


## APPENDIX B – SSDCP2015 Controls Table

### DA24/0369 – 1323 to 13269 Princes Highway, Heathcote

A summary of the non compliant portions of the development proposal are:

- Centre Aims and Centre Strategy due to the height, bulk, scale and massing of the building form, which is exacerbated by the non-compliance ADG setbacks and extensive use of balcony screening across the side elevations.
- Failure to comply with the building form and the landscaping setback along the highway frontage.
- Lack of information regarding tree protection for onsite and offsite vegetation.
- The proposal is not compatible with the existing and the desired future character of the locality as anticipated by the planning controls.
- The building form fails to step with the topographic fall of the site, resulting in high barrier walls along the highway frontage and floor levels greater than 1m above the existing ground level.
- Solar access compliance.
- Balcony size compliance issues due to the location of plant and equipment.
- Car parking apportionment – consideration for all apartments to have one space despite compliance with the HSEPP.

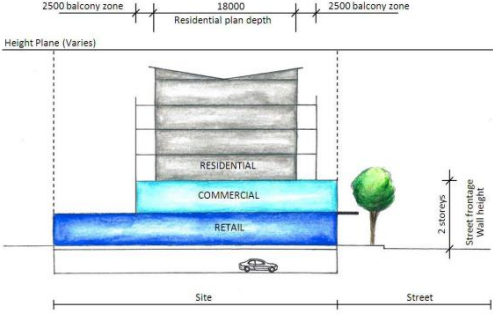
Chapter 15 Heathcote Local Centre		
REQUIRED	PROPOSAL	COMPLY
<b>1. Centre Aims</b>		
1. Maintain the village atmosphere of Heathcote. 2. Encourage residential development in and in close proximity to the centre. 3. Maintain the open landscaped pedestrian character of Heathcote. 4. Reinforce the landscaped character of the centre.	Does not comply. The building is not comparable to other developments or to a scale and density envisaged by the LEP. Building Height are limited to 12m and 13m. This building will dwarf all others and will create an undesirable planning precedent, despite the objectives for more housing.	No. Clause 4.6 is not supported. Refer to Section 11 in this report.
<b>2. Centre Strategy</b> 	Does not retain the village atmosphere, which is lower in scale and density. Does meet the aim of increasing residential capacity within close proximity to the centre and train station. Does not comply with 6m landscape setback. Does retain tree canopy along northern boundary but will impact the offsite vegetation on 10-12 Strickland Street. Does not comply with landscaping along the highway and Veno Street frontages, or along the Strickland eastern boundary	No. Refer to Section 110 in this report.

3. Streetscape and Built Form		
1. Lots must be of sufficient width to accommodate development. A site of minimum width of 20m is appropriate for larger scale centre development.	Both frontages are greater than 20m	Yes
2. Development must be designed and sited so that it addresses the street and must have a clearly identifiable entry.	The application has been designed to comply.	Yes
3. Development should acknowledge the established rhythm and scale of existing shopfronts/ small lot subdivisions in vertical facade proportions.	Does not comply. The building is not comparable to other developments or to a scale and density envisaged by the LEP. Building Height are limited to 12m and 13m. This building will dwarf all others and will create an undesirable planning precedent, despite the objectives for more housing.	No. Refer to Section 11 in this report.
4. The building form must be articulated to avoid large expanses of unbroken wall, and to visually reduce bulk.	Façade treatment to the highway has acceptable building modulation/recessed to help create interest, however the lack of setbacks in accordance with the SSDCP2015 exacerbates the scale of the building form. Eastern and western treatments of Buildings B and C considered poor due to heavy reliance on screens which exacerbate the building bulk, scale and massing.	No. Refer to Section 11 in this report.
5. Where development has two (2) or more road frontages, vehicular access shall be from the lowest order road. Vehicular access is to be from a rear lane where such is provided.	No access from the highway. Veno and Strickland Streets are mapped as local roads in accordance with Council' s road hierarchy	Yes
6. Highly reflective materials are not acceptable for roof or wall cladding	Predominantly white coloured building, considered acceptable	Yes
7. Where a basement car park extends above the natural ground level, it is to be designed to ensure that podiums and vehicular entries do not dominate the overall design of the building or streetscape.  Basements and podiums are to be integrated into the architectural design of the building. Driveway walls adjacent to the entrance of a basement car park are to be treated so that the appearance is consistent with the external finish of the building.	A significant portion of the basement protrudes above the existing ground level and forms a building storey. Residential apartments are proposed directly above and this adds to visual building bulk impacts of the design. The access to the basement of Building A is considered poor due to a lack of softening and its length. The access to the basement to Buildings B and C is not acceptable as there is no screening and resembles a large open area that is not considered optimal in appearance and aesthetic.	No. Refer to Section 11 in this report.
8. Existing street trees in good health are to be retained and protected. A minimum street tree planting rate is set at one indigenous canopy tree that will attain a minimum mature height of 6m to	The street tree on the corner of Veno Street and the highway will be removed but Council's Landscape Officer has advised	No. Refer to Section 11 in this report.

be planted at maximum spacing of 5m planted at least 1m from the kerb and/or footpath. Informal clumping of trees is encouraged. Street trees must be selected from the Native Plant Selector available on Council's website. Turf must also be planted. Planting is to be undertaken in accordance with Council's Public Domain Design Manual.	that it must be retained as it has streetscape/landscape retention value and is also within the landscape strip that runs along the site's frontage. Issues have been raised by Council's Landscape Officer regarding the application as a whole	
9. Ground floor residential uses are only permitted subject to demonstration of satisfactory amenity for building occupants, particularly in relation to impacts from noise and traffic.	The application has been designed to comply. There are no ground floor apartments fronting the highway or Veno St. The apartments fronting Strickland St are setback and considered acceptable in amenity levels.	Yes
11. Access to all levels of the development, including the basement, must be made available by a lift in order to facilitate access by people with disabilities.	The application has been designed to comply except issues are raised regarding the length of travel from the street access to Building B and the other lifts	No. Refer to Section 11 in this report.
12. Development should contribute to a comfortable pedestrian environment with improvement to signage, lighting, planting, awning cover and seating, where appropriate. Frontage works are to be designed and constructed in accordance with Council's Public Domain Design Manual.	Issues are raised regarding the access from the highway through the outdoor area to be allocated to the pub and the communal open space. Refinement and more information are needed to ensure CPTED compliance. Issues have been raised by the NSW Police, TfNSW and Council's Traffic Section due to the proximity of residential and commercial access points to the highway.	Refinement needed to ensure better outcomes for pedestrian and resident safety
13. Frontage works for all developments must be in accordance with Council's Public Domain Design Manual.	Can be conditioned.	Can be conditioned.
14. Residential flat buildings, shop top housing, commercial or industrial development must include the replacement of existing local distribution power lines and other utilities with subsurface utilities and the provision of new street lighting to meet the requirements of the Council's Public Domain Design Manual.	Can be conditioned.	Can be conditioned.
15. Where there are powerlines which are not being undergrounded or bundled, street tree planting will only be required if they can be located 2m away from the wires. Where power lines are bundled, suitable trees can be planted underneath the bundled wire	SEE details that this is expected, therefore can be conditioned	
<b>4. Landscape Design</b>		
1. Indigenous trees are to be planted to shade and visually enhance surface car parking areas and screen any blank elevations or service areas.	No grade parking proposed.	Yes
2. Indigenous trees are to be planted to minimise building bulk and improve the transition between the centre and residential/adjacent uses.	Does not comply. The 6m setback control has not been satisfied therefore there is no	No. Refer to Section 11 in this report.

	ability to plant meaningful landscaping along the Veno St and hwy frontages	
3. Landscaping should be used to enhance the extent of any remnant trees and the indigenous canopies in the locality.	Does not comply. insufficient information has been provided to ensure the long term health and survival of onsite and offsite vegetation.	No. Refer to Section 11 in this report.
4. Landscaping in the vicinity of a driveway entrance should not obstruct visibility for the safe ingress and egress of vehicles and pedestrians.	The application has been designed to comply.	Yes
5. Where planting is proposed on that part of a basement which extends beyond the building footprint, roof tops or within planter boxes, the space to be planted must be designed and constructed to contain a minimum soil depth of: <ul style="list-style-type: none"> <li>• 450mm for grass and ground covers</li> <li>• 600mm for shrubs</li> <li>• 900mm for small trees</li> <li>• 1200mm for large trees.</li> </ul> Species selection must be suited to the future microclimate. Landscaping on basement roofs and planter boxes must be accessible for maintenance access.	Does not comply. There are no RLs ToW provided on arch plans. There is a lack of detail regarding the proposed canopy tree on top of Building C, which does not have a 3x3 raised planter. Generally, there are significant landscaping issues are raised regarding the proposed development.	No. Refer to Section 11 in this report.
6. Where trees are proposed on roofs or planter boxes an area of 3m x 3m per tree must be provided. Planter boxes in this case must be stepped, mounded or set down in the slab to reduce their apparent height on the surface to 450mm	Refer above	As above
7. Appropriate paving must be provided to driveways, walkways, entries, fire egress points garbage bin enclosures, letter boxes, clothes lines and under pergolas	The application has been designed to comply.	Yes
<b>5. Street Setbacks</b>		
1. Development shall be setback in accordance with the Heathcote Centre Strategy.  6m setback is the control.	Does not retain the village atmosphere, which is lower in scale and density. Does meet the aim of increasing residential capacity within close proximity to the centre and train station. Does not comply with 6m landscape setback. Does retain tree canopy along northern boundary but will impact the offsite vegetation on 10-12 Strickland St. Does not comply with landscaping along the highway and Veno St frontages, or along the Strickland eastern boundary. Site is not located within the shopping strip area, but next site to the north. Building has a poor interface re comfort and attractiveness of the public domain for pedestrians, which requires a 6m setback and landscaping. considered to have a harsh outcome	No. Refer to Section 11 in this report.

2. The following matters will be considered in allowing a reduced street setback: a. whether the proposed variation would have adverse impacts on adjacent properties in terms of solar access visual intrusion, view loss or privacy; and	The proposed variation is not supported visual intrusion is considered to be an issue due to bulk, scale and density when compared to existing building typology	No. Refer to Section 11 in this report.
b. whether the bulk and scale of the proposed development as a result of the variation, in particular that part of the development adjacent to the street frontage, would adversely affect the existing character of the streetscape; and	Variation is due to SEPP bonus. The built form is not acceptable and grandiose for the village. A lesser building density and height would be more appropriate as this will better fit into the existing and desired village character of Heathcote.	No. Refer to Section 11 in this report.
c. whether the proposed variation would adversely affect the spatial and landscape qualities of the streetscape; and	Does not comply. desired landscaping edge is not provided. The applicant did advise that pub's generally have a lesser setback to the street and this is the design approach.	No. Refer to Section 11 in this report.
d. the ability of the development to enhance the tree canopy and support the endangered ecological community of Sydney Turpentine Ironbark Forest; and	There is conflict between the proposed landscaping and the buildings and civil works. Considered to have impacts to trees on 10-12 Strickland St. Minimal landscaping provided on street interface	No. Refer to Section 11 in this report.
e. whether the architecture and landscaping solution will provide adequate privacy and outlook to ground floor units despite the reduced setback, and the contribution the development makes to the landscaped setting of the street; and	The application has been designed to comply – there are no ground floor apartments at the highway or Veno St frontage. Veno – yes, high internal floor to ceiling combined with public domain roofing ensures suitable privacy, however, the design does not make a positive contribution to the desired landscape setting in accordance with the planning controls	Yes
f. whether the design achieves an acceptable transition in scale and form to adjoining development.	Does not comply. A building of this scale and density is not considered to achieve a positive transition.	No. Refer to Section 11 in this report.
4. New development of greater than two storeys shall have a two storey wall height (8m) to an active frontage, and a minimum setback of 4m for the upper storeys, above the two storey wall height.	Only one floor of commercial retail provided. This control is contrary to the 6m landscaping planning control objective	No. Refer to Section 11 in this report.

 <p>TYPICAL SECTION Typical Section 6 storey development</p>		
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## 6. Active Frontages

1. Active frontages at footpath level are required in accordance with Map below.



Eastern boundary is within the semi active frontage area. The proposal does not comply as the beer garden and the high barrier wall turns it back to the highway and does not allow for pedestrian interaction.

No. Refer to Section 11 in this report.

2. Active frontages must be at footpath level along the full length of the building frontage. This may require the floorplate of development to step up/down with the topography to ensure that the floor level of the active frontage is at footpath level.

As above  
The development does not step with the topographic fall of the site and a high barrier wall is the result

No. Refer to Section 11 in this report.

3. Places indicated on the map as semi-active are locations where active commercial or retail frontages are preferred but need not be continuous.

Floor plate does not step with the fall of the site, rather starts near grade at the corner of Veno St and highway and more than 3m above existing ground level. The perspective shows a high planter at the end of the pub floor level rather than a stepped design. A stepped area could be beneficial and a way to help reduce future impacts.

No. Refer to Section 11 in this report.

4. Vehicle entrances and service areas are not to be located in active street frontages.

The application has been designed to comply.

Yes

5. Continuous awnings must be provided along shop fronts and active street frontages. Awnings are to be designed to maintain street canopy trees that form part of the landscape character of the locality.

Does not comply. The reduced setbacks does not allow for the desired landscaped character and/or aims to be met along the highway frontage. The proposal

No. Refer to Section 11 in this report.



	is acceptable regarding the Veno St frontage	
6. Shop fronts are to be glazed to ensure visual interest, provide borrowed light and surveillance to the street	The application has been designed to comply.	Yes
<b>7. Side and Rear Setbacks</b>		
<p>1. A nil setback to side and rear boundaries is permitted. However, where new development adjoins or is across the road from a residential zone, open space or school where it is likely to remain as a standalone building, side and rear setbacks will be assessed on merit, having regard to the impacts on residential amenity of both the neighbouring buildings and the future residents of the proposed building, and the design quality of the building.</p> <p>A setback and or a reduction in the height and scale will be necessary to achieve acceptable transition in building forms where amenity would be unreasonably compromised by a nil setback and a blank façade. Applications will be assessed depending on the specific context of the site. The early presentation of a design to the Design Review Forum is recommended in such circumstances</p>	<p>Nil setback to small retail facility proposed and contrary to the landscaped objectives in accordance with section 4 of the SSDCP2015. Building B does not have nil setbacks, rather 6m to 5m along Veno Street. This is considered acceptable as same zoning but it can be argued that ADG compliance should be achieved for the top level. This is not a typical commercial zone rather a village setting and setbacks should be provided Reduction in height is considered necessary. Adjacent buildings have the ability to redevelop but SSLEP has a 13m height limit, 9m in the R3 zone. a lesser building height will ensure appropriate transition to existing and future developments</p>	No. Refer to Section 11 in this report.
2. Development shall be designed to achieve an appropriate transition to the edge of centres, public open space, community uses, schools, and low density residential land uses	Does not comply for the reasons in this report	No. Refer to Section 11 in this report.
<b>8. Building and Site Layout</b>		
1. Incorporate passive solar building design including cross ventilation, the optimisation of sunlight access and the minimisation of heat loss and energy consumption, to avoid the need for additional artificial heating and cooling.	The application has been designed to comply. however the mitigation controls for heat loading via excessive screening is not optimal and design alternatives must be explored	No. Refer to Section 11 in this report.
2. All loading, unloading and manoeuvring of vehicles shall take place within the curtilage of the site, and vehicles are to enter and exit the site from a rear laneway wherever possible, and in a forward direction at all times.	Loading and unloading results in vehicular conflict issues	No. Refer to Section 11 in this report.
3. Loading areas shall be located so as to avoid on-street loading and be freely available for use at all times.	The application has been designed to comply	Yes
4. Non-residential and residential land uses in the same development shall be sited and designed to not adversely affect the residential amenity of building occupants.	Questionable as the access is open.	The application lacks sufficient detail for an adequate assessment of impacts to be undertaken
<b>9. Shop Top Housing &amp; Residential Flat Buildings</b>		
1. Residential flat buildings and shop top housing should achieve the design quality principles of State Environmental Planning Policy No 65 -	Noted	No. Refer to Section 11 in this report.


Design Quality of Residential Flat Development and the Apartment Design Guide. This includes buildings that are two storeys or less, and/or contain less than four dwellings.		
4. Side and rear setbacks must result in a development that: a. provides adequate resident amenity- including privacy, solar access, and ventilation; b. responds to the local context and streetscape, providing adequate separation from existing and future adjoining development; c. does not prevent a neighbouring site from achieving its full development potential and optimal orientation; d. has architectural merit.	a. See ADG for solar access compliance. concerns are raised b. does not comply – refer to ADG re R3 zone separation regarding consistency with existing and future character. c. questionable. This proposal does not step with the setback requirements and borrows amenity from the adjoining properties. d. considered poor. Heavy reliance on screening is not considered acceptable or optimal. Preference for translucent glazing for balustrade and high performing glazing to be used for doors leading onto private open space areas	No. Refer to Section 11 in this report.
5. Shop top housing is to be sited and designed to maximise direct sunlight to north-facing living areas and all private open space areas.	a. See ADG for solar access compliance. Issues are raised and overall, better outcomes can be achieved through design refinement	No. Refer to Section 11 in this report.
6. A variety of dwelling types between one-, two-, three- and three plus bedroom dwellings should be provided, particularly in large developments	The application has been designed to comply.	Yes
7. Living rooms and private open spaces for at least 70% of residential units in a development should receive a minimum of 2 hours direct sunlight between 9am and 3pm in midwinter.	The application has been designed to comply.	Yes
8. A new residential flat building, without an active street frontage, must be setback 4m from the street to provide appropriate residential amenity. Changes in level, landscaping and building design should be employed to facilitate privacy for occupants.	Strickland is 7.5m – complies  Veno St apts are 3m for Levels 1-3 inclusive, Levels 4 and 5 are 6m.	No. Refer to Section 11 in this report.
9. Dwelling entries shall be distinguished from commercial/retail entries	The application has been designed to comply.	Yes
11. Balcony design is to be integrated into the architectural form and detail of the buildings	The application has been designed to comply however the heavy screening of the balconies lacks merit.	No. Refer to Section 11 in this report.
12. Balcony balustrades should respond to the location, being designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony.	Glazing must be translucent, possibly 1.2m high so when ppl are seated there are minimal impacts. Screening must not be more than 50% to retain a degree of openness and design/building aesthetic. Refinement is needed	Questionable as proposal fails to satisfy the visual privacy separation controls from the ADG.
13. Suitable clothes drying facilities shall be provided and not be visible from a public place and have access to sunlight	No clotheslines are proposed therefore a condition would need to be imposed for every apartment to have a minimum 5	Can be conditioned.  However, the applicant should



	star dryer provided prior to any Occupation Certificate	confirm if clothesline will be provided, and where.
15. Communal open space should have a minimum area equal to 25% of the site for residential flat buildings and shop top housing with a floor space ratio of 2:1 or greater. Where residential flat buildings and shop top housing have a floor space ratio of less than 2:1, 100 m2 of communal open space is required.	An assessment of compliance cannot be established as the applicant has advised the area to the north of the future pub will be allocated to the pub use. No information, dimensions, etc has been provided	No.
16. Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions. This space must incorporate shelter, furniture and facilities suitable for outdoors, and if provided at ground level, include canopy trees. Communal open space on roof tops should be designed to optimise privacy for occupants and adjoining residents.	The application has been designed to comply.	Yes
17. A communal rainwater tank and pump should be located in common open space. Common open space areas must be provided with a water efficient irrigation system and taps at a minimum 25m intervals connected to the rainwater tank. Each private open space at ground level must be provided with a tap connected to the rainwater tank.	Can be conditioned. However, the application lacks detail and should be clarified by the applicant	No. DA lacks information to ensure compliance can be achieved
<b>10. Adaptable and Livable Housing</b>		
1. All new shop top housing developments must provide dwellings designed in accordance with the Australian Adaptable Housing Standard (AS4299) to Class C Certification at the following rates: • Developments of 6 or more dwellings – 20% adaptable.	168/20= 34 apts must be provided The application has been designed to comply.	Yes. A condition could be imposed to ensure compliance at Occupation Certificate
4. An applicant will need to demonstrate compliance with the adaptable housing provisions. This may include a report prepared by an appropriately qualified person submitted with the development application, specifying how the proposal has addressed the requirements in this chapter, the relevant Australian Standards (e.g., Australia Standard 1428 – Design for access and mobility) and the National Construction Code.	Adaptable dwellings are notated with the universal wheelchair symbol	Yes
5. The design of adaptable dwellings must be integrated into the development with the use of consistent materials and finishes.	The application has been designed to comply.	Yes
<b>10.3 Controls for Livable Housing</b>		
1. In addition to complying with the adaptable housing rates in clause 1 above, all new shop top housing and boarding house developments must provide 'livable dwellings (i.e., dwellings designed to Silver Standard Livable Housing Design Guidelines) at the following rates: • Developments of 6 or more dwellings –10% of dwellings.	168/10 = 17 apts must be provided The application has been designed to comply.	Yes. A condition could be imposed to ensure compliance at Occupation Certificate

3. Dwellings provided in accordance with Clause 1 must incorporate the following Livable Housing Design Guidelines : <ul style="list-style-type: none"> <li>• An accessible continuous path of travel from the street entrance and/or parking area to dwelling entrance.</li> <li>• At least one level entrance into the dwelling.</li> <li>• Internal doors and corridors width that facilitate comfortable and unimpeded movement between spaces.</li> <li>• A toilet on the ground (or entry) level that provides easy access.</li> <li>• Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.</li> <li>• A continuous handrail on one side of any stairway where there is a rise of more than one metre</li> </ul>	App details all apts are satisfactory, and this can be addressed by condition for certification to be provided	Yes, compliance could be ensured via a condition
4. On-site car parking spaces shall be in accordance with Australian Standard – AS 2890.1 (as amended) and Australian Standard – AS 2890.6.	Council's engineering section have raised issues with the car parking design overall but did not raise issues with the liveable parking space design	Yes
5. Where proposed, all 'livable' dwellings must be clearly identified on the submitted DA plans.	The application has been designed to comply.	Yes
<b>11. Visual and Acoustic Privacy</b>		
1. Locate, orientate and design new development to ensure visual privacy between buildings, and between buildings and adjacent private open space	Does not comply. ADG compliance must be achieved Poor building design re screening – needs to reduce reliance on heavy screening	No. Refer to Section 11 in this report.
2. Use building design to increase privacy without compromising access to light and air	Assessment cannot be established due to a lack of details and information	No. Refer to Section 11 in this report.
3. All noise generating equipment such as air conditioning units, swimming pool filters, fixed vacuum systems and driveway entry shutters must be designed to protect the acoustic privacy of residents and neighbours. All such noise generating equipment must be acoustically screened. The noise level generated by any equipment must not exceed an LAeq (15min) of 5dB(A) above background noise at the property boundary.	Compliance can be achieved via a condition	Can be conditioned.
4. Residential development adjacent to a rail corridor or a busy road as identified on the Road and Rail Noise Buffer Map should be sited and designed to include noise and vibration attenuation measures to minimise noise and vibration impacts. Refer to State Environmental Planning Policy (Infrastructure) 2007 and the NSW Department of Planning's Development near Rail Corridors and Busy Roads – Interim Guidelines.	Issue with all apartments facing road and rail particularly the apartments ability to satisfy natural ventilation rather than using mechanical devices.	No. Refer to Section 11 in this report.
<b>12. Safety and Security</b>		
1. Any design must demonstrate compliance with Crime Prevention Through Environmental Design (CPTED) guidelines	Issues are raised regarding the pedestrian access from the highway and through the open space area to be allocated to the	No. Refer to Section 11 in this report.

	future pub. Issue raised with pub patrons being able to access the residential parking area as there are no barrier controls.	
<b>13. Parking</b>		
<p>1. Car parking shall be provided in accordance with the following table.</p> <p>Maximum parking rates in a basement meet Council's requirement for parking, and as such are not included in the calculation of gross floor area.</p>	<p>The report from the traffic consultant states there will be 160spaces for the residential and 89 spaces for the commercial use. Council's engineers have not raised issues with the allocation of parking spaces, however NSW Police has raised issues due to the shortfall when compared to the existing parking spaces onsite.</p> <p>The biggest issue is the separation between the commercial spaces and residential re CPTED. Also, what controls will be in place to stop patrons parking in the residential spaces.</p>	
3. In addition to the car parking requirements, motorcycle parking shall be provided at a rate of 1 motorcycle space per 25 car spaces or part thereof. For example, where 26 car parking spaces are required, then 2 motorbike parking spaces are to be provided. Motor cycle parking spaces shall comply with the relevant standards.	7 required, 12 proposed	Yes
4. In addition to the car parking requirements, bicycle parking space must be provided at the rate of 1 space per 10 car parking spaces for first 200 car spaces, then 1 space per 20 parking spaces thereafter. In addition, 1 unisex shower is required per 10 employees.	26 provided	Yes
5. Bicycle parking facilities are to be installed in accordance with Australian Standard AS2890.3 - Bicycle Parking Facilities (as amended), Austroad's Guide to Traffic Engineering Practice - Part 14 Bicycles and the Austroads Bicycle Parking Facilities: Guidelines for Design and Installation (AP-R527-16).	Can be conditioned.	Can be conditioned.
<p>6. Bicycle parking facilities must address the following design principles:</p> <p>a. Accommodate all usual types of bicycles such that damage to them is minimised during storage and retrieval.</p> <p>b. Not pose a hazard to bicycle users, pedestrians or motorists.</p> <p>c. Be well lit, safe and secure, easy to access and use.</p> <p>d. Cater for the different needs of residents, employees and visitors to the development.</p> <p>e. Be located in convenient and accessible locations within the development that allow for good passive surveillance; such as near key building entrances, the lobby and the lift core.</p> <p>f. When located within a car park, preferably be situated at street level and in a manner that provides the most direct, safe and convenient access while minimising conflict with vehicles and pedestrians.</p> <p>g. Where a bicycle parking and storage facility cannot be located at street level, it must be</p>	<p>A. The application has been designed to comply.</p> <p>b. Sufficient separation and sight distance to minimise conflict</p> <p>c. appears only to cater for residents</p>	Yes but issues have been raised regarding parking for the commercial uses

located no more than one level above or below street level. Access to street level entry and exits must be direct, safe and minimise potential conflicts with vehicles.		
10. Where a development proposal contains two or more land uses the parking requirement shall be the sum of parking required for the individual land uses.	No issues have been raised by Council's engineering and/or traffic sections	Yes
11. Where a proposed development comprises two or more land uses with different peak parking demands, the total requirement may be reduced such that the peak demand is met at any one time where supported by a study by a suitably qualified traffic engineer	No issues have been raised by Council's engineering and/or traffic sections	Yes
<b>14. Late Night Trading Premises</b>		
<p>In relation to Late Night Trading Premises controls, Heathcote Centre is an Intermediate Activity Area. The Intermediate Activity Area has guidelines for late night trading. The guidelines for Late Night Premises are in Chapter 37: Late Night Trading of the DCP</p> 	The pub use is not proposed as part of this DA therefore, there is no need for any assessment. This will be a matter for the next application for the occupation and use of the cold shell	Not Applicable.
<b>15. Waste Management Requirements</b>		
1. For new multi dwelling housing, residential flat buildings and the residential components of shop top housing and mixed use developments provision for waste management, including storage areas, separation of waste from recyclables, collection areas and the like must be in accordance with Sutherland Shire Council's "Waste Collection Policy for Multi-Unit Dwellings and Residential Flat Buildings".	Issues have been raised by Council's Waste Officer. More information and clarification is needed to enable an assessment of compliance	No. Refer to Section 11 in this report.