

## Attachment B - Assessment against Development Control Plan 2015 – s4.15(1)(a)(iii) of EP&A Act

The proposed development has been assessed against the provisions of the Blue Mountains Development Control Plan 2015. Key applicable controls are addressed in the table below.

Part B Context, site analysis and design			
Clause	Standard	Discussion	Compliance Y/N
B1	Site and context analysis	The application includes adequate site analysis documentation.	Y
B2	Building envelope	See LEP discussion in assessment report.	Y
B3	Character and design	The proposal is consistent with the urban design principles in this section, subject to conditions requiring discrete but important design amendments. Refer to assessment report for further discussion.	Y, Subject to conditions

Part C Environmental management			
Clause	Standard	Discussion	Compliance Y/N
C3	Landscaping	The landscape scheme is suited to the development and context, subject to conditions requiring an increase in soil volumes for certain planter beds. Refer to the assessment report for further discussion.	Y, Subject to conditions
C5	Tree and vegetation preservation	The proposal includes removal of all trees on site. Proposed conditions of consent require the retention of two of these trees. This is acceptable subject to several new trees being planted on site to soften the built form and promote streetscape and pedestrian amenity within the site.	Acceptable on merit
C6	Water management	The proposal includes a suitable stormwater management system as confirmed by Council's development engineer. Refer to further discussion in the assessment report.	Y

<b>Part D Heritage management</b>			
Clause	Standard	Discussion	Compliance Y/N
D1	Heritage	The proposal's relationship to the heritage item and conservation area are acceptable, subject to conditions requiring discrete design amendments and additional detail. See discussion in assessment report.	Y, subject to conditions

<b>Part E Site development and management</b>			
Clause	Standard	Discussion	Compliance Y/N
E1	Services	All essential services are available, or can be made available, to the development.	Y
E2	Traffic, parking and access	Traffic impacts have been quantified and are acceptable. Parking and access are generally fit for purpose and comply with relevant standards as confirmed by Council's engineer. A condition has been applied requiring some of the basement bicycle parking to be relocated to an accessible at-grade location near the supermarket entry on Raymond Road.	Y
E3	Accessibility, adaptability and housing choice	The proposal complies / is capable of complying with relevant accessibility requirements.	Y
E4	Site management	Conditions will be applied requiring appropriate management of the site during construction.	Y
E5	Safety and security	The development generally accords with CPTED principles. Conditions will be applied requiring implementation of the recommendations in the submitted CPTED report.	Y
E6	Waste management	Waste management plans have been submitted for the demolition, construction and operational phases. Refer to waste management discussion in the assessment report.	Y
E7	Contamination	A preliminary and detailed site investigation report has been submitted. The report confirms the site is suitable for the proposal subject to removal of asbestos material. Refer to Resilience and Hazards SEPP discussion in the assessment report.	Y
E8	Public domain	The proposal includes public domain upgrades. Conditions have been drafted requiring the upgrades to be in accordance with Council's public domain technical manual.	Y

Part E Site development and management			
Clause	Standard	Discussion	Compliance Y/N
		<p>The proposal includes footpath awnings required by this section.</p> <p>The proposal includes new street tree plantings generally consistent with this section. Conditions have been drafted requiring additional street trees.</p>	

Part F Specific development types			
Clause	Standard	Discussion	Compliance Y/N
Retail and commercial development			
F2.1	Building design and site planning	The development generally accords with the relevant precinct provisions in Part G. Bulk and scale have been suitably minimised.	Y
F2.2	Parking and access	<p>The proposal has a slight shortfall in parking provision, which is acceptable in the circumstances. Refer to the assessment report for further discussion.</p> <p>Bicycle parking provision, subject to conditions of consent, generally complies with this section.</p> <p>Access is fit for purpose and complies with relevant standards.</p>	Acceptable on merit
F2.3	Landscaping for parking areas	The DCP envisions canopy trees in car parks. Large canopy trees are not feasible in this case given the rooftop nature of the carpark. Landscape strips with shrubs have instead been provided around portions of the perimeter of the carpark. Conditions are recommended requiring additional widening of planter beds and additional plantings including the planting of at least 2 small to medium trees within the middle rooftop carpark area.	Acceptable subject to conditions
F2.4	Amenity	<p>Noise impacts have been assessed and are acceptable, subject to conditions.</p> <p>Overshadowing has been assessed and complies with DCP requirements.</p> <p>Pedestrian amenity will be improved through conditions of consent.</p>	Y
Signage			

Part F Specific development types			
Clause	Standard	Discussion	Compliance Y/N
F6	Signage	The proposed signage generally complies with the objectives and provisions of this section. However, Council officers recommend removal of three signs to reduce visual clutter and avoid adverse heritage impacts to the Oriental Hotel and Macquarie Road East Conservation Area.	Acceptable subject to conditions

Part G Locality management – G12.1 Springwood Precinct E2-SP01—Town Centre Precinct			
Clause	Standard	Discussion	Compliance Y/N
C1-C3	Built form controls as per LEP	See LEP discussion in assessment report.	Y
C4-C5	Nil street and side setbacks	Generally complies. The setback at the main pedestrian entry is acceptable because it facilitates an appropriate forecourt area.	Y
C6	100% max site cover	The proposal features less than 100% site cover.	Y
C8	Active uses along secondary frontages	The David Road frontage does not have a traditional active frontage, but this is acceptable because the frontage is used for necessary vehicle access and loading.	Acceptable on merit
C10	New development to have regard to traditional shopfront buildings	The proposal is generally compatible with the context. The Raymond Road façade has been designed to reference traditional shopfront buildings.	Y
C12	Existing canopy trees to be retained	All trees on site are proposed to be removed. This is acceptable except for two trees that Council staff consider should be retained. Further, acceptance of the loss of trees is subject to new trees and other landscaping being provided to soften the built form and provide landscape amenity.	Acceptable on merit
C13	Parking to be accessed only from rear or side	The new supermarket driveway is to the rear of the site off David Road.  Vehicular access to the upper-level carpark is via Macquarie Road which does not comply with this provision. However, there is already a Macquarie Road driveway. While the Macquarie Road driveway will see an increase in use, no additional driveway on Macquarie Road is proposed.	Acceptable on merit

**Part G Locality management – G12.1 Springwood Precinct E2-SP01—Town Centre Precinct**

Clause	Standard	Discussion	Compliance Y/N
C14	Pedestrian network	The proposal expands the pedestrian networking through provision of a new public through-site link and a new footpath on the east side of Raymond Road.	Y
C15	Solar access	The proposal's overshadowing of the public domain is reasonable in the urban context.	Y
C16	Awnings	Awnings are proposed along Raymond Road as required by this section. No awnings are proposed along David Road, but this is acceptable because this road is not a high-traffic pedestrian area.	Y
C17	Sight lines	The ground floor of the development does not obstruct public domain sight lines.	Y