

ATTACHMENT - COMPLIANCE TABLES

State Environmental Planning Policy (Resilience and Hazards) 2021

REQUIREMENT	RESPONSE
Clause 4.6(1) 1. Is the development for a change of use to a sensitive land use or for residential subdivision? Sensitive land use include residential, educational, recreational, child care purposes or hospital.	Yes. The proposal seeks consent for a community facility.
Clause 4.6(1) 2. Is Council aware of any previous investigation or orders about contamination on the land?	The proposal is accompanied by a Preliminary Site Investigation prepared by Neo Consulting. The report states the potential for contamination is low and that the site is suitable for the proposed development.
Clause 4.6(1) 3. Do existing records held by Council show that a contaminating land activity has occurred on the land?	A search of Council records did not include any reference to previous land uses that may have caused contamination.
Clause 4.6(1) 4. Has the land previously been zoned for potentially contaminating uses?	The site has historically been zoned for rural residential purposes.
Clause 4.6(1) 5. Is the land currently being used for a potentially contaminating use or is there any evidence of a potentially contaminating use on site?	A site inspection did not reveal any obvious signs of contamination, or a use that would potentially have resulted in contamination.

State Environmental Planning Policy (Industry and Employment) 2021

Consideration	Compliance
1 Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is considered suitable for the site and compatible with the desired character of non-residential land uses in the area.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	A theme for outdoor advertising has not been established in the area.
2 Special areas	

Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signage comprises a freestanding pylon sign and wall sign; they are not of a scale or prominence to detract from the amenity and quality of the surrounding residential area.
3 Views and vistas	
Does the proposal obscure or compromise important views?	The proposed signage comprises a freestanding pylon sign and wall sign; they will not obscure or compromise important views.
Does the proposal dominate the skyline and reduce the quality of vistas?	Given the scale and height of the proposed signage in relation to the development, it is unlikely to dominate the skyline or reduce the quality of vistas.
Does the proposal respect the viewing rights of other advertisers?	The proposed signage is for business identification only.
4 Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signage comprises a freestanding pylon sign and wall sign; both signage types are permitted under the Campbelltown (Sustainable Cities) Development Control Plan 2015, and are of a scale suitable for the site and locality.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage is of a design that suitably contributes to the visual interest of the setting in which it is located.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	There is no existing signage at the subject site. Subject to compliance with the relevant conditions of consent, signage shall not result in visual clutter.
Does the proposal screen unsightliness?	N/A. The proposed signage is not required to screen unsightliness.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No. The proposed signage will be located within property boundaries and will not protrude above buildings, structures or tree canopies.
Does the proposal require ongoing vegetation management?	No.
5 Site and building	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes. The scale and height of the proposed signage is considered appropriate.
Does the proposal respect important features of the site or building, or both?	N/A.

Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage addresses the streetscape and is located adjacent to the driveway and entryway, creating a sense of legibility whilst not dominating the site or building.
6 Associated devices and logos with advertisements and advertising structures	
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	No.
7 Illumination	
Would illumination result in unacceptable glare?	Illumination is not proposed.
Would illumination affect safety for pedestrians, vehicles or aircraft?	Illumination is not proposed.
Would illumination detract from the amenity of any residence or other form of accommodation?	Illumination is not proposed.
Can the intensity of the illumination be adjusted, if necessary?	Illumination is not proposed.
Is the illumination subject to a curfew?	Illumination is not proposed.
8 Safety	
Would the proposal reduce the safety for any public road?	No.
Would the proposal reduce the safety for pedestrians or bicyclists?	No.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No.

Campbelltown Local Environmental Plan 2015

PART 4 – PRINCIPAL DEVELOPMENT STANDARDS	
4.3 – Height of buildings	<p>Yes.</p> <p>The maximum building height permitted under CLEP 2015 is 9m. The proposal has a maximum building height of 8.91m and is therefore compliant.</p>

PART 7 – ADDITIONAL LOCAL PROVISIONS	
7.1 – Earthworks	The proposal results in net cut of 9807.3m ³ and net fill 370.43m ³ . It is not considered the proposed earthworks will detrimentally impact surrounding sites.
7.4 – Salinity	Conditions are recommended to address salinity and ensure compliance with the BCA/NCC
7.10 – Essential services	The site is currently serviced by electricity, reticulated water, and an onsite wastewater system. A condition is recommended to ensure a Section 73 Certificate is obtained from Sydney Water prior to the issue of an occupation certificate, confirming the development is connected to the local water and wastewater network.
7.13 – Design Excellence	See below.

The Development Application was referred to the Design Excellence Panel on 22nd February 2024. The following general comments were made by the Panel:

1. The Panel generally supports the architectural language of the proposal as being appropriate in scale resolution.
2. It is important to maintain the impression of two storeys to fit into the local residential context.
3. The proposal is heavily biased and shows significant density toward the south side of the site.
4. The following elements of the plan are supported and should be maintained:
 - a. Formal avenue of trees along driveway
 - b. Gardens along Eagleview Road boundary
 - c. Protection of existing avenue of trees

The Panel also noted the following:

1. The Panel is concerned that privacy, building bulk and ability to grow screening landscape adjacent to the south boundary is compromised.
2. Confirm acceptable traffic outcomes through a traffic report.
3. Provide shadow diagram particularly in relation to the southern boundary and neighbouring properties.
4. Reconsider underground carpark access point as the entry exit point is adjacent to the southern boundary.
5. Provide acoustic report to inform noise mitigation solution.
6. Reduce the impact of the continuous built form along the southern boundary through greater articulation of the building façade and providing sufficient space for trees.
7. Provide additional information and resolution of the roof; including considering a green roof and exploring the use of solar panels.

With respect to the concerns raised by the Design Excellence Panel, the following is noted:

- 1) Since the proposal was reviewed by the Design Excellence Panel, the maximum building height has been reduced from 9.75m to 8.91m, meaning it now complies with Clause 4.3 of the Campbelltown Local Environmental Plan 2015. The number of storeys has been reduced from three to two, meaning the building is compatible with the residential scale of the area. Further, the development complies with the relevant controls pertaining to built form contained within the Campbelltown (Sustainable Cities) Development Control Plan 2015; the 3m setback from the southern boundary allows for dense landscape screening. Therefore, it is considered the proposed building bulk and scale is appropriate, and that sufficient space is provided for mass landscaping.
- 2) The Development Application is accompanied by a Traffic & Parking Assessment prepared by Transport and Traffic Planning Associates which concludes:
 - a. The proposed vehicle access, internal circulation and servicing arrangements will be suitable and appropriate.
 - b. There will not be any unsatisfactory traffic implications.
 - c. The proposed parking provision will be adequate and appropriate to the circumstances.
- 3) The Development Application is accompanied by revised shadow diagrams that show the true extent of overshadowing to the adjoining property to the south. The overshadowing impact is primarily the result of the orientation and topography of the site and not an indication of poor building design. Although the shadow diagrams do not account for the proposed acoustic noise barriers along the southern and eastern elevations of the outdoor

recreation facility, it is noted they are a maximum 4m high as opposed to the community facility's 8.91m, therefore, their impact on adjoining sites will be less than the building itself. Further, a condition is recommended to ensure they are setback in accordance with the Landscape Plan (14m from the southern property boundary and 3.30m from the eastern property boundary). Subject to compliance with this condition, the impact of the proposed acoustic wall under this DA will be acceptable as both the subject site and adjoining sites (existing and approved) can comply with the solar access requirements specified in the Campbelltown (Sustainable Cities) Development Control Plan 2015.

- 4) The location of the basement entry ramp is considered suitable as it seeks to utilise existing site topography to ensure a compliant driveway grade. It's location on the south side of the lot reduces the need for additional cut, which would be required if the entry ramp were located along the northern or eastern elevation of the building.
- 5) The Development Application is accompanied by an Acoustic Report prepared by Koikas Acoustics. The report recommends the installation of a 4m high noise barrier on the southern and eastern boundaries of the outdoor recreation facility, and a 1.8m high noise barrier on the northern end of the outdoor recreation facility. A condition to this effect is recommended, and also requires they be setback in accordance with the Landscape Plan to allow for landscaping between the barriers and the property boundaries.
- 6) The building incorporates varying materials and architectural design elements including vertical and horizontal offsets in the wall surfaces to ensure it is suitably articulated.
- 7) Solar panels are shown in the revised architectural plans. Although a green roof is not proposed, the southern elevation includes green walls to soften the appearance of the building.

With respect to the changes made to the design of the proposed development, it is considered the bulk, mass and articulation of the premises is suitable for a community facility in the R2 Low Density Residential zone. The proposal represents a contemporary architectural form that incorporates varying materials and design elements to ensure design excellence is achieved.

Campbelltown (Sustainable Cities) Development Control Plan 2015

PART 2 – REQUIREMENTS APPLYING TO ALL TYPES OF DEVELOPMENT		
Control	Requirement	Proposed
2.2 - Site Analysis	Submission of a Site Analysis Plan.	A site analysis plan has been provided.
2.3 - Views and Vistas	Development shall have regard to significant view and vista corridors.	N/A. The site is not considered to hold, nor be subject to any significant views or vistas.
2.4 - Sustainable Building Design	Development to meet requirements of BASIX.	N/A
2.5 - Landscaping	Submission of a Landscape Plan.	A Landscape Plan has been provided.
2.6 - Weed Management	Submission of a Weed Management Plan.	N/A. The site is not known to be occupied by noxious weeds.
2.7 - Erosion & Sediment Control	An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development	An erosion and sediment control plan has been provided, and conditions regarding erosion and sediment control are recommended.

	application proposing activities involving the disturbance of the land surface.	
2.8 - Cut, Fill & Floor Levels	Submission of a Cut and Fill Management Plan.	A Cut and Fill Plan has been provided, showing net cut of 9807.3m ³ and net fill 370.43m ³ .
2.9 - Demolition	Details of proposed demolition work.	A Demolition Plan has been provided.
2.10 - Water Management	Submission of a Water Cycle Management Plan.	A Stormwater Plan has been provided.
2.11 - Heritage Conservation	Consider the impacts of the proposed development upon indigenous and non-indigenous heritage items.	N/A. The site does not contain any indigenous or non-indigenous heritage items. Further, the site is not located within a heritage conservation area.
2.12 - Retaining Walls	Minimum setback of 0.45m for rear and side boundaries for retaining walls supporting cut.	Details are shown on plans accompanying the Development Application.
2.13 - Security	Maximize casual surveillance opportunities to the street.	Surveillance and general security measures have not been detailed, however, passive surveillance within the site to entry points and adjoining sites and broader public domain is achievable.
2.14 - Risk Management	<p>If located in bushfire prone land the submission of a Bushfire Hazard Assessment Report.</p> <p>If located within mine subsidence district requires approval from Mine Subsidence Board (MSB).</p> <p>If sites have potential for existing contamination an appropriate assessment against SEPP 55 shall be supplied.</p>	<p>A Bushfire Assessment Report accompanies the development application and concludes the development can comply with Planning for Bushfire Protection 2019.</p> <p>N/A. The site is not located within a mine subsidence district.</p> <p>The site is not identified as contaminated. In accordance with Section 4.6 of the <i>Resilience and Hazards SEPP</i>, the land is suitable for the proposed development.</p>
2.15 - Waste Management Plan	A detailed Waste Management Plan (WMP) shall accompany development applications for certain types of	A Waste Management Plan has been provided.

	development/land uses, as detailed in Table 2.15.1.	
2.16 - Provision of Services	<p>Availability of water and electricity supply.</p> <p>Sewer</p>	<p>Water and electricity are currently supplied to the site.</p> <p>A condition is recommended to ensure a Section 73 Certificate is obtained through Sydney Water prior to the issue of an occupation certificate.</p>
2.17 - Work on, Over or Near Public Land	Details of proposed works within public land.	The application proposes a vehicular crossing within public land. Conditions regarding this matter are recommended.

PART 6 - COMMERCIAL DEVELOPMENT

6.4.1 Building Form and Character

Design Requirements	<p>a) All building facades, including rear and side elevations visible from a public place or adjacent to residential areas, shall be architecturally treated to enhance the quality of the streetscape.</p> <p>b) Large buildings shall incorporate the following elements to assist in achieving a high quality architectural outcome:</p> <ul style="list-style-type: none"> i) the provision of vertical and/or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses; variation to the height of the building so that the building appears to be divided into distinct massing elements; ii) articulation of the different parts of a building's facade by use of colour, arrangement of facade elements, or by varying the types of materials used; and, iii) maximising the interior and exterior interactions at the ground level. 	<p>The proposal is architecturally designed and involves modulation and quality finishes to ensure suitable articulation and presentation to the streetscape.</p> <p>The proposal is for a community facility and has been designed around a central multi-use hall, which although lends itself to a generally regular rectangular built form, has incorporated vertical and horizontal design elements, including projections and recesses, as well as varying window shapes, to create a building that appears to be divided into distinct massing elements.</p> <p>The proposal represents a contemporary architectural form that incorporates varying materials and finishes (rendered masonry, large format glass, decorative aluminium screens, aluminium siding, a green wall, and colorbond roofing).</p> <p>The proposal involves a main entry, as well as various access points to allow for a relationship between the interior and exterior of the building.</p>
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	<p>c) The main entry to the building shall be easily identifiable from the street and directly accessible through the front of the building.</p> <p>d) Large expansive blank walls on ground floor levels or side and rear boundaries shall not be permitted unless abutting a building on an adjoining allotment.</p> <p>e) Roof mounted plant rooms, air conditioning units and other services and equipment shall be effectively screened from view using integrated roof structures and architectural elements.</p> <p>g) Buildings shall not incorporate highly reflective glass.</p> <p>h) A schedule of proposed colours, materials and finishes shall accompany all development applications for new buildings.</p> <p>j) Except in the case of an outdoor cafe, the design of the development shall not provide for outdoor display and/or storage.</p> <p>k) Commercial development shall be designed to address both primary and secondary street setbacks.</p> <p>n) The developer must allocate/set aside adequate space within the development to install a grease trap and mechanical ventilation, for any proposed</p>	<p>The main entry is accessible through the front of the building, at a point where both pedestrians and vehicular occupants can easily identify it.</p> <p>Side and rear elevations are appropriately treated through modulation and varying materials so as to result in suitable articulation.</p> <p>A condition to this effect is recommended.</p> <p>A condition to this effect is recommended.</p> <p>A schedule of materials and finishes accompanies the Development Application, and shows the proposal will comprise of rendered masonry, large format glass, decorative aluminium screens, aluminium siding, a green wall, and colorbond roofing.</p> <p>Outdoor display/storage is not proposed.</p> <p>The proposal has been designed to address Eagleview Road.</p> <p>Council's Environmental Health Officer reviewed the proposal, as amended, and recommends conditions pertaining to ventilation, air-conditioning, food preparation, etc.</p>
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	food premises, in accordance with the Local Water Authorities recommendations and the following Australian Standards.	
6.4.1.3 Fencing		
Design Requirements	<p>a) Commercial fencing shall be a maximum 2.4 metres in height.</p> <p>b) The use of sheet metal fencing is not permitted.</p> <p>d) Fencing shall not obstruct power, water, sewer, gas or telephone services, drainage systems, (including overland flow paths) or any easements or rights of way.</p> <p>e) Details for fencing shall be submitted with the development application.</p>	<p>Dividing fences are not detailed on plans submitted with the Development Application; given the site is zoned R2 Low Density Residential, a condition is recommended to ensure boundary fencing does not exceed 1.8m in height, except for the acoustic noise barriers shown in Figure 3 of the Acoustical Report prepared by Koikas Acoustics, revised 03/05/2024; a further condition is recommended to ensure the 4m high noise barriers on the southern and eastern boundaries of the outdoor recreation facility are setback in accordance with the Landscape Plan, and if not constructed of glass or Perspex, must be finished in an appropriate, low impact colour to blend with the approved landscaping. Subject to compliance with this condition, the proposed acoustic noise barriers are considered acceptable.</p> <p>A condition to this effect is recommended.</p> <p>Fencing will not obstruct services, easements or rights of way.</p> <p>Details have not been shown on the plans submitted with the Development Application, however, conditions are recommended to ensure fencing is of an appropriate type and height.</p>
6.4.2 Car Parking and Access		
6.4.2.1 General Requirements	a) Off street parking and loading shall be designed in accordance with Australian Standards 2890.1 and 2 (as amended), except as otherwise provided by this Plan.	Conditions are recommended to ensure compliance with Australian Standard 2890 Parking Facilities.

	<p>b) The minimum car parking rates shall be provided in accordance with Table 6.4.2.1. If in the opinion of Council, additional car parking spaces are required due to the constraints of the site and or the nature of the use, additional car parking spaces shall be provided as part of the development.</p> <p>c) All car parking spaces that are required under clause 6.4.2.1 b) shall not be locked off, obstructed, reserved or separately allocated to any individual use at any time.</p> <p>d) Commercial development shall be designed to accommodate all related vehicle movements on site such that:</p> <p>i) all vehicles shall enter and exit the site in a forward direction;</p> <p>ii) the area for manoeuvring of delivery and service vehicles is separate from vehicle parking areas, and preferably accessed via a rear service lane;</p> <p>iii) cause minimal interference to the flow</p>	<p>Table 6.4.2.1 does not provide a specific car parking rate for community facilities. In this regard, it is noted the proposal seeks consent for a 150 person visitor cap and a 51 space carpark.</p> <p>The Traffic Impact Assessment accompanying the Development Application relies on a rate of one car parking space for every 3.5 site users. The application of this rate to a maximum site attendance of 150 people results in a requirement for 43 car parking spaces. On this basis, the proposal provides a sufficient number of car parking spaces.</p> <p>The proposal does not lock, obstruct or reserve car parking spaces.</p> <p>AS 2890.1 requires two-way driveways to be designed at a minimum width of 5.5m with 300mm clearance from obstructions higher than 150mm on either side. Accordingly, the proposed two-way driveway section that connects the carpark with Eagleview Road has been designed at >6.1m width. It is, therefore, satisfied that all vehicles can enter and exit the site in a forward direction.</p> <p>A waste collection vehicle will be required to use the main driveway to access the proposed bin area. There is sufficient space provided to facilitate servicing requirements.</p> <p>The Traffic Impact Assessment accompanying the Development</p>
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	<p>of traffic within the surrounding road network; and</p> <p>iv) safe and convenient access is provided for pedestrians.</p> <p>e) A Traffic Impact Assessment Report shall be prepared by a suitably qualified person and submitted as part of a development application addressing the following criteria if the development exceeds the relevant thresholds within SEPP (Infrastructure) 2007.</p>	<p>Application concludes the proposed development is unlikely to have any material traffic impacts on the surrounding road network.</p> <p>The proposal provides for suitable pedestrian access to the main entry of the premises.</p> <p>A Traffic Impact Assessment accompanies the Development Application.</p>
6.4.2.2 Loading and Unloading	<p>a) Where practicable, loading bays shall be separated from parking and pedestrian access.</p> <p>b) All loading and unloading shall take place wholly within the site.</p> <p>c) No loading or unloading shall be carried out across parking spaces, landscaped areas pedestrian aisles or on roadways.</p> <p>d) Parking and loading bays shall be provided and clearly identified on site.</p> <p>e) Required manoeuvring areas for heavy vehicles shall not conflict with car parking.</p> <p>f) Each new commercial building/unit having a gross floor area:</p>	<p>A loading bay is not shown on plans submitted with the Development Application. A condition is recommended to ensure plans are updated to include a loading bay prior to the issue of a construction certificate.</p> <p>A condition to this effect is recommended.</p> <p>A condition to this effect is recommended.</p> <p>A loading bay is not shown on plans submitted with the Development Application. A condition is recommended to ensure plans are updated to include a loading bay prior to the issue of a construction certificate.</p> <p>A condition to this effect is recommended.</p> <p>A condition to this effect is recommended.</p>

	<p>iii) more than 1500 square metres shall provide a loading area to allow for a heavy rigid vehicle to manoeuvre on site.</p> <p>g) Loading docks and service areas shall not be visible from any public place and shall be suitably screened from adjacent properties. Screening may be achieved by locating such areas behind the buildings, by fencing, landscaping, mounding or a combination of these, or by other means to Council's satisfaction.</p>	<p>All service areas are located to the rear of the community facility building and will be screened by dense landscaping including both trees and shrubs.</p>
6.4.2.3 Access for People with Disabilities	<p>a) Commercial development shall comply with the minimum access requirements contained within the BCA, the Disability (Access to Premises – Buildings) Standards 2010 and Australian Standard 1428 – Design for Access and Mobility (as amended).</p> <p>b) Notwithstanding Clause 6.4.2.2 a) the required percentage of car parking spaces for people with disabilities within retail/commercial development shall be:</p> <ul style="list-style-type: none"> i) one car space per development; plus ii) one for every 20 car parking spaces; iii) and shall be designed in accordance with AS No 2890.6 (as amended). 	<p>The proposed building is a new purpose-built facility that will be made compliant with the Building Code of Australia, the Disability (Access to Premises – Buildings) Standards 2010 and the relevant Australian Standards. Conditions of consent are recommended to ensure compliance.</p> <p>The proposal involves 51 car parking spaces. The number of accessible car parking spaces required is three (3). Plans submitted with the Development Application show four (4) accessible car parking spaces.</p>
6.4.4 Landscaping	<p>a) A detailed landscape plan and report shall be prepared by a suitably qualified person and submitted with all development applications for commercial development involving the construction of a new development.</p>	<p>The DA is accompanied by a suitably prepared Landscape Plan.</p>

	<p>c) All landscaped bays shall be a minimum 2 metres wide and allow for deep soil planting.</p> <p>d) Landscaped areas shall be separated from driveways and car parking areas by a suitable device such as bollards or concrete wheelstops to ensure that the landscaping is not damaged as a result of vehicular movement.</p> <p>e) Landscaped area at ground floor level shall be incorporated within the car park at all the outer edges of car parking bays.</p> <p>f) High canopy trees shall be used to allow for clear lines of sight within car parking areas and to internal site access pathways.</p>	<p>N/A.</p> <p>A condition to this effect is recommended.</p> <p>The proposal includes landscaping at all outer edges of the car parking bays.</p> <p>The proposal complies.</p>
6.4.5 Residential Interface	<p>a) Buildings adjoining residential zones and/or open space shall be setback a minimum of 3 metres from that property boundary.</p> <p>b) Loading areas, driveways, waste storage areas and roof top equipment shall not be located adjacent to residential development.</p> <p>c) Any commercial buildings that are designed to accommodate the preparation of food from a commercial tenancy, shall provide ventilation facilities to ensure that no odour is emitted in a manner that adversely impacts upon any residential premises.</p> <p>d) External lighting shall be positioned to avoid light</p>	<p>The proposed development is setback 47m from the adjoining site to the north, 3m from the adjoining site to the east, and 3m from the adjoining site to the south.</p> <p>Subject to compliance with the recommended conditions of consent, the loading area and waste storage area shall be appropriately screened from adjacent residential land uses.</p> <p>Conditions pertaining to food preparation and ventilation are recommended.</p> <p>A condition to this effect is recommended.</p>

	<p>spillage to adjoining residential development.</p> <p>e) An acoustic report may be required to be prepared as part of a development application where the proposed development is adjacent to residential or other sensitive uses, such as places of worship and child care centres.</p>	<p>The DA is accompanied by a Noise Impact Assessment which concludes that based on the predicted noise levels, the proposed community facility is predicted to satisfy the relevant acoustic requirements of the EPA Noise Policy for Industry 2017 and Protection of the Environment Operations Act 1997, subject to the installation of noise barrier walls around the outdoor recreation facility.</p>
6.7 Commercial Waste Management	<p>a) Commercial development shall make provision for an enclosed onsite waste and recycling area that has adequate storage to accommodate the volume of waste and recycling generated at the development.</p> <p>b) The waste storage area shall:</p> <ul style="list-style-type: none"> i) be no more than 30 metres from the point of collection; ii) contain a hose connection; iii) have an impervious floor that is connected to the sewer; iv) be adequately ventilated; v) incorporate appropriate design and construction materials (including colours and finishes) which complement the development; vi) be appropriately screened from public view by a visual barrier of at least 1.5m high; vii) provide an opening sufficient to allow egress of the maximum sized bin to be used at the development; and 	<p>Plans accompanying the DA depict an onsite waste area at the rear of the premises.</p> <p>The proposal was reviewed by Council's Environmental Health Officer who recommends conditions regarding the construction and operation of the waste storage area.</p> <p>In terms of collection, Council's Waste Officer has recommended a condition to ensure all waste collection and servicing is undertaken on site by a private waste contractor.</p>

	<p>viii) Ensure that the path for wheeling bins between the waste storage area(s) and the collection point is free of steps and kerbs and has a maximum gradient of 1V:8H.</p> <p>e) The development must be designed in such a way that an Australian Standard heavy rigid vehicle can provide waste collection services to the development. If on-site servicing is required, the site plan and layout shall consider how heavy rigid vehicles can access and move around the development, and make appropriate provisions for this to occur safely. All waste and recycling generated from the business is to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.</p>	<p>Conditions to this effect are recommended.</p>
PART 16 – ADVERTISING AND SIGNAGE		
16.4 General Requirements – Advertising and Signage		
16.4.2 Design and location	<p>a) Signage attached to buildings shall be designed, located, scaled and sized having regard to the architectural style, features scale and design of the facades of the building.</p> <p>b) Signage shall not dominate landscaped and public domain areas.</p>	<p>The proposed wall sign is 1.2m (h) x 1.2m (w), which is appropriate given the overall scale of the building.</p> <p>The proposed signage is of a scale suitable for the site and area and will to not dominate the setting in which it is to be located.</p>

	<p>c) Free standing signage shall be designed to have regard to the size, height and scale of nearby buildings and their architectural elements.</p> <p>d) Signage shall not protrude above any parapet or eaves.</p> <p>e) All signage shall be designed to minimise opportunities for graffiti artists.</p> <p>f) Signs shall be constructed of a material that is of high quality and durable.</p> <p>g) Signage shall not contain reflective materials, colours and finishes.</p> <p>h) Signage shall not cause any nuisance to nearby occupants as a result of glare or light spillage</p>	<p>As above.</p> <p>As above</p> <p>The proposed signage is situated within property boundaries. Opportunities for graffiti are minimal.</p> <p>A condition shall be imposed on the consent requiring design details and specifications to be submitted prior to the issue of a Construction Certificate.</p> <p>A condition pertaining to this matter shall be imposed on the consent.</p> <p>Illumination and lighting is not proposed.</p>
16.4.3 Public Safety	<p>a) Signs and their supporting structures shall be structurally sound and constructed in manner to maintain pedestrian and traffic safety.</p> <p>b) Signs shall be designed and erected so to:</p> <ul style="list-style-type: none"> i) not to compromise driver and pedestrian safety; ii) avoid confusion with road traffic signs and signals; iii) not obscure a road hazard, oncoming vehicles, pedestrians; and 	<p>The proposed signage is situated within property boundaries and will have no adverse impact on pedestrian or traffic safety.</p> <p>The proposed signage is not of a scale or form to potentially compromise driver and pedestrian safety.</p>

	iv) avoid advertising messages, designs or bright lighting that may distract motorists	
16.4.4 Contents	a) Signs that contain wording in a language other than English shall have an English translation of that wording to a minimum font size of 50% of the non-English word/s.	A condition pertaining to this matter is recommended.
16.4.5. Maintenance of signs	a) All signs shall be maintained to a high standard, including any advertising surface, structure and finish.	A condition pertaining to this matter is recommended.
16.5 Signs within Residential, Rural and Environmental Protection Zones		
16.5.3 Freestanding pylon and directory board signs	<p>b) Freestanding pylon and directory board signs within residential, rural and environmental protection zones associated with a use other than a home business, home industry or home occupation shall:</p> <ul style="list-style-type: none"> i) not exceed 1.5sqm in area; ii) not exceed 3 metres in height; and iii) not result in more than one such freestanding sign for each street frontage of the lot on which the development is located. 	<p>No. The proposed pylon sign has a total area of 2.94sqm.</p> <p>No. The proposed pylon sign is 3.45m high.</p> <p>Only one freestanding pylon sign is proposed.</p> <p>Although the proposed pylon sign is larger than what the DCP permits, it relates to the scale of the community facility building and is appropriate given the type of development proposed. It will not dominate the setting in which it is to be located, will not obscure or compromise views, and once landscaping reaches maturity, will be dwarfed by native trees. On this basis, the proposed variation to height and size is considered acceptable on merit.</p>