

Attachment J – Shellharbour Development Control Plan Compliance Table

CHAPTER 10 – ADVERTISING & SIGNAGE			
	Provisions	Proposed	Compliance
Commercial zones			
10.3.7	The total sign area on a building must not exceed 8m ² or 10% of the area of each elevation (including windows), whatever is the greater. Despite this, signs must always relate to the size/dimensions of the building.	Signage proposed will not exceed 10% of the area of each elevation.	Yes
10.3.8	Where the building is painted in corporate colours, signage is required to be substantially less than 10% of the wall area.	Not applicable	N/A
10.3.9	The maximum coverage of any window by a sign attached or painted on is calculated as 20% of each window. No sign or paint may cover the entire face of each singular window. Window signage will be included in the calculation of 10% of the elevation. However, for lifestyle graphic advertising structures greater than 20% of the window area, a merit based assessment will be required on a case by case basis.	Signage proposed will not exceed 20% of each window.	Yes
10.3.10	Corporate colours are permitted on buildings with the consent of Council when they complement the architecture and do not overpower the building and will be considered as signage. Where corporate colours are used on buildings, signage which covers 10% of the elevation will not be accepted. Such signage is required to be substantially less than 10% of the elevation. Strong colours that do not relate to the streetscape (e.g. fluorescent colours) will not be accepted.	Not applicable	N/A
10.3.11	Free standing signs, with the exception of menu board signs are not permitted in outdoor eating areas. The structure must not protrude into the pedestrian path and must be in accordance with the outdoor dining provisions in this DCP	Free standing sign proposed will not be within an outdoor eating area. The signage will compliment existing freestanding signs around the marina.	Yes
10.3.12	Signs suspended under an awning must be erected in a horizontal position at right angles to the building façade. There must be a minimum clearance of 2.65m between the base of the sign and the footpath.	No sign proposed under an awning.	N/A

CHAPTER 10 – ADVERTISING & SIGNAGE			
	Provisions	Proposed	Compliance
10.3.13	<p>Multiple Occupancy Identification Signs</p> <ol style="list-style-type: none"> The total combined display area of all signage on the land must not exceed 20% of visible wall area. Not more than one business identification sign is permitted at the entrance to each occupied unit. All signage visible from a public place must be of a complementary and consistent size, shape and style throughout the development. Where multiple unit developments are to be identified at the street frontage, this must be done through the use of one pole or pylon sign (including a directory board) not exceeding 7m above ground level. Up to two signs are permitted per unit on the awning and the first floor, with only one sign above the awning. 	Not applicable	N/A
DCP Provision		Proposal	Compliance
Chapter 15 Waste Minimisation and Management			
<p>Objectives</p> <ol style="list-style-type: none"> To maximise reuse and recycling of demolition and construction materials and materials from subdivision. To ensure storage and collection of waste is designed and managed having appropriate regard to space, location, amenity and ongoing management of waste management facilities. To ensure waste management systems are compatible with collection services. Ensure developments provide adequate space for kerbside collection services. To minimise potential adverse impacts relating to the management of waste on the amenity of adjoining properties and within the development. 		Waste management plan submitted.	The proposed waste strategy report has been reviewed by the Council's Waste Team. The collection of waste will require management to place bins in a collection area at the required time and remove when done. This is satisfactory and shows compliance with the chapter objectives. Recommended condition to ensure compliance.

6. To minimise the amount waste being deposited in landfill. 7. To provide information to applicants on how to prepare a Waste Management Plan.		
15.1.1 A waste management plan is to be submitted with development applications for demolition, construction and operational works.	Waste management plan submitted with application.	Complies
Chapter 16 Access for people with a disability		
Objectives The guiding principles of the Premises Standards are the objects of the Disability Discrimination Act 1992 (DDA) which are: 1. to eliminate, as far as possible, discrimination against persons on the basis of their disabilities in various areas, and in particular access to premises, work, accommodation and the provision of facilities, services and land. 2. to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community 3. to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.	Access report submitted to support application and reviewed by Council's Technical Officer. Report states that development appears capable of compliance. Accessible entrances included and lift access to level 1.	Complies
Chapter 24 – Floodplain Risk Management		
Objectives 1. Minimise the potential impact of development and other activity upon waterway corridors. 2. Increase public awareness of the hazard and extent of land affected by all potential floods, including floods greater than the 100 year average recurrence interval (ARI) flood such as the Probable Maximum Flood (PMF) and to ensure essential services and land uses are planned in recognition of all potential floods.	The site is not impacted by the 1% AEP flood event, however the flood assessment provided with the proposal identifies that site is impacted by the PMF event. A site-specific Flood Report provided by Advisian Worley Group dated 13 September	Complies

<p>3. Inform the community of Council's Plan for the use and development of flood prone land. 4. Reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods. 5. Provide detailed controls for the assessment of applications lodged in accordance with the EP&A Act on land affected by potential floods. 6. Provide guidelines, for the use and development of land subject to all potential floods in the floodplain, which reflect the probability of the flood occurring and the potential hazard within different areas. 7. Apply a "merit-based approach" to all development decisions which take account of social, economic and ecological as well as flooding considerations. 8. To control development and activity within each of the individual floodplains within the LGA having regard to the characteristics and level of information available for each of the floodplains. 9. Deal equitably and consistently with applications for development on land affected by potential floods, in accordance with the principles contained in the Floodplain Development Manual as amended, issued by the NSW Government. NOTE: Other chapters/appendices of this DCP will also need to be considered when preparing a development application. 10. Restore / rehabilitate the riparian zone by returning as far as practicable the vegetation, geomorphic structure, hydrology and water quality of the original (pre European) condition of the stream. 11. Integrate the management of riparian land with floodplain risk management by assuming</p>	<p>2023, titled Shell Cove Boat Harbour Precinct: Precinct D Library & Community Centre – Flood Assessment, presents the inclusion of a flood deflection wall as to protect the development from the PMF flood. The flood deflection wall is included in design as to negate development controls as imposed within Table A9.3 - Schedule 1 of Council's DCP for development within the Low-Risk Precinct.</p> <p>As per the conditions recommended for inclusion, the flood wall must be certified by hydraulic engineers for its suitability as intended by the provided flood report in protecting the building from PMF affection, inclusive of recommendation of flow velocity consideration and direction, and generally designed in accordance with the concept design.</p> <p>Council Flood Engineers have reviewed the information submitted and recommended approval subject to recommended conditions included in attachment A.</p>	
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the riparian land is fully vegetated when developing flood models for analysis of flood risk.		
Chapter 25 Stormwater Management		
<p>Objectives</p> <ol style="list-style-type: none"> 1. To encourage consideration of Ecologically Sustainable Development and Catchment Management while providing requirements for water management when developing a site. 2. To provide requirements and advice to applicants in regard to stormwater management. 3. Maintain and improve water quality within Shellharbour City and to the receiving waters. 4. To ensure no increase (and where reasonable a reduction) in the frequency and adversity of flooding. 5. To ensure public health and safety is maintained. 6. To ensure development is designed having regard to existing or proposed drainage easements. 7. To ensure the structural integrity of existing and proposed structures is maintained. 8. To ensure all development is adequately drained and minimises adverse impacts from surface and/or stormwater flows. 9. To encourage design that allows some on-site infiltration of water. 10. To ensure the risks of flooding are minimised for residential development. 	Concept stormwater plan provided.	Council engineers have reviewed the submitted concept stormwater plan and have raised no objections. Suitable conditions recommended.
Chapter 27 – Aboriginal Heritage		
This DCP Chapter provides advice for any development proposal upon a known or potential Aboriginal site containing 'Aboriginal Objects' or a place of Aboriginal cultural heritage significance. It also provides advice on how development on land that is not known to contain	Aboriginal heritage significance was investigated as part of the Concept Approval application and the archaeological sensitivity of the area was considered low.	Complies subject to unexpected finds protocol condition.

Aboriginal objects or archaeological potential, will be assessed.		
Chapter 29 – Social Impact Assessment		
<p>Objectives</p> <ol style="list-style-type: none"> 1. Support development within the Shellharbour Local Government Area that is conducive to good health, fosters social cohesion/connectivity and contributes to a safe environment. 2. Strengthen Council's ability to promote a range of development options that acknowledge the values of local communities and are reflective of the current and future needs of residents. 3. Maximise positive social impacts and minimise negative social impacts on the way of life of our local communities and individuals. 4. Enhance consistency, certainty and transparency in Council's assessment of the positive and negative social impacts of proposed development. 5. Inform the local community and facilitate their participation in the planning and development assessment process. 6. Support the responsibility of developers, Council and the community to contribute towards local areas that are sustainable and liveable. 7. Support the delivery of the Shellharbour 2030 community vision: A connected community working together to create a safe, sustainable future that provides opportunities for all to achieve their potential. 	<p>The applicant has submitted a satisfactory Social Impact Assessment in accordance with DCP requirements. This assessment has been reviewed by Council's Social Planner, and conditions relating to access and lighting recommended.</p>	<p>Complies subject to conditions.</p>