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>iii) Where a parking rate has NOT been specified in the table, the RMS Guide to Traffic Generating Developments shall be used to calculate the parking requirements for the proposed development and/or a Transport Assessment Study may be used to determine the parking, subject to approval by Council.</p> <p>iv) Minimise the use of mechanical parking devices (car stackers or turntables) particularly on difficult (eg constrained access) sites and where queuing may result or safety is jeopardised.</p> <p>v) For mixed use development the allocation of car spaces among the uses is to be indicated on the DA plans</p>	<p>Refer to Section 4.5.2</p> <p>The proposal does not rely on vehicle stackers or turntables.</p> <p>The architectural plans indicate the allocation of parking spaces between land uses.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
3.3 Exceptions to the parking rates	<p>Any variation to the parking rates must address the following issues (as relevant to the particular development):</p> <p>(a) Type and scale of the development and its potential impact on local traffic and parking conditions.</p> <p>(b) Survey of parking provision in comparable recent development.</p> <p>(c) Existing parking facilities already provided prior to further development.</p> <p>(d) Site and building constraints.</p> <p>(e) Heritage and urban design considerations including significant streetscape elements such as sandstone retaining walls, significant mature trees etc</p> <p>(f) On street and public parking in the area, as well as proximity and access to public transport.</p> <p>(g) Location of local services, employment, retail and recreational facilities.</p>	<p>Refer to consideration of car parking in Section 4.5.2</p>	<p>Yes</p>

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>(h) Safety of vehicles, pedestrians and cyclists.</p> <p>(i) Provision of any integrated, sustainable transport options on site.</p>		
3.4 Parking requirements for accessible spaces	All development must provide accessible car parking for people with a disability as set out in the BCA and the relevant (and most current) Australian Standard (AS). The dimensions for car spaces including headroom and access requirements for people with a disability are set out in AS 2890.6	All accessible parking spaces will be designed to conform to the requirements of AS2890.6.	Yes
3.7 Parking layout, configuration and dimensions	i) An off-street car space must be a minimum of 2.4m by 5.4m long and comply with AS 2890.1.	All parking spaces have been designed to comply with the specifications set out in AS2890.1.	Yes
	ii) Small car spaces as provided for in the Australian Standard are not permitted for dwelling houses, terraces, semi-detached dwellings or attached dwellings.	Not applicable	N/A
	iii) Motorcycle parking spaces must be a minimum 2.5m by 1.2m and clearly marked.	Motorcycle parking spaces have been designed to satisfy these requirements.	Yes
	iv) Motorcycle spaces are to be designed and located so they are not vulnerable to being struck by manoeuvring vehicles.	The location and design of the motorcycle spaces on basement level 02 will satisfy this requirement.	Yes
	v) Motorcycle spaces must be located on flat and even surfaces as they rely on side-stands to park.	Motorcycle parking spaces have been designed to satisfy this requirement.	Yes
	vi) In all development except dwelling houses, semi-detached dwellings or attached dwellings, all vehicles must enter and exit in a forward direction.	All vehicles will be capable of entering and exiting the basement carpark on to Girawah Place in a forward direction.	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	vii) Unless otherwise stated, development is to comply with the relevant Australian Standard and the RMS Guidelines for car parking layout, dimensions, aisle widths, grades, access requirements for different uses & users (eg those with disabilities), driveway widths, service and delivery needs.	All parking areas have been designed to comply with all applicable TfNSW/RMS and Australian Standards.	Yes																
3.9 Service and delivery vehicles	<p>Development must comply with the minimum requirements for the parking of service and delivery vehicles as set in Table 2</p> <table><tr><th>TYPE OF DEVELOPMENT</th><th>MINIMUM REQUIREMENTS</th></tr><tr><td>Commercial premises</td><td>1 space per 4,000m² GFA up to 20,000m² GFA plus 1 space per 8,000m² thereafter (50% of spaces adequate for trucks)</td></tr><tr><td>Department Stores</td><td>1 space per 1,500m² GFA up to 6,000m² GFA plus 1 space per 3,000m² thereafter (all spaces adequate for trucks)</td></tr><tr><td>Supermarkets, shops and restaurants</td><td>1 space per 400m² GFA up to 2,000m² GFA plus one space per 1,000m² thereafter (all spaces adequate for trucks)</td></tr><tr><td>Warehouse, Industrial</td><td>1 space per 800m² GFA up to 8,000m² GFA plus 1 space per 1,000m² thereafter (all spaces adequate for trucks)</td></tr><tr><td>Hotels and Motels</td><td>1 space per 50 bedrooms or bedroom suites up to 200 plus one per 100 thereafter plus one space per 1,000m² of public area set aside for bar, tavern, lounge and restaurant. (50% of space adequate for trucks)</td></tr><tr><td>Residential flat buildings</td><td>1 space per 50 units up to 200, plus 1 space per 100 units thereafter. PLUS 1 space per 1,000 m² of public area set aside for bar, tavern, lounge and restaurant.</td></tr><tr><td>Other uses (Source: RTA Guidelines 2002)</td><td>1 space per 2,000m² GFA (50% of spaces adequate for trucks)</td></tr></table> <p>For warehouse and/or industrial uses, the following rate applies: 1 space per 800m² GFA up to 8,000m² GFA plus 1 space per 1,000m² thereafter (all spaces adequate for trucks).</p> <p>ii) Service vehicle dimensions, layout and service/loading bays must comply with Australian Standard AS 2890.2 Off street commercial vehicle facilities.</p>	TYPE OF DEVELOPMENT	MINIMUM REQUIREMENTS	Commercial premises	1 space per 4,000m ² GFA up to 20,000m ² GFA plus 1 space per 8,000m ² thereafter (50% of spaces adequate for trucks)	Department Stores	1 space per 1,500m ² GFA up to 6,000m ² GFA plus 1 space per 3,000m ² thereafter (all spaces adequate for trucks)	Supermarkets, shops and restaurants	1 space per 400m ² GFA up to 2,000m ² GFA plus one space per 1,000m ² thereafter (all spaces adequate for trucks)	Warehouse, Industrial	1 space per 800m ² GFA up to 8,000m ² GFA plus 1 space per 1,000m ² thereafter (all spaces adequate for trucks)	Hotels and Motels	1 space per 50 bedrooms or bedroom suites up to 200 plus one per 100 thereafter plus one space per 1,000m ² of public area set aside for bar, tavern, lounge and restaurant. (50% of space adequate for trucks)	Residential flat buildings	1 space per 50 units up to 200, plus 1 space per 100 units thereafter. PLUS 1 space per 1,000 m ² of public area set aside for bar, tavern, lounge and restaurant.	Other uses (Source: RTA Guidelines 2002)	1 space per 2,000m ² GFA (50% of spaces adequate for trucks)	<p>The proposal includes 6,039m² warehouse and/or industrial land uses, which would equate to 8 parking spaces for service vehicles. The proposed development provides 5 SRV parking spaces, with two spaces at each loading dock (x 2) and one space at the garbage room for waste collection. Given that the loading docks and waste storage are shared facilities across the development, there are efficiencies in terms of servicing. The proposed service vehicle parking spaces are considered appropriate.</p> <p>All parking spaces and loading bays have been designed to comply with the specifications set out in AS2890.2.</p>	<p>On merit</p> <p>Yes</p>
TYPE OF DEVELOPMENT	MINIMUM REQUIREMENTS																		
Commercial premises	1 space per 4,000m ² GFA up to 20,000m ² GFA plus 1 space per 8,000m ² thereafter (50% of spaces adequate for trucks)																		
Department Stores	1 space per 1,500m ² GFA up to 6,000m ² GFA plus 1 space per 3,000m ² thereafter (all spaces adequate for trucks)																		
Supermarkets, shops and restaurants	1 space per 400m ² GFA up to 2,000m ² GFA plus one space per 1,000m ² thereafter (all spaces adequate for trucks)																		
Warehouse, Industrial	1 space per 800m ² GFA up to 8,000m ² GFA plus 1 space per 1,000m ² thereafter (all spaces adequate for trucks)																		
Hotels and Motels	1 space per 50 bedrooms or bedroom suites up to 200 plus one per 100 thereafter plus one space per 1,000m ² of public area set aside for bar, tavern, lounge and restaurant. (50% of space adequate for trucks)																		
Residential flat buildings	1 space per 50 units up to 200, plus 1 space per 100 units thereafter. PLUS 1 space per 1,000 m ² of public area set aside for bar, tavern, lounge and restaurant.																		
Other uses (Source: RTA Guidelines 2002)	1 space per 2,000m ² GFA (50% of spaces adequate for trucks)																		
4 Bicycles																			
4.2 Bicycle parking rates and controls	i) All new development is to provide on-site bike parking additional to other parking requirements, in accordance with the minimums set out in Table 3 below.	As outlined in the submitted traffic report, the proposed development requires 17 bicycle parking spaces and provides 32 (within Basement level 1 and at ground floor).	Yes																

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

Proposed use	Residents/Employees	Customers/Visitors	Shower & change facilities for workplaces
Residential housing & accommodation			
Single housing (staff housing, boarding, residential care buildings)	1 bike space per 2 units	1 per 10 units	Shower: 1 per 5-10 2 per 10-20 4 per 20-50 8 per 50-100 12 change rooms (one male/female) where 10 or more staff
Boarding houses and student accommodation	1 bike space per 2 rooms	1 per 10 rooms	10
Guest houses/accommodation	1 bike space per 2 staff	1 per 10 beds	10
Residential apartments, hotels and motels	1 bike space per 4 staff	1 per 20 rooms	Shower: 1 per 5-10 2 per 10-20 4 per 20-50 8 per 50-100 12 change rooms (one male/female) where 10 or more staff
All other development			
Commercial, retail, industrial, community, educational, recreational etc.	1 bike space per 10 car parking spaces Accessible showers 1 in 10 spaces Changing facilities (next to the showers) with one secure locker per bike space		Shower: 1 per 5-10 2 per 10-20 4 per 20-50 8 per 50-100 12 change rooms (one male/female) where 10 or more staff

For industrial development the relevant rate of provision is

1 bike space per 10 car parking spaces.

Accessible showers 1 in 10 spaces.

Changing facilities (next to the showers) with one secure locker per bike space.

ii) The design and construction of bicycle facilities must comply with AS2890.3.

iii) Parking requirements for cyclists will vary. Developments therefore must consider the following categories:

- All day parking for employees and students.
- Permanent parking or storage of bicycles for residents
- Short term parking for visitors to shopping centres, offices, industrial buildings and other public and private buildings.
- All day parking at transport nodes.

iv) Bicycle parking for residents/staff should be located close to building entry/exits and lifts and be given priority over other parking uses to ensure they are well located, designed and ultimately used. Avoid locating bicycle parking in hidden niches, at the end of aisles and under staircases etc.

All bicycle parking spaces will be designed to comply with the specifications set out in AS2890.3.

Refer to submitted Traffic Impact Assessment Report.

Refer to submitted Traffic Impact Assessment Report.

Yes

Yes

Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	v) Where parking is located in basement levels, bicycle parking must be located on the upper most basement level close to pedestrian exits	Bicycle parking and end of journey facilities are located on basement level 01.	Yes
	vi) Bicycle parking spaces must be clearly marked and easily accessible, have good surveillance and provide a means of securely locking bicycle frames and wheels.	Bicycle parking spaces will comply with these requirements.	Yes
	vii) One-wheel racks are not acceptable nor are facilities that require a wheel to be removed.	Bicycle parking spaces will comply with these requirements	Yes
	viii) A safe path of travel from bike parking areas to entry/exit points is to be marked and have a minimum width of 1.5m. Adequate sight lines are to be provided to ensure safety.	Bicycle parking spaces will comply with these requirements	Yes
	ix) Bike parking for visitors must be provided in an accessible on-grade location near a major public entrance to the development and is to be sign posted.	Bicycle parking spaces will comply with these requirements	Yes
	x) Minimum locker provisions for work places should be in accordance with Table 3 of the NSW Planning guidelines for walking and cycling and development.	Bicycle parking spaces will comply with these requirements	Yes
B8 Water Management			
3 Stormwater Management			
3.1 Water quality	<p>i) All development proposing open car parking or hard stand areas exceeding 200 square metres, or incorporating new roads shall capture sediments and pollutants from the site via:</p> <p>a) A minimum of one pollutant trap located between the last downstream stormwater pit and prior to discharge from the site, or</p>	Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>b) A system of water sensitive urban design treatments such as vegetated swales, bio-retention systems and buffer strips to achieve the same performance as the pollutant trap(s), and;</p> <p>c) Submit a design report with the DA from a suitably qualified environmental consultant demonstrating how sediments and pollutants will be captured.</p>		
	<p>ii) All other development must consider the use of water sensitive urban design technologies to improve the quality of stormwater run-off from a site prior to entering</p>	Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.	Yes
3.2 On-site Detention and infiltration	<p>i) On-site detention and infiltration systems shall be designed and constructed to comply with the requirements of Council's Private Stormwater Code.</p>	Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.	Yes
	<p>ii) On-site detention storage volume may be reduced through the use of stormwater infiltration systems.</p>	Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.	Yes
3.3 Construction water management	<p>i) All DAs involving excavation or other site disturbance shall submit a soil and erosion management plan demonstrating how sediment and contaminants from construction shall be contained and managed.</p>	Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.	Yes
	<p>ii) Separate approval will be required from Council for any proposals to discharge stormwater, seepage water or groundwater from a construction site into Council's stormwater drainage system. Council may require water quality testing of the discharged water by a suitably qualified environmental consultant.</p>	Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.	Yes
3.4 Stormwater infrastructure	<p>i) Design and install stormwater infrastructure in accordance with Randwick City Council's Private Stormwater Code.</p>	Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>ii) New structures may not be constructed above public stormwater infrastructure or inter-allotment drainage.</p> <p>iii) Redevelopment of existing structures above public stormwater infrastructure or inter allotment drainage shall occur only where:</p> <p>a. relocation of the stormwater conduit or structure is not feasible,</p> <p>b. the conduit is reconstructed to meet relevant standards, and</p> <p>c. the conduit is upgraded to ensure structural soundness and serviceability for the life of the structure and the life of the conduit;</p> <p>iv) A drainage easement may be required for development impacting existing Council stormwater infrastructure or an inter-allotment drainage line</p> <p>v) Separate approval from Council will be required for development proposing to connect private stormwater to the public drainage system</p>	<p>Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.</p> <p>Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.</p> <p>Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.</p> <p>Refer to the Stormwater Plans prepared by <i>TDL Engineering Consulting</i> submitted with the application.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
4 Groundwater.			
4.1 Site investigations	<p>i) All development proposals incorporating a basement level are required to undertake a preliminary geotechnical investigation to establish whether the development may be affected by groundwater</p> <p>ii) This investigation must be undertaken by a suitably qualified geotechnical or hydrogeological engineer, and shall be submitted with the DA.</p>	<p>Refer to Geotechnical Report prepared by <i>Geo-Environmental Engineering</i>. The report did not expect groundwater to be encountered during the proposed excavation work.</p> <p>Refer to Geotechnical Report prepared by <i>Geo-Environmental Engineering</i>. The report did not expect groundwater to be encountered during the proposed excavation work.</p>	<p>Yes</p>
4.2 Basement Design and Construction	<p>i) Provide a letter or report prepared by a suitably qualified engineer experienced in the design of structures below a water table, confirming</p>	<p>Refer to Geotechnical Report prepared by <i>Geo-Environmental Engineering</i>. The report did not expect groundwater to be encountered during the proposed excavation work.</p>	

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>that the proposed basement will be designed and constructed in a manner that is suitable for the site conditions.</p> <p>ii) The report shall be submitted with the DA and include confirmation that the basement:</p> <ul style="list-style-type: none"> - will be designed and certified by a suitably qualified and experienced engineer - will preclude the need for dewatering after construction - will be suitably water-proofed and tanked in all areas where groundwater may impact on the development - will include groundwater management systems if needed to maintain natural flowpaths of groundwater around the development. 	Refer to Geotechnical Report prepared by <i>Geo-Environmental Engineering</i> . The report did not expect groundwater to be encountered during the proposed excavation work.	
4.3 Groundwater during construction	<p>All DAs involving excavations that may require temporary de-watering, shall include a letter or report prepared by a suitably qualified engineer experienced in the construction of structures below a water table. The letter/report shall:</p> <ul style="list-style-type: none"> a. outline the proposed method of construction and dewatering; and b. confirm that the basement can be feasibly constructed without causing unreasonable impacts on the groundwater system or neighbouring properties. 	Refer to Geotechnical Report prepared by <i>Geo-Environmental Engineering</i> . The report did not expect groundwater to be encountered during the proposed excavation work.	Yes
5 Flooding			
5.1 Flood Studies and Plans	i) DAs are to identify any flood related information including flood levels, locations of floodways or overland flow paths impacting the site.	The development application is supported by an earlier flood assessment prepared by <i>Storm Consulting</i> for the development of land at No 1901 Botany Road.	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>ii) Submit a site specific flood study or other calculations to demonstrate there is no adverse impact on flooding if a flood study for the catchment has not been prepared.</p> <p>iii) Comply with any catchment-specific controls in an adopted Floodplain Risk Management Plan in addition to the controls in this section.</p>	<p>The development application is supported by an earlier flood assessment prepared by <i>Storm Consulting</i> for the development of land at No 1901 Botany Road.</p> <p>These will be complied with where relevant to the proposal.</p>	<p>Yes</p> <p>Yes</p>
5.2 Flood effects	<p>i) The development shall not increase flood effects elsewhere, having regard to loss of flood storage, changes in flood levels and velocities and the cumulative impact of multiple potential developments, for floods up to and including the 1% AEP flood.</p> <p>ii) Floodways and overland flow paths must not be obstructed or diverted onto adjoining properties.</p> <p>iii) Areas identified as flood storage areas must not be filled unless compensatory excavation is provided to ensure that there will be no net loss of floodplain storage volume below the 1% AEP flood.</p>	<p>The proposed development is not expected to have any flood impacts off site.</p> <p>The proposal will not impede floodwaters by blocking or diverting floodways or overland flow paths.</p> <p>The proposed development does not result in loss of flood storage in the surrounding area.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
5.3 Floor Levels	<p>i) Building floor levels shall comply with the Table A – Floor Levels for Buildings, with exceptions noted below:</p>	<p>The floor levels of the building and the basement carpark have been determined based on a recent flood study undertaken for earlier developments on the site.</p>	<p>Yes</p>

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Scenario	Floor level
Habitable Floors - all development (excluding critical facilities)	
Inundated by flooding	1% AEP + 0.5m freeboard
Inundated by overland flow path	Two times the depth of flow in the 1% AEP flood with a minimum of 0.3m above the surrounding surface
Habitable floors - Critical facilities	
Inundated by flooding	PMF + 0.5m freeboard
Inundated by overland flow path	Two times the depth of flow in the PMF with a minimum of 0.3m above the surrounding surface
Non-habitable floors – residential outbuildings (excluding garages) *	
Gross floor area less than or equal to 10 square metres.	1% AEP but not less than 0.15m above surrounding ground level
Gross floor area greater than 10 square metres.	The applicable habitable floor level
Non-habitable floors – Industrial and commercial	
Located on flooding or overland flow path	1% AEP but not less than 0.15m above surrounding ground level
Material storage locations – all development	
Materials sensitive to flood damage, or which may cause pollution or be potentially hazardous during flooding	1% AEP + 0.5m freeboard

* Note: floor levels for car parking are covered in 5.5

A single (once only) addition at the existing lowest habitable floor level may be permitted after a flood study has been prepared. Such an addition will be limited to:

- A maximum 10 square metres for existing single and dual occupancy dwellings,
- up to 10 percent of the existing gross floor area for all other development (note for large buildings, this increase may be limited to a lower amount)

ii) A certificate by a registered surveyor shall certify that the floor levels are not less than the required level.

This can be addressed by way of a condition of consent.

Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	iii) Where the lowest habitable floor area is elevated more than 1.5m above ground level, a restriction is to be placed on the title of the land confirming that the sub-floor area is not to be enclosed.	Not applicable	N/A																				
5.4 Building components	<p>i) All development shall have flood compatible building components below the floor levels identified in Table A.</p> <p>ii) All structures shall be constructed to withstand the forces of floodwater, debris and buoyancy up to and including the floor levels identified in Table A.</p>	<p>All building components in the development will be designed to be flood compatible.</p> <p>All building structures will be designed to the relevant engineering standard to withstand the forces of floodwater.</p>	<p>Yes</p> <p>Yes</p>																				
5.5 Driveway access and car parking	<p>i) Car parking floor levels shall comply with Table B – Floor Levels for Car Parking.</p> <table><tr><th>Scenario</th><th>Floor Level</th></tr><tr><td colspan="2">Above ground level open car parking, car ports and garages</td></tr><tr><td>Open car parking spaces and car ports</td><td>5% AEP flood</td></tr><tr><td>Residential garages with up to two spaces</td><td>1% AEP but not less than 0.15m above surrounding ground level</td></tr><tr><td>Residential garages with more than two spaces</td><td>Applicable residential habitable floor level requirement (Table A)</td></tr><tr><td>Enclosed industrial/ Commercial parking spaces</td><td>Applicable industrial/commercial floor level requirement (Table A)</td></tr><tr><td colspan="2">Underground car park (where floor level is more than 0.8m below surrounding ground level)</td></tr><tr><td>All driveways</td><td>1% AEP plus 0.3m freeboard at its highest point</td></tr><tr><td>All emergency exits</td><td>All underground garages and car parks to have emergency exits protected from inundation up to the 1% AEP flood plus 0.5m freeboard with a minimum of 0.2m freeboard from vehicle entry point.</td></tr><tr><td>All other openings inundated by flooding or local overland flow path</td><td>All openings to be sealed up to 1% AEP + 0.5m freeboard with a minimum of 0.3m above the surrounding ground level</td></tr></table>	Scenario	Floor Level	Above ground level open car parking, car ports and garages		Open car parking spaces and car ports	5% AEP flood	Residential garages with up to two spaces	1% AEP but not less than 0.15m above surrounding ground level	Residential garages with more than two spaces	Applicable residential habitable floor level requirement (Table A)	Enclosed industrial/ Commercial parking spaces	Applicable industrial/commercial floor level requirement (Table A)	Underground car park (where floor level is more than 0.8m below surrounding ground level)		All driveways	1% AEP plus 0.3m freeboard at its highest point	All emergency exits	All underground garages and car parks to have emergency exits protected from inundation up to the 1% AEP flood plus 0.5m freeboard with a minimum of 0.2m freeboard from vehicle entry point.	All other openings inundated by flooding or local overland flow path	All openings to be sealed up to 1% AEP + 0.5m freeboard with a minimum of 0.3m above the surrounding ground level	The driveway and underground parking areas for the proposed development are compliant with these floor levels.	Yes
Scenario	Floor Level																						
Above ground level open car parking, car ports and garages																							
Open car parking spaces and car ports	5% AEP flood																						
Residential garages with up to two spaces	1% AEP but not less than 0.15m above surrounding ground level																						
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All other openings inundated by flooding or local overland flow path	All openings to be sealed up to 1% AEP + 0.5m freeboard with a minimum of 0.3m above the surrounding ground level																						

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>ii) Locate vehicular access where the road level is greater than or equal to the required floor level for the car park. Where road access above the required floor level is not available, locate vehicular access at the highest feasible location.</p> <p>iii) The level of the driveway between the road and car park shall be no lower than 0.3m below the 1% AEP flood or such that the depth of inundation during the 1% AEP flood is not greater than the depth of flooding at either the car park or the road where the site is accessed.</p>	<p>The proposed access to the basement carpark will be at RL 10.750 AHD which is above the 1% AEP.</p> <p>The proposed access to the basement carpark will be at RL 10.750 AHD which is above the 1% AEP.</p>	<p>Yes</p> <p>Yes</p>
	<p>iv) Underground car parking accommodating more than three vehicles shall have warning systems signage and exits to ensure adequate warning and safe evacuation.</p> <p>v) Barriers shall be provided to prevent floating vehicles leaving the site during the 1% AEP flood if the depth of flooding at the car space exceeds 0.3m</p> <p>vi) Vehicle access to critical facilities that have an emergency function must be achieved for floods up to the PMF.</p>	<p>This matter can be addressed as a condition of consent.</p> <p>The proposed basement carpark will be protected from floods up to the 1% AEP.</p> <p>The proposal does not involve any critical facilities that have an emergency function. As such, vehicle access for floods up to the PMF is not required.</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p>
5.6 Safety and evacuation	<p>i) Include a description of the safety and evacuation methodology with all DAs, including:</p> <p>a) the provision of reliable and safe egress for inhabitants from the lowest habitable floor level to a publicly accessible location above the PMF level.</p> <p>b) the method of access for emergency personnel.</p>	<p>The proposal can provide for safe evacuation from the site during a large flood event, including the PMF. Further details can be provided post-approval with the imposition of a condition of consent.</p>	<p>Yes</p>

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

5.7 Management and Design	i) Land shall not be subdivided unless it is demonstrated that the newly created parcels of land can be developed in accordance with the flooding requirements of this DCP. Parcels created for the specific purpose of being transferred to Council ownership are exempt from this requirement.	Land subdivision is not proposed.	Yes
	ii) The development shall not cause or increase erosion, siltation or destruction of natural or modified watercourses, wetlands or coastal areas.	The proposed development involves works to rehabilitate the land adjacent to Bunnerong Creek and mitigate against adverse impacts such as erosion and siltation.	Yes
	iii) Fencing within a floodway or overland flow path shall be of permeable open type design, and be constructed to withstand the forces of floodwaters or to collapse in a controlled manner.	No fencing is proposed to be erected within a floodway.	Yes
	iv) Any proposed storage area shall be constructed and located to prevent stored materials or goods becoming hazardous during a flood.	No goods or materials will be stored within a floodway.	Yes
B9 Management Plan	<p>A Management Plan may be required as a condition of development consent for proposals for:</p> <ul style="list-style-type: none"> late night trading premises, sex services premises, backpackers accommodation, boarding houses and amusement centres. <p>It may also be required for any other land uses that in the opinion of Council may potentially have unacceptable amenity impacts if poorly managed.</p>	Not applicable	N/A

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B10 Foreshore and Scenic Protection Area	This clause provides requirements applying to land identified as within the Foreshore and Scenic Protection Area.	Not applicable	N/A
Part D – Commercial and Industrial Uses			
D15 Industrial Areas			
2 Building Design and Appearance	<p>(a) Building mass and scale should make a positive contribution to the streetscape and compliment the predominant character of the adjoining area.</p> <p>(b) Buildings should not contain long, blank and unarticulated walls, particularly on street frontages. Use of a single colour or material should be avoided. A development must use architectural elements to articulate the front and other facades visible from the public domain.</p> <p>(c) Building entrances should be clearly defined, well-articulated and provide level or ramp access.</p> <p>(d) Roof design must be incorporated in the overall building design.</p> <p>(e.) any metal roof sheeting should be pre-painted (e.g. Colourbond) to limit the level of reflection and glare.</p> <p>(f) Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.</p>	<p>The scale of the proposed buildings will complement the streetscape and will be consistent with the surrounding industrial development to the west and north west of the site.</p> <p>The proposal involves three well designed and highly articulated mixed use buildings that will make a positive contribution to the surrounding area and provide a variety of building elements to enhance visual interest.</p> <p>The main entrance to each of the three buildings will be located highly visible and directional/wayfinding signage in a be prominently displayed to allow visitors to locate their destinations.</p> <p>Each building will be provided with a highly prominent and well-designed roof feature.</p> <p>Details of roof materials and colours are provided with the architectural plans submitted with the development application.</p> <p>The development will be designed to avoid excessive reflectivity and will not exceed 20%.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>(g) To promote casual surveillance, office components of an industrial development should be located at the front of the property with windows and entrances facing the street, with the warehousing or industrial use set behind.</p> <p>(h) Buildings should maximise energy efficiency, through measures such as the use of high efficiency lighting systems, insulation, natural ventilation and lighting, and low embodied energy materials.</p>	<p>The development will provide for good levels of natural surveillance with office areas located close to the external perimeter of the three buildings to encourage greater surveillance and observation of public areas of the development.</p> <p>The development design has been informed by a preliminary façade assessment. The preliminary assessment has informed window specifications and is based on the assumption that all walls will achieve an average R-value of 2.0 and that shading devices will provide 80% shading in summer as per BCA deemed to satisfy requirements. Specifications will be finalised with a Section J report at construction certificate stage.</p>	<p>Yes</p> <p>Yes</p>
3 Setbacks	<p>The front setback of an industrial building must respond to the dominant street setback. Where there is no dominant setback or on large frontages, setbacks will be addressed on a case by case basis.</p> <p>All front setbacks are to comprise soft landscaping to provide a high quality street presence. Front setbacks are not to be used for storage or display of goods, excessive signage, loading/unloading areas and large areas of car parking.</p>	<p>At ground level the proposal provides a 10m front setback to Botany Road which is consistent with the dominant setback in this location. The basement has a 3m setback to Botany Road.</p> <p>The front setback will be provided with landscaping as indicated on the Landscape Plan prepared by Sturt Noble Associates.</p>	<p>Yes</p> <p>Yes</p>
	<p>Where the development adjoins non-industrial uses, a minimum side and/or rear setback of 5m is required to the affected boundary.</p>	<p>A setback of between 20m and 37m comprising the rehabilitated Bunnerong Creek riparian zone is provided to the northern site boundary provide an adequate buffer zone to the residential properties to the rear.</p> <p>For Buildings 1 and 2, setbacks of 1m and 3m are proposed to the eastern site boundary shared with the RE1 Public Recreation zoned land to the east of the site. The proposed setbacks provide a satisfactory</p>	<p>On merit</p>

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		transition area/buffer to the open space area, and the proposal does not result in any significant overshadowing of the open space area related to the proposed setback (when compared to the control), particularly when also noting that there are no height controls that apply to the site. The proposed setback is also considered appropriate given the size of this open space area, and that we understand the area is not identified by Council for any particular redevelopment with open space needs already catered for via existing Council owned and managed open space in other locations, with no deficiencies of open space identified in the subject area.	
	A minimum side and rear setback of 4m is required in all other cases	Building 2 is set back between 4.5m and 7.7m from the western site boundary with Girawah Place. Building 3 is set back 10m from the western site boundary with Girawah Place.	Yes
4 Landscaping	A minimum of 20% of the site must be provided and maintained as a landscaped area, with lawns, trees and shrubs for aesthetic purposes and for the enjoyment of employees.	The development provides for 2,472m2 of landscaped area which is 30% of the site area.	Yes
	Front and side setbacks must be landscaped to soften and screen buildings, storage, service and parking areas. Porous paving should be utilised wherever possible.	The development provides for an appropriate quantity of high quality landscaping to both the front and rear setbacks	Yes
	Shade trees should be provided in outdoor staff break areas and along pedestrian paths and walkways.	As indicated on the landscape plan submitted with the application, there will be shade trees provided in communal open spaces areas.	Yes
	All landscaped areas should be separated from vehicular areas by means of a kerb or other effective physical barriers	The site's landscaped areas will be separated from vehicle entries and parking areas.	Yes
	All proposals for new industrial development should be accompanied by a landscaping plan prepared by a qualified professional.	The application is supported by a Landscape Plan prepared by Sturt Noble Associates.	Yes

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5 Parking and Access	All vehicles should enter and leave the site in a forward direction.	The basement carpark has been designed to enable all vehicles to enter and exit the site in a forward direction.	Yes
	Vehicle movements within servicing areas should be designed to minimise reversing requirements or otherwise demonstrate design measures to maximise safety and minimise need for vehicle alarms/beepers.	The loading dock area on basement level 01 provides adequate space for delivery vehicles to manoeuvre without need for excessive reversing.	Yes
	The separation of service areas (loading/unloading) and parking areas is required. Service areas are to be located and designed to ensure safe and convenient usage.	The arrangement of basement level 01 aims to separate service areas from carparking areas.	Yes
	Service areas including waste, recycling areas and external storage areas are to be located away from principal street frontages and screened from view	The service areas of basement level 01 and their relationship to the building's entry on Girawah Place have been well considered to avoid any adverse visual impacts.	Yes
	All loading and unloading operations are to take place wholly within the confines of the site at all times.	All servicing of the development will occur on the site.	Yes
	Loading docks, car parking spaces and access driveways are to be kept clear of goods at all times. Under no circumstances are these areas to be used for the storage of goods and waste materials. These areas are to be physically line marked and for the sole use of delivery vehicles.	The proposed development will comply with this requirement with no goods stored in the parking and loading areas.	Yes
6 Light and Noise	Light sources should be directed away from adjoining properties, particularly residential uses.	All external lighting to be erected around the development will be designed and installed to satisfy this requirement to avoid adverse impacts.	Yes

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	External lighting to the premises must be designed and located so as to minimise light-spill beyond the property boundary or cause a public nuisance.	All external lighting to be erected around the development will be designed and installed to satisfy this requirement to avoid adverse impacts.	Yes
	Sources of noise (including noise from vehicles/machinery and any associated safety alarm mechanisms) should be sited away from adjoining properties, and where necessary, employ noise mitigation measures to be incorporated around the noise source (i.e machinery, the activity and/or the building/s).	The development application is supported by an Acoustic Report that considered and provides specific recommendations regarding minimising unreasonable noise impacts to nearby residential properties.	Yes
	Applications for uses that are likely to generate intrusive noise are to be accompanied by documentation certifying that acoustic amenity in surrounding properties will be maintained. The acoustic report must be prepared by a suitably qualified acoustic consultant	The development application is supported by an Acoustic Report that considered and provides specific recommendations regarding minimising unreasonable noise impacts to nearby residential properties.	Yes
	Operating hours must be submitted with the DA. Should the development require deliveries and/or operation of machinery outside of standard hours (7am to 6pm, Monday to Friday, and 7.00am to 12 noon Saturdays), an acoustic report prepared by a suitably qualified acoustic consultant may be required to accompany the DA. The report must have not been prepared more than 6 months prior to the date of lodgement of the application.	The development application has provided an acoustic report that considers noise impacts associated with the use of the loading dock within the site. Loading and unloading hours will be based on the recommendations of the report and any conditions of consent imposed by Randwick Council.	Yes
7 Water Quality	Disturbance to the existing drainage pattern should be minimised where possible.	The proposal will avoid disturbance to the existing drainage pattern as much as possible and will be undertaken in accordance with all conditions of approval from Council and Water NSW.	Yes
	Applicants should demonstrate adequate measures during construction to ensure that erosion/sedimentation during construction is minimised.	Appropriate measures will be implemented during construction to ensure that soil erosion and water pollution is avoided. Post construction, the	Yes

RANDWICK COMPREHENSIVE DCP 2013 – COMPLIANCE TABLE

	<p>Revegetation and soil stabilisation measures are to be implemented on completion of the construction.</p> <p>Address all requirements in Council's Private Stormwater Code</p>	<p>site will be revegetated in accordance with the Landscape Plan submitted with the application.</p> <p>The proposal has been designed to satisfy the requirements of Council's Stormwater Code.</p>	Yes
8 Waste Management	<ul style="list-style-type: none"> i) All DA's involving demolition or construction must be accompanied by a Waste Management Plan. ii) Space for the purposes of on-site separation and storage of recyclables and garbage must be provided on site. iii) For multi-use and industrial units, areas for waste storage and recycling must be provided in each industrial unit. iv) The waste storage and recycling area must be easily accessible. v) Clear vehicular access to the waste collection point is required. vi) Trade/commercial waste materials must not be disposed via Council's domestic garbage service. 	<p>A Waste Management Plan has been prepared and is submitted with the application. A central waste storage room is provided within the basement of the development. Waste collection will be coordinated from the loading dock area on basement level 01.</p>	Yes
9 Fences	<ul style="list-style-type: none"> i) Solid metal panel fences (sheet material etc) of any height are not permitted along the street frontage. ii) All fencing along the street frontage is required to be permeable metal palisade or picket finishing – dark colours are preferable. Maximum height allowed is 1.8m on street frontages iii) For security purposes, taller fencing may be considered forward of the building line (but generally behind the front landscape strip). iv) Fencing should not obscure the main building entry. v) If the side or rear boundary adjoins a residential property, provide a timber paling/colorbond fence (commencing at the front of the building line) along with plantings. A maximum 2.2m height will be considered along the common property boundary between an industrial site and an abutting residential property. 	<p>The proposed development will incorporate internal fencing and gates for the purpose of site security. All new fencing installed will be open style consistent with surrounding developments.</p>	Yes

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10 Public Utilities & Infrastructure	<ul style="list-style-type: none"> i) New industrial developments must have an underground service line to a suitable existing street pole; or sheathed underground consumers mains to a customer pole erected near the front property boundary (within 1 metre). ii) Bundling of cables in the area surrounding the development may also be required to reduce the visual impact of overhead street cables. iii) The common trenching of underground power, telecommunications and other services is encouraged. 	All new electricity connections for the proposed development will be provided using underground mains.	Yes
11 Signage	<ul style="list-style-type: none"> i) All premises are to provide clear and legible signage, including addresses, for each business. ii) All signage on the buildings are to be contained within the bounds of the building structure. No sign is to project out from walls or above the roof line. iii) Signs on multiple tenancies are to be located in the same place on each tenancy. iv) Stand alone signs are to be wholly located within the property boundary. v) Illuminated and flash signage is discouraged. 	The proposal will provide a suite of internal directional and business identification signage that will assist with wayfinding through the development. Details of the signage location, type and size will be provided for approval as a separate application. Any future signage will be designed to satisfy Council's requirements.	Yes
Part F – Miscellaneous Controls			
F1 – Development in Recreation Zones	<p>Development proposed in a RE1 or RE2 zone must demonstrate the following as a minimum:</p> <ul style="list-style-type: none"> i) the need for the proposed development on that land; ii) the need to retain the land for its existing or likely future recreation use; iii) the impact of the proposed development on the existing or likely future use of the land; 	The proposed development will provide for increased availability of indoor recreational facilities in Sydney's Eastern suburbs, particularly access to an indoor swimming facility, health and fitness centre and a child care centre. These are important community facilities that will be available to both the local residential population and the local workforce.	Yes

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	<p>iv) whether the proposed development is complementary to the scenic, recreational and/or ecological values of the land; and</p> <p>v) in the case of RE1 Public Recreation zoned land, whether the proposed development would: a) unreasonably impede or diminish the intended public use or public access to the land; b) be consistent with any relevant plan of management adopted by Council.</p>	<p>Council has expressed no desire to acquire the subject land as open space and has indicated that there is no demand for new outdoor open space in this part of the Randwick LGA. Council has commenced the process to rezone the land to RE2 Private Recreation under a Planning Proposal exhibited earlier in 2022.</p>	
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ANNEXURE E

Child Care Centre Planning Guideline – Compliance Table



CHILD CARE CENTRE PLANNING GUIDELINE 2021 – COMPLIANCE TABLE

Objective and Control	Requirement	Comment	Complies?
3.1 Site selection and location <i>Objective: To ensure that appropriate zone considerations are assessed when selecting a site.</i> <i>Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.</i> <i>Objective: To ensure that sites for child care facilities are appropriately located.</i> <i>Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards</i> <i>Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards</i>			
C1	For proposed developments in public or private recreation zones, consider: <ul style="list-style-type: none"> • the compatibility of the proposal with the operations and nature of the community or private recreational facilities • if the existing premises is licensed for alcohol or gambling • if the use requires permanent or casual occupation of the premises or site • the availability of on-site parking • compatibility of proposed hours of operation with surrounding uses, particularly residential uses • the availability of appropriate and dedicated sanitation facilities for the development. 	The location of the proposed child care centre will be within a mixed use development comprising an indoor swimming pool and health/fitness centre. The proposal will be compatible with those other uses and there are no readily identifiable impacts.	Yes
C2	When selecting a site, ensure that: <ul style="list-style-type: none"> • the location and surrounding uses are compatible with the proposed development or use • the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards • there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed • the characteristics of the site are suitable for the scale and type of development proposed having regard to: <ul style="list-style-type: none"> - length of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties 	There are no incompatible land uses in proximity to the site. The subject site is safe for use as a child-care centre having regard to the known natural hazards impacting the site. Flooding is unlikely to constrain use of the land for the proposed purpose. The subject site will be remediated to the required standard to allow its use as a child care centre. There will be no direct contact with natural soil. The characteristics of the subject site are suitable for the proposed child care centre use.	Yes Yes Yes Yes

CHILD CARE CENTRE PLANNING GUIDELINE 2021 – COMPLIANCE TABLE

	<ul style="list-style-type: none"> the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas where the proposal is to occupy or retrofit an existing premises, the interior and exterior spaces are suitable for the proposed use. Where the proposal relates to any heritage item, the development should retain its historic character and conserve significant fabric, setting or layout of the item. there are suitable and safe drop off and pick up areas, and off and on street parking, the characteristics of the fronting road or roads (for example its operating speed, road classification, traffic volume, heavy vehicle volumes, presence of parking lanes) is appropriate and safe for the proposed use. the site avoids direct access to roads with high traffic volumes, high operating speeds, or with high heavy vehicle volumes, especially where there are limited pedestrian crossing facilities. it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises 	<p>The proposed use of the site as a child care centre will not have any adverse environmental impacts to the surrounding area.</p> <p>Not applicable</p> <p>Drop off and pick up will be located within the basement carpark.</p> <p>The vehicle access into the site will be provided from Girawah Place which is an appropriate road for access to the child care centre.</p> <p>There will be no direct access to the site from Botany Road.</p> <p>The proposed child care centre facility will not be located near an incompatible use.</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
C3	<p>A child care facility should be located:</p> <ul style="list-style-type: none"> near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship. near or within employment areas, town centres, business centres, shops with access to public transport including rail, buses, ferries in areas with pedestrian connectivity to the local community, businesses, shops, services and the like, 	<p>The proposed child care centre facility is to be located in close proximity to an indoor recreational facility.</p> <p>The proposed child care centre facility will be located within an employment area.</p> <p>The proposed child care centre facility will be accessible by public transport (bus services)</p> <p>The child care centre will be accessible by pedestrians, being 1km south of the Matraville shopping centre.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

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C4	<p>A child care facility should be located to avoid environmental conditions arising from:</p> <ul style="list-style-type: none"> • proximity to: <ul style="list-style-type: none"> - heavy or hazardous industry, waste transfer depots or landfill sites - Liquefied Petroleum Gas (LPG) tanks or service stations - water cooling and water warming systems - odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses - extractive industries, intensive agriculture, agricultural spraying activities. • any other identified environmental hazard or risk relevant to the site and/ or existing buildings within the site. 	<p>The proposed child care centre will not be located in close proximity to any hazardous industries.</p> <p>The proposed child care centre will not be in close proximity to any identified environmental hazard or risk. The Botany Industrial Park is more than 1.0 km from the site.</p>	<p>Yes</p> <p>Yes</p>
<p>3.2 Local character, streetscape and the public domain interface</p> <p><i>Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.</i></p> <p><i>Objective: To ensure clear delineation between the child care facility and public spaces</i></p> <p><i>Objective: To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain</i></p>			
C5	<p>The proposed development should:</p> <ul style="list-style-type: none"> • contribute to the local area by being designed in such a way to respond to the character of the locality and existing streetscape • build on the valued characteristics of the neighbourhood and draw from the physical surrounds, history and culture of place. • reflect the predominant form of surrounding land uses, particularly in low density residential areas 	<p>The design and appearance of the proposed development, including the child care centre, will make a positive contribution to the local character and streetscape of the locality.</p> <p>The proposed child care centre facility will positively contribute to the characteristics of the neighbourhood by increasing the supply of child care centre places close to a major employment centre.</p> <p>The proposal will reflect the predominant industrial use of land to the west and provide a buffer to nearby residential dwellings to the north east.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
	<ul style="list-style-type: none"> • recognise and respond to predominant streetscape qualities, such as building form, scale, materials and colours 	<p>The proposed development will provide an acceptable contribution to the Girawah Place streetscape which is currently under transition from a vacant industrial site.</p>	<p>Yes</p>

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	<ul style="list-style-type: none"> include design and architectural treatments that respond to and integrate with the existing streetscape and local character use landscaping to positively contribute to the streetscape and neighbouring and neighbourhood amenity integrate car parking into the building and site landscaping design in residential areas in R2 Low Density Residential zones, limit outdoor play space to the ground level to reduce impacts on amenity from acoustic fences/barriers onto adjoining residence, except when good design solutions can be achieved. 	<p>The proposed development will be architecturally compatible with the nearby industrial and warehouse buildings to the north east of the site.</p> <p>Landscaping will be provided around the site and will provide a positive contribution to the streetscape within Girawah Place.</p> <p>The proposed car parking spaces will be located underground within a basement carpark.</p> <p>Not applicable</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
C6	<p>Create a threshold with a clear transition between public and private realms, including:</p> <ul style="list-style-type: none"> fencing to ensure safety for children entering and leaving the facility windows facing from the facility towards the public domain to provide passive surveillance to the street as a safety measure and a connection between the facility and the community integrating existing and proposed landscaping with fencing. 	<p>Not applicable as the proposal will be on the upper floors of a mixed use building.</p> <p>The centre provides some surveillance over the public domain.</p> <p>Not applicable</p>	<p>N/A</p> <p>Yes</p> <p>N/A</p>
C7	<p>On sites with multiple buildings and/or entries, pedestrian entries and spaces associated with the child care facility should be differentiated to improve legibility for visitors and children by changes in materials, plant species and colours</p>	<p>The proposal will provide a readily identifiable entrance to the child care centre lobby.</p>	<p>Yes</p>
C8	<p>Where development adjoins public parks, open space or bushland, the facility should provide an appealing streetscape frontage by adopting some of the following design solutions:</p> <ul style="list-style-type: none"> clearly defined street access, pedestrian paths and building entries. low fences and planting which delineate communal/private open space from adjoining public open space 	<p>Although the site of the proposed child care centre adjoining both a public open space and a natural riparian corridor, the centre does not have direct access to this area.</p> <p>Not applicable</p>	<p>Yes</p> <p>N/A</p>

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	<ul style="list-style-type: none"> • minimal use of blank walls and high fences. 	Not applicable	N/A
C9	Front fences and walls within the front setback should be constructed of visually permeable materials and treatments. Where the site is listed as a heritage item, adjacent to a heritage item or within a conservation area front fencing should be designed in accordance with local heritage provisions.	Not applicable	N/A
C10	High solid acoustic fencing may be used when shielding the facility from noise on classified roads. The walls should be setback from the property boundary with screen landscaping of a similar height between the wall and the boundary.	The proposed child care centre is oriented towards the north and away from Botany Road. The proposal involves measures to mitigate noise impacts from the child care centre to nearby residential properties.	Yes
3.3 Building orientation, envelope, building design and accessibility <i>Objective: To respond to the streetscape and site, mitigate impacts on neighbours, while optimising solar access and opportunities for shade</i> <i>Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</i> <i>Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</i> <i>Objective: To ensure that buildings are designed to create safe environments for all users</i> <i>Objective: To ensure that child care facilities are designed to be accessible by all potential users.</i>			
C11	Orient a development on a site and design the building layout to: <ul style="list-style-type: none"> • ensure visual privacy and minimise potential noise and overlooking impacts on neighbours by <ul style="list-style-type: none"> - facing doors and windows away from private open space, living rooms and bedrooms in adjoining residential properties - placing play equipment away from common boundaries with residential properties - locating outdoor play areas away from residential dwellings and other sensitive uses 	The proposed child care centre will be oriented and designed to ensure that visual and aural privacy to nearby residential properties is maintained.	Yes
	<ul style="list-style-type: none"> • optimise solar access to internal and external play areas 	The child care centre's indoor and outdoor play areas will have access to good solar access.	Yes
	<ul style="list-style-type: none"> • avoid overshadowing of adjoining residential properties 	There will no loss of overshadowing of adjoining residential properties.	Yes
	<ul style="list-style-type: none"> • minimise cut and fill • ensure buildings along the street frontage define the street by facing it. 	The proposal does not involve excessive cut or fill. The proposed child care centre is not within a building facing the street.	Yes N/A

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	<ul style="list-style-type: none"> • ensure where a child care facility is located above ground level, outdoor play areas are protected from wind and other climatic conditions. 	Both of the outdoor play areas will provide adequate protection from the prevailing winds.	Yes
C12	<p>The following matters may be considered to minimise the impacts of the proposal on local character:</p> <ul style="list-style-type: none"> • building height should be consistent with other buildings in the locality • building height should respond to the scale and character of the street • setbacks should allow for adequate privacy for neighbours and children at the proposed child care facility • setbacks should provide adequate access for building maintenance • setbacks to the street should be consistent with the existing character. 	<p>The proposal has been designed to be consistent with the planning controls and objectives for the surrounding area.</p> <p>The height of the proposal will be compatible with the height and scale of other buildings that have been developed on Girawah Place.</p> <p>The proposed development provides adequate setbacks to the residential properties to the north and north-east of the site.</p> <p>The proposed development provides adequate setbacks to allow for building maintenance.</p> <p>The proposed development provides an acceptable front boundary setback to Girawah Place and Botany Road that is consistent with the RDCP controls.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
C13	Where there are no prevailing setback controls minimum setback to a classified road should be 10 metres. On other road frontages where there are existing buildings within 50 metres, the setback should be the average of the two closest buildings. Where there are no buildings within 50 metres, the same setback is required for the predominant adjoining land use.	The setback requirements for the site have been determined under RDCP.	Yes
C14	On land in a residential zone, side and rear boundary setbacks should observe the prevailing setbacks required for a dwelling house.	Not applicable	N/A
C15	<p>Entry to the facility should be limited to one secure point which is:</p> <ul style="list-style-type: none"> • located to allow ease of access, particularly for pedestrians • directly accessible from the street where possible • directly visible from the street frontage 	<p>Access to the facility is via lift.</p> <p>Access is provided from the basement carpark to the child care centre via lift.</p> <p>Access is provided from the basement carpark to the child care centre via lift.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

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	<ul style="list-style-type: none"> • easily monitored through natural or camera surveillance • not accessed through an outdoor play area. • in a mixed-use development, clearly defined and separate from entrances to other uses in the building 	<p>CCTV will be installed at key locations within the building and the child care centre,</p> <p>Entry to the child care centre is not through a play area.</p> <p>Entry into the child care centre is clearly defined from the other uses within the building.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
C16	<p>Accessible design can be achieved by:</p> <ul style="list-style-type: none"> • providing accessibility to and within the building in accordance with all relevant legislation • linking all key areas of the site by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry • providing a continuous path of travel to and within the building, including access between the street entry and car parking and main building entrance. Platform lifts should be avoided where possible • minimising ramping by ensuring building entries and ground floors are well located relative to the level of the footpath. 	<p>Access into and within the child care centre will be barrier free.</p> <p>Access into and within the child care centre will be barrier free.</p> <p>Access into and within the child care centre will be barrier free.</p> <p>Access into and within the child care centre will be barrier free.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
3.4 Landscaping <i>Objective: To provide landscape design that contributes to the streetscape and amenity</i>			
C17	<p>Appropriate planting should be provided along the boundary integrated with fencing. Screen planting should not be included in calculations of unencumbered outdoor space</p> <p>Use the existing landscape where feasible to provide a high quality landscaped area by:</p> <ul style="list-style-type: none"> • reflecting and reinforcing the local context • incorporating natural features of the site, such as trees, rocky outcrops and vegetation communities into landscaping. 	<p>A detailed landscape plan for the site has been prepared by <i>Sturt Noble Associates</i>. This does not extend to the child care centre. A separate application for the fitout of the centre and its landscaping will be submitted to Council.</p> <p>A detailed landscape plan for the site has been prepared by <i>Sturt Noble Associates</i>. This does not extend to the child care centre. A separate application for the fitout of the centre and its landscaping will be submitted to Council.</p> <p>N/A</p>	<p>Yes</p> <p>N/A</p>

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C18	<p>Incorporate car parking into the landscape design of the site by:</p> <ul style="list-style-type: none"> planting shade trees in large car parking areas to create a cool outdoor environment and reduce summer heat radiating into buildings taking into account streetscape, local character, pedestrian safety and context when siting car parking areas within the front setback using low level landscaping to soften and screen parking areas. 	<p>Not applicable</p> <p>A detailed landscape plan for the site has been prepared by <i>Sturt Noble Associates</i>. This does not extend to the child care centre. A separate application for the fitout of the centre and its landscaping will be submitted to Council.</p> <p>Not applicable</p>	<p>N/A</p> <p>Yes</p> <p>N/A</p>
3.5 Visual and acoustic privacy <i>Objective: To protect the privacy and security of children attending the facility</i> <i>Objective: To minimise impacts on privacy of adjoining properties</i> <i>Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.</i>			
C19	Open balconies in mixed use developments should not overlook facilities nor overhang outdoor play spaces.	Privacy screens will be installed to the upper level balconies where outdoor play areas are proposed.	Yes
C20	<p>Minimise direct overlooking of indoor rooms and outdoor play spaces from public areas through:</p> <ul style="list-style-type: none"> appropriate site and building layout suitably locating pathways, windows and doors permanent screening and landscape design. 	<p>The outdoor play areas will not be overlooked from public areas due to the elevation of the child care centre on the upper floors of the building.</p> <p>The internal design of the child care centre will avoid privacy issues.</p> <p>Planting will be provided within the outdoor play areas for amenity reasons rather than to protect privacy.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
C21	<p>Minimise direct overlooking of main internal living areas and private open spaces in adjoining developments through:</p> <ul style="list-style-type: none"> appropriate site and building layout 	The elevation of the outdoor play areas will have good outlook towards the north and north east. Balcony balustrades will ensure that there is no privacy issues to the adjoining residential properties.	Yes

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	<ul style="list-style-type: none"> • suitable location of pathways, windows and doors • landscape design and screening. 	<p>The internal design of the child care centre will avoid privacy issues to the nearby residential properties.</p> <p>Planting will be provided within the outdoor play areas for amenity reasons rather than to protect privacy of adjoining properties.</p>	<p>Yes</p> <p>Yes</p>
C22	<p>A new development, or development that includes alterations to more than 50 per cent of the existing floor area, and is located adjacent to residential accommodation should:</p> <ul style="list-style-type: none"> • provide an acoustic fence along any boundary where the adjoining property contains a residential use. An acoustic fence is one that is a solid, gap free fence • ensure that mechanical plant or equipment is screened by solid, gap free material and constructed to reduce noise levels e.g. acoustic fence, building, or enclosure. 	<p>The proposed development will provide acoustic treatment in accordance with the recommendations of the acoustic report submitted with the application.</p> <p>Mechanical plant and equipment associated with the child care centre will be either screened or enclosed to reduce visual or noise impacts.</p>	<p>Yes</p> <p>Yes</p>
C23	<p>A suitably qualified acoustic professional should prepare an acoustic report which will cover the following matters:</p> <ul style="list-style-type: none"> • identify an appropriate noise level for a child care facility located in residential and other zones • determine an appropriate background noise level for outdoor play areas during times they are proposed to be in use • determine the appropriate height of any acoustic fence to enable the noise criteria to be met. 	<p>The acoustic report submitted with the application has considered the noise impacts expected to arise from the proposed child centre.</p> <p>Refer to acoustic report submitted with the application.</p> <p>Refer to acoustic report submitted with the application.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
3.6 Noise and air pollution <i>Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</i> <i>Objective: To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.</i>			
C24	<p>Adopt design solutions to minimise the impacts of noise, such as:</p> <ul style="list-style-type: none"> • creating physical separation between buildings and the noise source • orienting the facility perpendicular to the noise source and where possible buffered by other uses • using landscaping to reduce the perception of noise • limiting the number and size of openings facing noise sources 	<p>Refer to acoustic report submitted with the application.</p> <p>Refer to acoustic report submitted with the application.</p> <p>Refer to acoustic report submitted with the application.</p> <p>Refer to acoustic report submitted with the application.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

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	<ul style="list-style-type: none"> • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits • locating cot rooms, sleeping areas and play areas away from external noise sources. 	<p>Refer to acoustic report submitted with the application.</p> <p>Refer to acoustic report submitted with the application.</p> <p>Refer to acoustic report submitted with the application.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
C25	<p>An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations:</p> <ul style="list-style-type: none"> • on industrial zoned land 	<p>Refer to acoustic report submitted with the application.</p>	<p>Yes</p>
	<ul style="list-style-type: none"> • where the ANEF contour is between 20 and 25 • along a railway or mass transit corridor, as defined by State Environmental Planning Policy (Infrastructure) 2007 • on a major or busy road • other land that is impacted by substantial external noise. 	<p>Not applicable</p> <p>Not applicable</p> <p>Refer to acoustic report submitted with the application.</p> <p>Not applicable</p>	<p>N/A</p> <p>N/A</p> <p>Yes</p> <p>Yes</p>
C26	<p>Locate child care facilities on sites which avoid or minimise the potential impact of external sources of air pollution such as major roads and industrial development.</p>	<p>The location of the proposed child care centre is on the periphery of an industrial area and is oriented towards a residential land uses. No unreasonable impacts regarding air pollution are anticipated.</p>	<p>Yes</p>
C27	<p>A suitably qualified air quality professional should prepare an air quality assessment report to demonstrate that proposed child care facilities close to major roads or industrial developments can meet air quality standards in accordance with relevant legislation and guidelines</p> <p>The air quality assessment report should evaluate design considerations to minimise air pollution such as:</p> <ul style="list-style-type: none"> • creating an appropriate separation distance between the facility and the pollution source. The location of play areas, sleeping areas and outdoor areas should be as far as practicable from the major source of air pollution • using landscaping to act as a filter for air pollution generated by traffic and industry. Landscaping has the added benefit of improving aesthetics and minimising visual intrusion from an adjacent roadway 	<p>Not applicable</p> <p>Not applicable</p>	<p>N/A</p> <p>N/A</p>

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	<ul style="list-style-type: none"> incorporating ventilation design into the design of the facility. 		
3.7 Hours of Operation <i>Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.</i>			
C28	Hours of operation where the predominant land use is residential should be confined to the core hours of 7.00am to 7.00pm weekdays. The hours of operation of the proposed child care facility may be extended if it adjoins or is adjacent to non residential land uses.	The hours of operation for the child care centre will be 7:00am to 7:00pm Monday to Friday.	Yes
C29	Within mixed use areas or predominantly commercial areas, the hours of operation for each child care facility should be assessed with respect to its compatibility with adjoining and co-located land uses.	See above.	Yes
3.8 Traffic, parking and pedestrian circulation <i>Objective: To provide parking that satisfies the needs of users and the demand generated by the centre and to minimise conflicts between pedestrians and vehicles.</i> <i>Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</i> <i>Objective: To provide a safe and connected environment for pedestrians both on and around the site.</i>			
C30	<p>Off street car parking should be provided at the rates for child care facilities specified in a Development Control Plan that applies to the land.</p> <p>Where a Development Control Plan does not specify car parking rates, off street car parking should be provided at the following rates: Within 400 metres of a railway or Metro station within Greater Sydney:</p> <ul style="list-style-type: none"> 1 space per 10 children 1 space per 2 staff. Staff parking may be stack or tandem parking with no more than 2 spaces in each tandem space. <p>In other areas:</p> <ul style="list-style-type: none"> 1 space per 4 children. <p>A reduction in car parking rates may be considered where:</p> <ul style="list-style-type: none"> the proposal is an adaptive reuse of a heritage item the site is in a B8 Metropolitan Zone or other high-density business or residential zone the site is in proximity to high frequency and well connected public transport the site is co-located or in proximity to other uses where parking is appropriately provided (for example business centres, schools, public open space, public or commercially operated car parks), there is sufficient on street parking available at appropriate times within proximity of the site. 	<p>Car parking is proposed to comply with the requirements of RDCP.</p> <p>Not applicable</p> <p>Not applicable</p>	<p>Yes</p> <p>N/A</p> <p>N/A</p>

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C31	In commercial or industrial zones and mixed use developments, on street parking may only be considered where there are no conflicts with adjoining uses, that is, no high levels of vehicle movement or potential conflicts with trucks and large vehicles.	On street parking is not available in this location.	Yes
C32	A Traffic and Parking Study should be prepared to support the proposal to quantify potential impacts on the surrounding land uses, to optimise the safety and convenience of the parking area(s) and demonstrate how impacts on amenity will be minimised. The study should also address any proposed variations to parking rates and demonstrate that: <ul style="list-style-type: none"> • the amenity of the surrounding area will not be affected • there will be no impacts on the safe operation of the surrounding road network 	Refer to Traffic Assessment Report submitted with the application.	Yes
C33	Alternate vehicular access should be provided where child care facilities are on sites fronting: <ul style="list-style-type: none"> • a classified road • roads which carry freight traffic or transport dangerous goods or hazardous materials. The alternate access must have regard to: <ul style="list-style-type: none"> • the prevailing traffic conditions • pedestrian and vehicle safety including bicycle movements • the likely impact of the development on traffic. 	Refer to Traffic Assessment Report submitted with the application.	Yes
C34	Child care facilities proposed within cul-de-sacs or via narrow lanes or roads should ensure that safe access can be provided to and from the site, and to and from the wider locality in times of emergency.	Refer to Traffic Assessment Report submitted with the application.	Yes
C35	The following design solutions may be incorporated into a development to help provide a safe pedestrian environment: <ul style="list-style-type: none"> • separate pedestrian access from the car park to the facility • defined pedestrian crossings and defined/ separate paths included within large car parking areas • separate pedestrian and vehicle entries from the street for parents, children and visitors • pedestrian paths that enable two prams to pass each other • delivery, loading and vehicle turnaround areas located away from the main pedestrian access to the building and in clearly designated, separate facilities • minimise the number of locations where pedestrians and vehicles cross each other • in commercial or industrial zones and mixeduse developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas • vehicles can enter and leave the site in a forward direction • clear sightlines are maintained for drivers to child pedestrians, particularly at crossing locations 	Refer to Traffic Assessment Report submitted with the application.	Yes

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C36	<p>Mixed use developments should include:</p> <ul style="list-style-type: none"> • driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks • drop off and pick up zones that are exclusively available for use during the facility's operating hours with spaces clearly marked accordingly, close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site • parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility 	Refer to Traffic Assessment Report submitted with the application.	Yes
		Refer to Traffic Assessment Report and architectural plans submitted with the application for consideration of the proposed car parking arrangements for the child care centre.	Yes
C37	<p>Car parking design should:</p> <ul style="list-style-type: none"> • include a child safe fence to separate car parking areas from the building entrance and play areas • provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards • include wheelchair and pram accessible parking 	Not applicable	N/A
		Parking for the child care centre drop off and pick up will be clearly marked.	Yes
		Accessible parking will be provided within the basement level in proximity to the lifts.	Yes