

Attachment J – Shellharbour Development Control Plan Compliance Table

CHAPTER 10 – ADVERTISING & SIGNAGE			
	Provisions	Proposed	Compliance
10.3 Front Building Lines			
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.	<p>Eastern elevation – 3sqm signage envelope proposed</p> <p>Northern elevation – 30.1sqm</p>	<p>Signage envelope will be less than 8sqm and suitably related to the size/dimensions of the elevation.</p> <p>Signage envelope will not exceed 10% of the elevation within which it is located (538sqm). The size of the signage envelope is considered to suitably relate to the dimensions of the proposed building which it will be located on.</p>

10.3.8	Where the building is painted in corporate colours, signage is required to be substantially less than 10% of the wall area.	No corporate colours included. Materials and finishes to be conditioned	Not applicable
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.	No window coverings proposed	Not applicable
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.	No corporate colours included. Materials and finishes to be conditioned	Not applicable

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 (pylon sign) proposed within site and not within outdoor eating area or within pedestrian path.	Suitably complies
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 suspended signs proposed	Not applicable
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. 	One free standing pylon sign proposed along the eastern boundary of the site adjacent to the upper carpark entry/exit. This sign will be 1.7 metres high and have a signage area of 2.04sqm.	Suitably complies

DCP Provision	Proposal	Compliance
Chapter 15 Waste Minimisation and Management		

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. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved. Accessible entrances included and lift access to each level.	Complies subject to recommended conditions
Chapter 17 CPTED		
Objectives - Lighting 1. To encourage the use of lighting to create safer places after dark. Objectives - Fencing/walls 1. Maximise natural surveillance from the street to the building and vice versa.	Lighting Suitable conditions relating to lighting applied to ensure spaces are adequately lit. Landscaping	Complies

<p>2. Minimise the opportunities for intruders to hide. 3. Minimise graffiti opportunities.</p> <p>Objectives - Landscaping 1. Facilitate casual surveillance, create pleasant environments and safe places in both the public and private domain.</p> <p>Objectives - Dwelling, shop, office, community use, frontages 1. To allow for surveillance to and from the street/public domain.</p> <p>Objectives - Building materials 1. Reduce the opportunity for intruder access. 2. Reduce the opportunity for graffiti and malicious damage.</p> <p>Objectives - Hours of operation 1. Promote a safe environment and minimise noise levels during hours of operation.</p> <p>Objectives - Mixed land use 1. Maximise opportunities for natural surveillance through mixed land uses. 2. Avoid creating concealment opportunities for perpetrators of crime. 3. To make pedestrian routes and intended public and private domain usage obvious.</p>	<p>Suitable landscaping and species proposed to meet this objective.</p> <p>Commercial/retail frontages will be located on ground and first floor and will allow surveillance over street.</p> <p>Building Materials Suitable measures have been incorporated into the design to reduce graffiti opportunities.</p> <p>Hours of operation – Reasonable hours of operation proposed.</p> <p>Security Swipe card access to boat maintenance facilities/non public areas.</p> <p>Reducing illegitimate entry/use Swipe card access for all entrances to non public areas and suitable design proposed to reduce unauthorised access.</p>	
---	--	--

<p>Objectives - Security</p> <p>1. Reduce opportunities for unauthorised access.</p> <p>Objectives - Entrances</p> <p>1. Ensure entries are clearly visible and avoid confusion.</p> <p>Objectives - Reducing illegitimate entry/use</p> <p>1. Minimise illegitimate use/entry of spaces.</p> <p>Objectives - Car parks - site layout</p> <p>1. Ensure safety and ease of access within the car park.</p> <p>2. Facilitate natural surveillance.</p> <p>3. Reduce anti-social behaviour such as car hooning.</p> <p>Objectives - Car parks - security</p> <p>1. Reduce opportunity for unauthorised access and provide security.</p> <p>Objectives - Car parks - security grilles</p> <p>1. To allow for natural surveillance.</p>		
Chapter 23 - Contamination		
<p>Objectives:</p> <p>Integrating land contamination management into the development process aims to:</p>	<p>Council Environment Officers are satisfied that the proposed use would be suitable on this site, however as a precaution an</p>	<p>Complies</p>

<p>a. ensure that changes of land-use will not increase the risk to health and the environment</p> <p>b. avoid inappropriate restrictions on land-use</p> <p>c. provide information to support decision-making and to inform the community.</p>	<p>unexpected finds protocol condition has been included in attachment A.</p>	
Chapter 27 – Aboriginal Heritage		
<p>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 objects or archaeological potential, will be assessed.</p>	<p>Aboriginal heritage significance was investigated as part of the Concept Approval application and the archaeological sensitivity of the area was considered low.</p>	<p>Complies subject to unexpected finds protocol condition.</p>
Chapter 29 – Social Impact Assessment		
<p>Objectives</p> <p>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.</p> <p>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.</p> <p>3. Maximise positive social impacts and minimise negative social impacts on the way of life of our local communities and individuals.</p>	<p>The applicant has submitted a Social Impact Assessment in accordance with DCP requirements. This assessment has been reviewed by Council's Social Planner, comments as follows;</p> <p>It is recommended that the following social impact comments are considered by the developer:</p> <ul style="list-style-type: none"> Noise – This development is likely to 	<p>The comments from Council's Social Planner are noted.</p> <p>In terms of noise impact this issue is outstanding and will be subject to further information being submitted by the applicant.</p> <p>In terms of the cafe – no detail has been provided regarding the operation of the cafe. This level of detail is not required as part of a DA application and is the responsibility of the owner/operator of the facility. Wayfinding signage has not been detailed as part of this proposal. Any additional signage may require separate consent if not exempt under relevant legislation.</p>

<p>4. Enhance consistency, certainty and transparency in Council's assessment of the positive and negative social impacts of proposed development.</p> <p>5. Inform the local community and facilitate their participation in the planning and development assessment process.</p> <p>6. Support the responsibility of developers, Council and the community to contribute towards local areas that are sustainable and liveable.</p> <p>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>	<p>create noise for surrounding residents both during construction and when the boat maintenance facility is operational. While some mitigation measures have been outlined in the Social Impact Assessment, noise will still likely be an issue for surrounding residents. It is recommended that the equipment selection process for the mechanical plant strongly considers noise and those types that will have less of an impact on residents.</p> <ul style="list-style-type: none"> • Café – Consider both economic and social opportunities and benefits for the café. The provision of a social enterprise café would provide ongoing benefits to community members. Healthy and sustainable food and drink options should be considered within the café. • Wayfinding – Appropriate wayfinding signage needs to be included within the site. 	
---	--	--

PPSSTH-310 DA 0459/2023
Lot 1061 DP1253523
5 Maritime Drive, Shell Cove
Attachment J – DCP Compliance Table

--	--	--