STATEMENT OF ENVIRONMENTAL EFFECTS

1 Renshaw Street, Cranebrook NSW 2749

Prepared for:

Isaac Property Developments
Suite 3.04, Level 3. Nexus Building
4 Columbia Court, Norwest NSW 2153

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PREPARED BY

SLR Consulting Australia Pty Ltd
ABN 29 001 584 612
Suite 2B, 125 Bull Street
Newcastle West NSW 2302

T: +61 2 4940 0442
E: newcastleau@slrconsulting.com www.slrconsulting.com

BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Isaac Property Developments (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

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DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
631.30406-R01-v1.0	11 November 2021	Megan Crowhurst	Kate Young	Kate Young

EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council (Council) in support of a Development Application (DA) at 1 Renshaw Street, Cranebrook NSW 2749 (the site) for the construction and use of a Mixed Use Development containing a centre based child care facility, recreation facility (indoor), service station with car wash, and 3 x take away food and drink premises.

The proposed development aims to provide convenient and accessible goods and services for the local Cranebrook and broader Penrith community. The proposal is considered to be in the public interest as it will develop an underutilised site at the entrance to the Waterside Industrial area while delivering a number of public, social and economic benefits with minimal adverse impacts.

The proposed development incorporates high-quality building presentation, landscaping and signage with an integrated overall approach to site development. The design of the development includes appropriate built form setbacks allowing dense landscaping to Renshaw Street improving the streetscape and landscape amenity of the area. The proposed development will provide a safe, functional and environmentally responsive development outcome for what is currently a vacant site.

The proposal is compliant with relevant legislative requirements and Environmental Planning Instruments (EPI's). The proposal is permissible and consistent with the objectives for the IN2 Light Industrial zone under the Penrith Local Environmental Plan (LEP) 2010 as well as being compliant with all standards and controls under the LEP. The development is generally compliant with the relevant controls of the Penrith Development Control Plan (DCP) 2014 with the exception of a variation to Andrews Road setback and number and height of pylon signs. These variations have been discussed and justified in **Section 4.12.1** of this SEE and are considered acceptable in the context of the proposal.

This SEE has addressed the potential impacts arising from the proposal on surrounding properties including but not limited to traffic and access, bushfire, flooding, noise, odour, social impacts, visual impacts, and waste and water management. Where necessary, mitigation measures are proposed to minimise these potential impacts and reduce potential risk associated with the development. Furthermore, it is in the interest of the various operators to employ strict management procedures for each premises to ensure that the development is a safe, efficient, and pleasant environment in which to work and visit.

Given the merit of the design and the absence of any significant adverse environmental impacts or planning issues, the DA is considered to be in the public interest and worthy of Council's support.

DOCUMENT REFERENCES

TABLES

FIGURES

PHOTOS

APPENDICES

1 Introduction

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council (Council) in support of a Development Application (DA) for the construction and use of a centre based child care facility, recreation facility (indoor), service station with car wash, and three take away food and drink premises at 1 Renshaw Street, Cranebrook, NSW 2749 (the site).

The proposed will include:

- One (1) into four (4) lot subdivision;
- Clearing of some juvenile trees, shrubs and overgrown grasses;
- Minor site earthworks, including the construction of low retaining walls for stormwater management;
- Construction and 24 hour use of a service station on the proposed south eastern lot (proposed Lot 2), including;
    - Fuel canopy over service station forecourt (appropriately bunded) containing four double sided fuel bowsers;
    - Control building (GFA 281m²) comprising convenience store, ancillary single lane drive-thru, customer service counter, storeroom, cool room, and amenities;
    - Car wash (GFA 260m^2) consisting of an automatic car wash bay, 3 x self-serve wash bays, dog wash bay and 2 x vacuum bays;
    - Two (2) underground fuel tanks and associated infrastructure;
- Construction and use of a recreation facility (indoor), positioned above the service station car wash structure on the proposed south eastern lot (proposed Lot 2), including;
    - 360m^2 GFA building with 25m x 7m swimming pool;
    - Ground floor entry foyer; and
    - Amenities such as change rooms, showers, toilets and a viewing/play area on upper level;
- Construction and use of a centre-based child care facility (GFA 674m²) on the proposed north western lot (proposed Lot 4), including;
    - Six (6) play rooms for 100 children aged 6 weeks to 6 years old;
    - Outdoor play area (772m^2);
- Construction and 24 hour use of a take away food and drink premise, El Jannah's, (GFA 282m²) on the eastern portion of the proposed north eastern lot (proposed Lot 1);
    - Dining area with seating (81m^2);
    - Dual lane drive-thru accommodating 12 vehicles with a waiting bay; and
    - Dedicated loading bay.
- Construction and 24 hour use of a take away food and drink premise, Taco Bell, (GFA 256m²) on the western portion of the proposed north eastern lot (proposed Lot 1);
    - Dining area with seating (91m^2);
    - Dual lane drive-thru accommodating 12 vehicles; and

  - Dedicated loading bay.
- Construction and 24 hour use of a take away food and drink premise, Hungry Jacks, (GFA 294m²) on the proposed south western lot (proposed Lot 3);
  - Dining area with seating (90m^2);
  - Dual lane drive-thru accommodating 12 vehicles in addition to two (2) waiting bays; and
  - Dedicated loading bay.
- Two new access driveways off Renshaw Street, with both driveways providing ingress and egress;
- Carpark accommodating 128 car parking spaces and a number of bicycle racks accommodating 20 bicycles.
- Landscaping, fencing, signage; and
- Other minor works identified on the Development Plans attached at **Appendix A**.

A Construction Certificate (CC) for the development will be sought separately.

This SEE has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of Isaac Property Developments (IPD). It describes the site, its environs, the proposed development and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It should be read in conjunction with all supporting information and Plans prepared by Richmond + Ross (R+R) included at **Appendix A**.

1.1 About 'On The Run'

'On the Run' (OTR) are a South Australian family business, who have been operating for 30 years. OTR is South Australia's largest local employer and leading convenience retailer with over 145 petrol and convenience stores across metropolitan and rural South Australia, employing over 3,100 people.

OTR is seeking to expand their offerings into the state of NSW with this particular site in Cranebrook to be one of the first OTR service stations in Metropolitan NSW. OTR developed from humble beginnings and has become a flagship banner. OTR brings together unique retailing skills and brands into a successful, innovative, multi-branded convenience offering.

OTR at Cranebrook will provide a point of difference from traditional service station developments due to the added benefit of a drive-through attached to the control building. The proposal, open at all times of the day and night, will provide great value, top quality products and exceptional customer service making it an invaluable facility for the community.

1.2 Consultation with Council

A pre-DA meeting was held with Penrith City Council on 29 July 2021 to discuss the proposed developed.

A summary of the items discussed are provided in **Table 1**.

Table 1 Responses to Council's Pre-DA Advice

Council Comment	Response
General	
The site is zoned IN2 Light Industrial under Penrith Local Environmental Plan (LEP) 2010. The proposed uses of a Service Station, Centre-based Childcare Facility, Recreational Facility (Indoor), and Take Away Food and Drink premises are permitted land uses in the zone with consent.	Noted.
However, the proposed car wash tenancy is not permissible on the site. Under Penrith LEP, a car wash is most suitably defined as a 'business premise', which is a prohibited land use in the IN2 Light Industrial zone. It is noted that under Penrith LEP the definition of a service station includes potential to include 'cleaning of motor vehicles' as a component of a service station. However, to rely on this definition, the application would need to demonstrate that the car wash is part of the service station development, and not a separate, distinct tenancy.	The layout of the development has since been altered to include the car wash as part of the service station development. The car wash is now located on the same subdivided lot as the service station and directly connected through the internal road network.
The site is located within a development precinct known as Waterside. As such, the planning controls under Section E3-Part A Waterside of Penrith Development Control Plan 2014 (DCP) apply.	Section E3 Part A DCP Control have been considered in the Compliance Table included at **Appendix B**.
The site is identified as Bushfire Prone Land. As a childcare centre is defined as a Special Fire Protection Purpose Development, the development would trigger Integrated Development under Clause 4.46 of the Environmental Planning and Assessment Act 1997, requiring separate approval from NSW Rural Fire Service.	Noted. Refer to Sections 4.2 and 5.13.
The application shall clarify whether the proposal is to include the fit-out of the proposed tenancies. Should the fit-out of tenancies be proposed to be carried out separately at a later stage, the application will still need to provide indicative layouts to demonstrate that the proposed uses are suitable, and capable of complying with relevant controls under Penrith DCP.	Fit-out of each building is included as part of this DA. Indicative layouts of tenancies have been provided.
Arrangement, Building Siting and Built Form	
Overall, the proposed concept plan is quite dense and incorporates several different uses that have potential to have a high turnover of patrons at similar peak times. Careful consideration is required as to how the different uses will operate as a development as a whole, particularly in terms of vehicle and pedestrian movements. Sufficient separation between tenancies is needed to minimise potential conflicts, and it is considered that a reduction in the overall density/number of uses proposed on the site may be needed.	Based on Council's comments, the second indoor recreation facility has been removed from the scheme and the site layout amended to better accommodate tenancies and avoid potential conflicts between uses. Vehicle and pedestrian movement has been duly considered and a Traffic Impact Assessment (TIA) has been prepared by CBRK. Refer to **Appendix J**.

Council Comment	Response
The location of the childcare centre, being adjacent to the service station is not considered supportable. A childcare centre and service station are incompatible uses and shall not be situated in close proximity. A childcare centre, being a particularly sensitive use, is likely to be adversely impacted by the service station in terms of general amenity, air quality, odour and noise impacts. The Childcare Planning Guideline that supports the SEPP (Educational Establishments and Childcare Facilities) requires that childcare facilities be located to avoid risks to children, staff or visitors and adverse environmental conditions, arising from proximity to potentially hazardous development/ activities, including LPG tanks and service stations (S3.1). Further, Penrith DCP states that childcare centres should not be located within 85m of a service station. Should a childcare centre be pursued, it is recommended it be relocated on the site to provide adequate separation from the service station.	The layout of the development has since been altered to ensure that the centre based child care facility is at an appropriate distance from the service station. The centre based child care facility is now located at least 85m from the underground tanks at the service station.
Section E3 of Penrith DCP requires that the following setbacks be provided: i) minimum 10m setback from Andrews Road; ii) minimum 5m setback from secondary streets; and iii) minimum 5m setback from the adjoining riparian corridor.	Appropriate setbacks are included within the proposal, as per the DCP. Refer to **Appendix B** DCP Compliance Table and **Section 4.12.1** DCP Variations.
In review of the concept plan, a substantially increased front setback to Renshaw Street is considered necessary given this is the main entrance to the development and to provide a high-quality landscaped presentation. Car parking areas must be suitably screened by landscaping and not be visually dominant from the street.	An increased setback from Renshaw Street is proposed when compared to the concept plan presented at the Pre-DA meeting. There is no car parking proposed in the front setback. Substantial landscaped areas are provided within the Renshaw Street setback.
The amount of landscaping shall be increased throughout the site, and along the front, rear and side setback areas. Consideration shall be given to key locations on the site to provide quality pockets of deep soil landscaping of a sufficient size for canopy trees with suitable shrubs/ ground cover underneath. Planting should be located along internal driveways and within parking areas to provide relief from the amount of hardstand areas throughout the site and to alleviate the built form massing. Pedestrian pathways linking tenancies should be clearly defined and not conflict with vehicle movements.	A large amount of landscaping is proposed throughout the site. A Landscaping Plan has been prepared by Site Image and included as **Appendix K**. Footpaths are provided between the car park and buildings providing connections for pedestrians between the uses.
Whilst detailed architectural plans have not been provided to Council for comment, please be advised that the proposal will be required to provide high quality architectural design. The built form should provide visual interest through articulation and architectural treatments, such as projections, indentations and roof elements, and a range of quality materials and finishes should be used. Buildings located along the southern edge of the site shall address Andrews Road, in accordance with SE.3 of Penrith DCP.	Development Plans for the site have been prepared by Richmond+Ross (R+R) and included as **Appendix A**. This includes 3D renders of the site to show the high quality design, along with materials and finishes schedules. The car wash building and HJ's address Andrews Road through articulation of

Council Comment	Response
	the southern elevations noting that the site is well setback from Andrews Road and landscaping partially screens the development from the road frontage.
Opportunities for passive surveillance shall be promoted throughout the site. The development shall maximise glazing on building facades and provide entrances/outlooks towards both street frontages. Views to the lakes and riparian areas shall be maximised.	The development maximises the use of clear glazing where possible to increase natural surveillance onto both the street and car parking areas. The centre based child care centre outlooks onto the adjacent manmade lake.
Plant and equipment shall not be visible from public roads or spaces. The location of any required substations shall be carefully considered and be sensitively located, and screened from the street.	Plant and equipment are concealed within the roof line structures of each building.
Additional matters	
The site is mapped on Council's Scenic Landscape and Values map. As such, the application shall address Clause 7.5 of Penrith LEP. The objective of this clause is to ensure that buildings are located and designed to have minimal visual impact particularly from public areas and main roads, and that significant view corridors are maintained. The application shall be supported by a Visual Impact Statement.	See **Section 4.11** of this Report. Visual impact comment has been provided in **Section 5.3** of this SEE, which has been prepared by a qualified town planner in line with the DCP Table C1.2 requirements.
In follow up to discussion that occurred during our meeting regarding bushfire risk and vegetation type, the site is mapped as 'Vegetation Category 2'. The adjoining property to the west is also mapped as 'Vegetation Category 2'. Properties to the south of the site (opposite side of Andrews Road) are not identified as Bushfire Prone Land. The application shall be accompanied by a Bushfire assessment report, prepared by a suitably qualified professional.	A Bushfire Assessment Report has been prepared by Bushfire Environmental Management Consultancy (BEMC) and is contained at **Appendix L**.
The application shall be supported by an Access Statement prepared by a suitably qualified professional, which address access requirements, including (but not limited to) the provision of accessible parking, pathway gradients/widths, ramps (where relevant), lighting etc.	Access to the building will be compliant with the relevant legislation and criteria including The Building Code of Australia (BCA), The Disability Discrimination Act 1992 and AS1428 – Design for Access and Mobility to ensure that adequate pedestrian and disabled access is provided for the development. A BCA Compliance Report has been prepared and is included at **Appendix R**.
The Statement of Environmental Effects shall address Crime Prevention Through Environmental Design principles, including (but not limited to) pedestrian movement throughout the site, minimising opportunities for graffiti and anti-social activities, passive surveillance, access, lighting, areas of entrapment.	A Crime Risk Assessment, which addresses the Crime Prevention Through Environmental Design principles, has been prepared and is included as **Appendix P**.

Council Comment	Response
Detailed signage plans shall be submitted with the application. Signage shall comply with the requirements of Chapter C9 Advertising and Signage of Penrith DCP. Please note that Penrith DCP permits a maximum height of 7m for pylon signage.	Signage Plans are included at **Appendix A**. 4 x pylon signs are proposed, each 8m in height. Refer to **Appendix B** DCP Compliance Table and **Section 4.12.1** DCP Variations.
Should the development have a cost of works greater than $100,000, Section 7.12 Contributions would apply. Please refer to 'Penrith City-Section S7.12 Citywide Development Contributions Plan for Non-Residential Development' for further details, available via Council's website.	Noted.
SEPP 55 – Remediation of Land	
The application is to address all relevant requirements under State Environmental Planning Policy 55 Remediation of Land (SEPP 55). Council cannot consent to any development unless these requirements have been satisfied. Should remediation be required, development consent is required for remediation works. Council holds several environmental reports relating to the subject property, the latest Contamination Clearance Certificate being 4 February 2015 prepared by Geotech Testing Pty Ltd. It is recommended that an updated Report be provided, which covers the period from that date onwards to ensure previous conclusions made about the site are still accurate and that there has not been any activity on the site that has the potential to alter those conclusions or the contamination status of the site. Any Reports need to be completed by an appropriately qualified person(s) or company and be prepared in accordance with NEPM 2013 and the relevant EPA guidelines. Any previous reports may need to be updated, and/or addendums provided, to cover any changes to NEPM or other contamination guidelines that may have occurred during the intervening period. Depending on the contamination status of the property, this may be provided as part of the Statement of Environmental Effects. Council cannot consent to any development unless these requirements have been satisfied. The application is to demonstrate that the land is suitable for the proposed purpose.	Refer to **Sections 4.9** and **5.12** regarding SEPP55 and contamination. A Due Diligence Environmental Site Assessment report was prepared by Reditus in August 2021 and included as **Appendix C**.

Council Comment	Response
Noise Impacts	
The main source of noise generated by commercial development is from the loading and unloading of deliveries and plant equipment. In particular, noise generated from air conditioning, exhaust and refrigeration systems have been major sources of noise complaints received by Council. In this regard. Section C12.4 C of Council's Development Control Plan states: *"All development applications where the above controls are relevant are required to provide a Noise Impact Statement prepared by a qualified acoustic consultant in accordance with the requirements set out in the DA Submission Requirements Appendix of this DCP".*	Refer to **Section 5.6.** A Noise Impact Assessment (NIA) has been prepared Muller Acoustic Consulting Pty Ltd (MAC), a copy of which is provided at **Appendix O**.
An Acoustic Report is required to be submitted as a part of the development application to demonstrate that the development can achieve all noise criteria and that it will not have any impact on adjoining premises. This report is to be prepared by a suitably qualified acoustic consultant. The report is to consider: • The 'Noise Policy for Industry' (October 2017) in terms of assessing the noise impacts associated with the development, including noise from each indoor business use and overall communitive impact and outdoor communal spaces on surrounding properties (including their outdoor spaces), garbage removal, the car parking as well as any mechanical plant associated with the development. • The 'Guideline for Child Care Centre Acoustic Assessment' by AAAC to demonstrate noise generated by the childcare centre, particularly the outdoor spaces can be appropriately mitigated; • The NSW Government's Child Care Planning Guideline dated August 2017; • The potential impact from road traffic noise resulting from vehicles entering and exiting site, demonstrating compliance with NSW 'Road Noise Policy'; • Given the proposed hours of operation, the acoustic report should also consider the requirements of the NSW EPA's Sleep Disturbance Criteria; • The 'Interim Construction Noise Guideline' in assessing the impacts associated with the construction phase of the development. • The relevant criteria outlined in Penrith Local Environment Plan 2010. Clause 7.22 (3) references that the development in Zone IN2 is not to generate an increase in background noise levels. • Provide commentary in relation to the nearest residential receivers and potential impacts on the back half of the property, it's residential zoning and any relevant noise implications as a result. Should mitigation measures be necessary, recommendations shall be included to this effect and should be shown on all architectural plans.	Refer to **Section 5.6.** A NIA has been prepared Muller Acoustic Consulting Pty Ltd (MAC), a copy of which is provided at **Appendix O**.

Council Comment	Response
Waste Management	
A Waste Management Plan is to be provided addressing waste produced during construction and operational phases of the development. It should address waste quantities, storage locations and removal. Vehicular access for collection also needs to be addressed. The waste storage area should be designed to minimise nuisance from noise, odour and vermin.	Waste management is discussed in **Section 3.3**. A Waste Management Plan (WMP) has been prepared and included as **Appendix D**.
Water Quality	
Any areas provided for waste/bin storage and washing (for the food premises) are to be provided with hot and cold water as well as drained to appropriately to Sydney Water's sewage system. Information is to be provided regarding the proposed car wash, including specifications, water management plans and proposed pollution control devices (including water treatment systems and bunding). Information regarding the chemicals proposed to be used, along with their quantities and storage locations is also required. This information is to demonstrate how water from the facility will be managed to ensure that no contaminated wastewater is able to enter the stormwater system. Any areas provided for car washing are to be connected to sewer in accordance with Sydney Water Trade Waste agreement.	Stormwater management is discussed in **Section 5.5**. Refer to the Civil Plans included at **Appendix E**.
Air Quality Impacts	
The application shall demonstrate that there will be no air quality impacts (including dust and odours). This shall be addressed via submission of a Construction Management Plan or within the Statement of Environmental Effects.	Odour impacts are considered in **Section 5.4.2**. All air quality impacts will be considered in the Construction Management Plan.
However, depending on the type of food premises proposed, an air quality assessment prepared by a suitably qualified environmental consultant may be required. Food fast outlets such as KFC, El Jannah etc. typically require an air quality assessment to take into account all activities on the site that may cause air quality/odour impacts, including ancillary mechanical ventilation. Such assessments are to consider the relevant NSW Environment Protection Authority (EPA) Guidelines and criteria, including the 'Approved Methods for the Modelling and Assessment of Air Pollutants' and the Protection of the Environment Operations (Clean Air) Regulation 2010, and the location of nearby workplaces and residents.	Charcoal cooking exhaust and associated mechanical equipment will be installed on the roof as required to meet EPA guidelines. All extraction and filtering equipment will be cleaned and maintained regularly to ensure efficiency. An air quality assessment is not considered necessary for the proposal given the strict environmental guidelines and legislation to which the kitchens must comply.

Council Comment	Response
Food Fit-Outlet	
During the meeting, the applicant advised that the tenants were not yet known and that the plans submitted are conceptual only. However, where possible, detailed plans, sections and elevations of food handling and storage areas shall be provided with the development application. These plans and drawings must demonstrate compliance with, AS4674 and Food Safety Standard 3.2.3 Food Premises & Equipment and Sydney Water's Trade Waste Agreement. In respect to the proposed childcare centre, details shall be provided for the kitchen fit out for the childcare centre including milk preparation, especially for 0-2 year category fit out details of the bottle preparation area. In this regard, the bottle preparation area will need to have its own sink and separate wash hand basin. Any bottle preparation area should be completely separate from the nappy change area and craft wash up area. Council requests a copy of the fit out plans referring to AS4674 and Food Safety Standard 3.2.3. All food premises will be required to be registered with Council and regulated accordingly.	Indicative layouts of tenancies have been provided on the plans at **Appendix A**.
UPSS Regulation	
The Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008 has certain requirements that need to be met, and this needs to be demonstrated in the application. Such as: • it needs to be demonstrated that the new system has been designed and installed by a 'duly qualified person' • that mandatory pollution protection equipment will be installed • that groundwater monitoring wells are installed • an Environment Protection Plan be developed In addressing the above, the 'Guidelines for implementing the POEO (Underground Petroleum Storage Systems) Regulation 2008 prepared by the NSW Department of Environment, Climate Change and Water (2009) should be considered. Specifications of the underground petroleum storage system are to be provided, and it needs to be demonstrated that these also comply with the relevant Australian Standards.	Refer to **Section 4.3** regarding *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014*.
AS1940: 2017 The Storage and Handling of Flammable and Combustible Liquids In relation to the proposed service station activity, the applicant should refer to this standard where applicable and confirm compliance with the necessary requirements.	Refer to the SEPP 33 Assessment at Appendix N.
NSW EPA's Practice Note: Managing run-off from service station forecourts	Refer to Civil Plans included as **Appendix E**.

Council Comment	Response
In relation to the proposed service station activity, the applicant should refer to this Practice Note and confirm compliance with the necessary requirements. This Practice Note provides practical options for managing run-off from service station forecourts. It requires new and modified petrol stations seeking to treat forecourt run-off prior to discharging to stormwater to be engineered to comply with industry best practice and having sound operational procedures. When providing information specific to the Service Station, the applicant should address the requirements of this Practice Note.	
State Environmental Planning Policy 33 – Hazardous and Offensive Development	
Council confirms that a Preliminary Hazardous Analysis in accordance with the Department of Planning's 'Applying SEPP 33' Guidelines is required to be submitted.	Refer to **Section 4.10** and **Appendix E.**
Learn to Swim School	
The learn to swim school (public pool) is to be constructed and operated in accordance with the Public Health Act 2010 and Public Health Regulation 2012. Details of the disinfection system, as well as the mechanical ventilation system are required to be submitted prior to the determination of the application considering it will be indoor, used by vulnerable populations (very young) and previous developments where issues have arisen, particularly with ventilation and disinfections because these were not addressed in the planning stage. The mechanical ventilation system will need to be designed by a suitably qualified person(s) in accordance with the BCA and relevant Australian Standards and demonstrate that the mechanical ventilation system will be capable of adequately removing volatile chemicals such as chloramines and other air impurities in relation to the size of the pool and the room in which it is located. The public pool will be required to be registered with Penrith City Council and will be regulated accordingly.	A BCA Compliance Report has been prepared and is included at **Appendix R**. Further details regarding the swim school can be provided as needed, prior to CC.
General Environmental Health Impacts	
The environmental impacts associated with any demolition and construction phase of the development will also need to be addressed, such as water quality, noise, dust, air quality and sediment and erosion control. This can be included in the Statement of Environmental Effects.	Refer to **Section 5** of this SEE. A Construction Management Plan will also be prepared prior to CC which will address mitigating construction impacts.
Engineering - General	
Council's engineering requirements for subdivisions and developments, including policies and specifications listed herein, can be located on Council's website at the following link: https://www.penrithcity.nsw.gov.au/building-development/development/engineering-requirements-for-development-subdivision	Noted.

Council Comment	Response
All engineering works must be designed and constructed in accordance with Council's Design Guidelines for Engineering Works for Subdivisions and Developments and Council's Engineering Construction Specification for Civil Works.	Noted.
A detailed survey of the site, including Council's verge area and the adjoining surrounds, shall be submitted with the application. All plans for the site shall have levels and details to AHD.	A detailed Survey Plan is included in the Plans at **Appendix A**.
Stormwater	
Stormwater drainage for the site must be in accordance with the following: • Council's Development Control Plan, • Stormwater Drainage Specification for Building Developments policy, and • Water Sensitive Urban Design Policy and Technical Guidelines.	Stormwater is discussed in **Section 5.5** below. A Stormwater Management Plan prepared by R+R has been included at **Appendix F**.
A stormwater concept plan, accompanied by a supporting report and calculations, shall be submitted with the application.	A Civil Plans and a Stormwater Management Plan prepared by R+R has been included at **Appendix E** and **F**.
The concept stormwater plan shall be accompanied by a completed 'Checklist for Stormwater Concept Plans' as per Appendix A of Council's Stormwater Drainage Specification for Building Developments policy.	Council's checklist has been filled in and appended to the Stormwater Management Plan.
The application shall demonstrate that downstream stormwater systems have adequate capacity to accommodate stormwater flows generated from the development. This may require the provision of on-site detention to reduce stormwater flows or upgrade of stormwater infrastructure to increase capacity.	Refer to Stormwater Management Plan at **Appendix F**.
Any on-site detention system or water quality system must be within common property and accessible from the street without going through dwellings or private courtyards.	Refer to Stormwater Management Plan at **Appendix F**.
Water Sensitive Urban Design (WSUD) is required to be provided for the site. A water sensitive urban design strategy prepared by a suitably qualified person is to be provided for the site. The strategy shall address water conservation, water quality, water quantity, and operation and maintenance.	Refer to Stormwater Management Plan at **Appendix F**.
The application shall include MUSIC modelling (*.sqz file) demonstrating compliance with Council's adopted Water Sensitive Urban Design Policy and Technical Guidelines.	MUSIC modelling has been included in Stormwater Management Plan.

Council Comment	Response
Mainstream Flooding	
The site has been identified as being subject to flood related development controls. Information currently held by Council indicates that the 1% AEP flood level affecting the site is estimated to be 23.8m AHD (please note that this level is subject to change should further modelling be undertaken). The application must be accompanied by a Flood Impact Assessment Report prepared by a suitably qualified person. The application must demonstrate that the proposal is compatible with the State Government Floodplain Development Manual and Council's Local Environmental Plan and Development Control Plan for Flood Liable Lands. The application shall specifically address Clause 5.21 Flood Planning of the Standard Instrument – Principal Local Environmental available from the NSW Legislation website: https://legislation.nsw.gov.au/view/html/inforce/current/epi-2006-155a All habitable floor levels shall be a minimum RL 24.3 m AHD (1% AEP flood level + 0.5m freeboard).	Flooding is discussed in **Section 5.5** below. Also refer to the Civil Plans included at **Appendix E**.
Further information regarding Council's Flood Studies is available from Council's website at the following address: https://www.penrithcity.nsw.gov.au/services/other-services/floodplain-management	Noted.
Referring to the flood report by Worley Parsons, (as referenced as a restriction upon the title), included below is an extract of the results from the report. The subject lot adjoins the eastern channel and is located approximately between Ch 80 (cycleway bridge) and Ch 246 (road). The report states that the eastern channel up to Chainage 350, is able to convey the 20 year and 100 year ARI local flows – therefore no additional works are required to the channel in this location. Since the report was published in January 2013, Council has undertaken revised flood modelling and advises that the level issued above (i.e. RL 23.8m AHD) is the current adopted flood level for the site. Please ensure the application addresses the restriction on the title.	Refer to comments on LEP Clause 1.9A included at **Section 4.11**.
External Works	
The development may require the following external works: o Any driveway crossover shall be at a minimum of 1m clearance from any public utility service lid, power / light pole or stormwater kerb inlet pit and lintel. The driveway shall also be located a minimum of 1.5m from any street tree. Utility services may be required to be relocated to accommodate the crossover. The applicant is to contact the utility service provider to obtain requirements.	Noted. Proposed vehicle crossovers are presented in the Plans at **Appendix A**.

Council Comment	Response
Earthworks	
No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.	Retaining is required in order to facilitate stormwater management. Refer to **Section 5.5**.
Earthworks and retaining walls must comply with Council's Development Control Plan.	DCP controls have been adequately considered in **Appendix B** Compliance Tables.
Traffic	
Andrews Road is a TfNSW classified road and the development will require referral to the TfNSW under SEPP Infrastructure.	Noted and addressed in **Section 4.6**.
A Traffic, Access and Parking Report prepared by a suitably qualified Traffic Consultant should be provided and include: • The traffic generated by the development including the size, type and volume of heavy and light vehicles. • Traffic generation impact on the road network including assessment of the intersections of Andrews Road / Renshaw Street and the development access driveways / Renshaw Street. This should include traffic modelling assessments using SIDRA at these intersections and assessment of level of service, delays, queue lengths at these intersections and any required intersection treatments to accommodate traffic growth to at least 10 years in the future. • Staff and customer parking numbers required, light and heavy vehicle access and turning swept paths in accordance with AS 2890.1, AS 2890.2, AS2890.3, AS2890.6, AS1428, TfNSW (formerly RMS) guidelines and Council Development Control Plan (DCP) C10. Please note that Council DCP C10 Section 10.7 requires provision of secure, accessible, all weather bicycle parking and end of journey facilities (showers, change rooms, lockers) in accordance with Planning Guidelines for Walking and Cycling (NSW Government 2004). • The vehicle and pedestrian access, parking arrangements (including accessible parking), waste collection vehicles / heavy service vehicle / petrol tanker access and filling manoeuvring requirements are requested to be detailed to demonstrate compliances including AS2890.1, AS2890.2, AS2890.6, Council Development Control Plans (DCP) including DCPC10 and Waste Services DCPs and Guidelines. Please note that reversing of waste collection vehicles or any heavy vehicle in the public car park or in pedestrian activity areas is not supported. • Separate accessible pedestrian path of travel are to be provided from the frontage footpath through the development and from the car parks (including accessible spaces) to all principal points of entry to buildings.	Traffic, Access and Parking has been discussed in **Section 5.2**. A TIA has been prepared by CBRK and is included at **Appendix J.**

Council Comment	Response
• Accessible parking is to be provided with accessible paths of travel to the facility in accordance with AS 2890.6. • The required driver and pedestrian sight lines, as set out in AS 2890.1 and AS 2890.2 (Figure 3.3 and Figure 3.4), around the footpath crossing points, driveway entrances and exits, internal aisles and accesses are not to be compromised by walls, street trees, landscaping, fencing, signposting or other obstructions. • Possible provision of Electric Vehicle Charging Stations (EVCS) within suitable car parking areas in the development. The charging stations being designed to accommodate the requirement of commercially available public vehicles and their required connector types (currently known as Type 1 and Type 2 connectors). Additional car parking spaces being designed to as to be readily retrofitted as EVCS parking spaces to allow for likely increased future electric vehicle usage. The installed EVCS car parking spaces would be signposted and marked as for the use of electric vehicles only and are to be located as close as possible to the building accesses after accessible parking space priority. EVCS would be free of charge to staff and visitors.	
The application should include dimensioned plans and details of the access driveways, aisles, car parking, heavy vehicle loading areas, car and heavy vehicle turning paths with turning path clearances from obstructions, waste collection vehicle clearances and headroom, service truck vehicles, petrol tanker manoeuvring including to filler tanks, possible buses and coaches to or through the site and the nominated largest vehicle expected to access the site in accordance with AS 2890 including AS 2890.1, AS 2890.2, AS2890.3, AS2890.6, AS1428 and Council Waste Services Guidelines clearly demonstrating satisfactory vehicle manoeuvring on-site, no reversing in the public car park or pedestrian activity areas and forward entry and exit to and from the site. All waste collection / heavy service vehicle movements through the site and car parking areas should be fully in a forward direction. If there are any unavoidable reverse manoeuvring it shall be confined to a separate heavy vehicle manoeuvring area or turntable away from public access.	Swept paths have been provided at **Appendix J**. All entry and exit movements will be in a forward direction.
Appropriate signage, visible from the public road and on-site shall be installed to reinforce designated vehicle circulation and to direct staff / delivery vehicle drivers / service vehicle drivers / visitors to on-site parking, delivery and service areas.	Appropriate directional signage has been included to assist with safe vehicular movement.
With respect to the proposed concept plan, Council's Traffic Engineer provides the following specific comments: • The proposed heavy vehicle loading bay arrangements beside the food premises and service station are not supported due to reversing of heavy vehicles in the public car park and pedestrian activity areas.	The comments from the traffic engineer have been taken into consideration in the design and layout. Deliveries to take away food and drink premises and the service station will occur outside peak times to avoid conflicts with other vehicles and pedestrians.

Council Comment	Response
• The proposed Child Care Centre is suggested to be more appropriately located as clear as possible from the service station and other development traffic movements. • The proposed Child Care Centre car park and pedestrian activity areas should be separate from waste collection vehicle or other heavy vehicle movements and any reversing. • The proposed Car Wash Facility is suggested to be more appropriately located with the service station and associated activities.	
Building	
• Access to and within the buildings, from the main entrance to the site and around the site will need to comply with Part D3 of the BCA and AS1428.1-2009; • Ensure at least one toilet is accessible and complies with AS1428.1-2009, this number may increase dependent upon the anticipated population; • Provide at least one accessible car parking space as close as possible to the building, this number may increase dependent upon the anticipated population; • The site will need to be protected by a fire hydrant which will most likely need to be on site. Early investigation into water pressure of existing infrastructure is recommended. • The buildings will need to comply with the requirements of Volume 1 of the Building Code of Australia (Amendment 1).	A BCA Compliance Report has been prepared and is included at **Appendix R.**
Waste	
The conceptual waste collection infrastructure and collection proposal are not permitted in its current configuration.	The site layout has been updated since the pre-DA meeting. Refer to the WMP included at **Appendix D** and the vehicle swept paths for details regarding waste collection.
Service Classification The following controls relate to developments outlined within Part D – Land Use Controls of the Penrith Development Control Plan 2014. Note: Mixed-use developments to provide residential on-site waste collection and supporting infrastructure in accordance with the 'Residential Flat Building Waste Management Guideline' Document.	Noted. WMP included at **Appendix D.**
Integrated On-site Waste Collection	Sufficient allowance has been made for appropriate waste collection vehicle as per the TIA included at **Appendix J**.

Council Comment	Response
Waste collection vehicles proposed to service commercial and industrial developments are to be designed in accordance with the vehicle specifications outlined in section 3.5 of the 'Industrial, commercial and mixed-use waste management guideline' document.	
On-site Collection (section 2.2.1) The vehicle must be able to safely and efficiently access the site and the nominated collection point to perform on-site waste collection. There must be sufficient manoeuvring area on-site to allow the collection vehicle to enter and exit the site in a forward direction and service the development efficiently with little or no need to reverse.	Refer to the TIA included at **Appendix J**.
Architectural Plans (section 2.2.2) Scaled architectural plans are required to support the development application which demonstrate the site's entry point, vehicle's route of travel and manoeuvring comply with a standard waste collection vehicle (section 3.5).	Refer to Plans included as **Appendix A**.
Swept Path Models (section 2.2.3) Swept path models to be provided illustrating how a standard waste collection vehicle (section 3.5) will enter, service and exit the site. A 0.5m unobstructed clearance is required from all obstructions for the vehicle's ingress and egress manoeuvres. The model to provide on-street parking on both sides of the road adjacent to the development to demonstrate unobstructed access during a 'business as usual' configuration.	Swept paths have been included in the TIA at **Appendix J**.
Service Clearances (section 2.2.4) For rear loaded vehicles an additional 2m unobstructed loading zone is required behind the vehicle for the loading of 660L and 1,100L bins. Additionally, a 0.5m side clearance is require on either side of the vehicle for driver movements and accessibility.	Refer to Plans included as **Appendix A**.
Route of Travel for the Waste Collection Vehicle (2.2.5) The route of travel of the collection vehicle to the designated loading bay is to satisfy the dimensions of standard waste collection vehicle. To support unobstructed access adequate driveways and ramps of sufficient strength are required to support waste collection vehicle movements.	Swept paths have been included in the TIA at **Appendix J**.
Plan of Operations (2.2.6) All development applications to be submitted with accompanying 'Plan of Operations', outlining proposed; Bin Infrastructure Sizes, Collection Frequency, Waste Collection Vehicle Dimensions, Hours of Collection and Access to Waste Collection Room.	A Waste Management Plan has been included at **Appendix D** and Plan of Management for each the service station, centre based child care facility and take away food and drink premises has been included at **Appendix G-I**.
Waste Collection Infrastructure Waste collection infrastructure to be provided in accordance with section 3.1 of the 'Industrial, commercial and mixed-use waste management guideline' document.	Refer to Plans included as **Appendix A**.

Council Comment	Response
Waste Generation Rates Proposed generates rates for respective developments are required to be provided to permit waste collection in accordance with section 3.3 of the 'Industrial, commercial and mixed-use waste management guideline' document. Waste Generation rates to be outlined for proposed tenancies • Food premises x 3 • Service Station • Swim School • Gym • Car wash • Childcare	Refer to WMP at **Appendix D**.
Waste Collection Rooms All developments are required to provide a waste collection room integrated wholly within each developments built form to permit a safe and efficient waste collection service. The room will need to incorporate infrastructure in accordance with section 3.4 of the *'Industrial, commercial and mixed-use waste management guideline'* document. • A designated waste collection room to be provided and integrated wholly within each individual tenancy	Waste storage is included within each building, refer to Plans included as **Appendix A**.
Waste Infrastructure Guidelines For further specific waste operational and infrastructure information refer to the *'Industrial, commercial and mixed-use waste management guideline'* document attached: https://www.penrithcity.nsw.gov.au/Building-and-Development/Development-Applications/Forms/	Noted.
Documentation to be submitted with Development Application	
• Survey Drawing • Floor Plan(s) • Statement of Environmental Effects • Elevation and Section Plans • Traffic and Parking Assessment Report • Schedule of External Materials and Finishes • Signage Details (if proposed) • Acoustic Report • Site Plan	Noted, all have been provided.

Council Comment	Response
• Stormwater Concept Plan • Waste Management Plan • Water Sensitive Urban Design Strategy & MUSIC Model • Landscape Plan • Contamination Assessment • Access Statement • Operational Plan of Management	

2 Site Analysis

2.1 Site Location and Context

The site, being 1 Renshaw Street, Cranebrook NSW 2749, is located within the Penrith Local Government Area (LGA) which is governed by Penrith City Council.

Andrews Road, located to the south of the site, is a State Classified Road. Andrews Road provides a two-lane carriageway with a single traffic lane in each direction and an additional turning lane for vehicles heading east along Andrews Road turning into left Renshaw Street. Andrews Road has a 70 kilometre per hour posted speed limit. Immediately to the east, Renshaw Street provides a two-lane carriageway with a single traffic lane in each direction and an additional turning lane for travellers heading east bound onto Andrew Road. Renshaw Street has an unposted speed limited of 50 kilometre per hour.

No on street parking is available in front of the site on Andrews Road. Some on street parking is available on Renshaw Street, however not within 35m of the Andrews Road intersection. The nearest bust stops are located approximately 200m north of the site on Lakeview Road, 750m west on Castlereagh Road and 950m east of the site on Greygums Road. The Renshaw Street and Andrews Road intersection is not signalised. Refer to **Figure 1**.

Figure 1 Site Aerial (Source: Near Maps)

2.2 Site Description

The site comprises of a single title, legally described as Lot 13 in Deposited Plan (DP) 286568 and is known as 1 Renshaw Street, Cranebrook NSW 2749. The site is relative flat, with a gentle slope towards the south western corner of the site. It has an area of approximately 1.5 hectares with a 60m frontage to Renshaw Street on the east of the site. A narrow lot separates the site from Andrews Road which contains a drainage channel. No formal vehicle access to the site currently exists. Refer to **Figure 2** below.

The site is devoid of any structures and currently vacant open space. Grasses currently cover the site, with vegetation along the southern and western boundaries. The Renshaw Street verge contains a pedestrian footpath, as well as street lights and immature street trees. The Andrews Road verge contains overhead powerlines, established trees, street lights and a pedestrian footbridge which crosses the drainage channel which connects to a pedestrian footpath that runs along the western boundary (outside) of the site connecting to Lakeview Drive. Refer to **Photos 1-3** below.

Figure 2 Cadastre (Source: Six Maps)

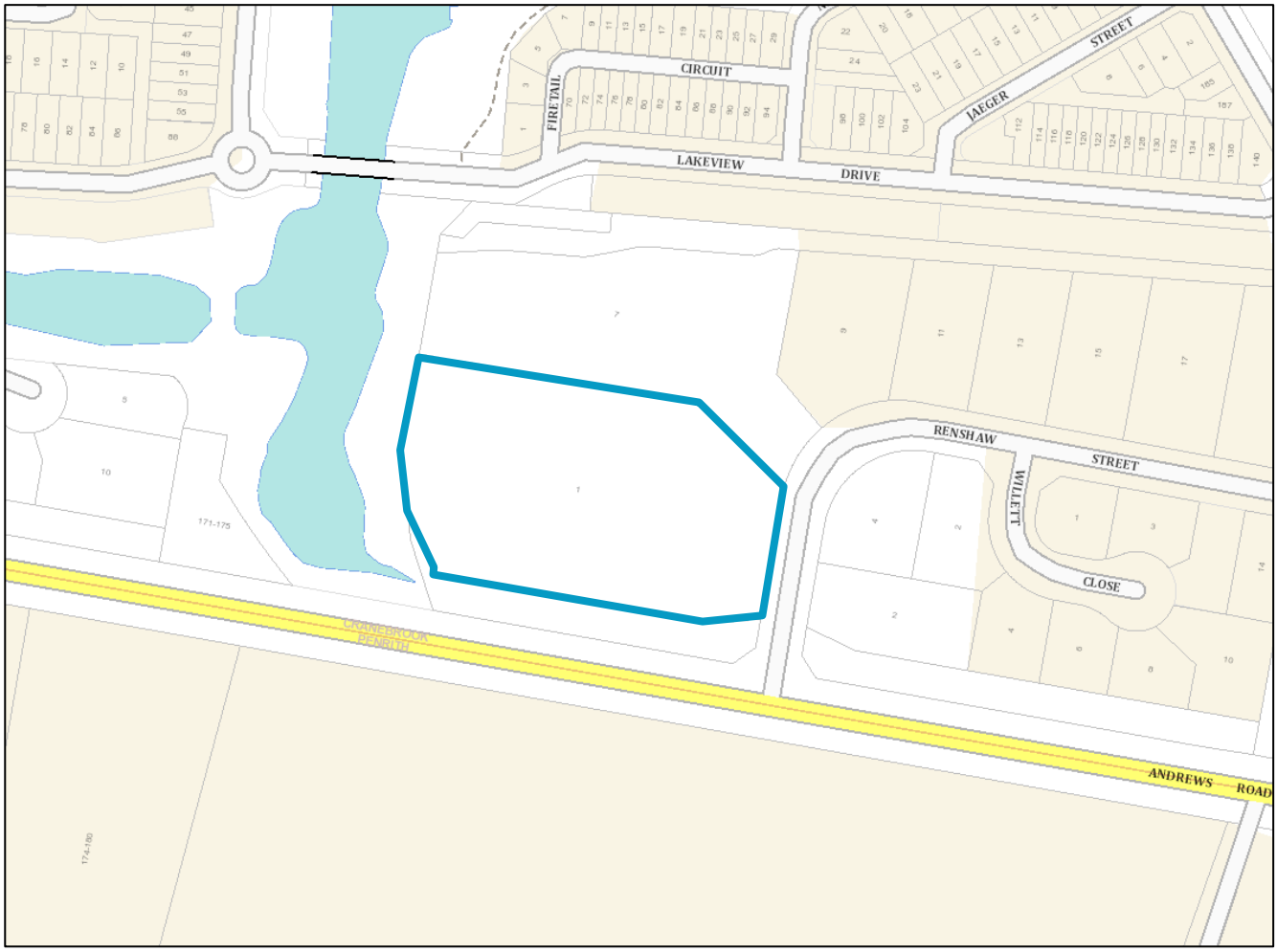


Photo 1 View of site from Renshaw Street (Source: Google Maps)

Photo 2 View of site from the corner of Andrews Road and Renshaw Street (Source: Google Maps)

Photo 3 View of site from Andrews Road near pedestrian footbridge (Source: Google Maps)

2.2.1 Site History

According to historical imagery, the site appears to have not contained any built structures previously. In 1947 the site was pastural land and remained largely unchanged until the mid 2000's. In 2005, the site appears to have undergone major soil disturbances as a result of the surrounding residential construction and earthworks to develop Penrith Lakes. In 2009, the site appears to have been subject to further major soil disturbance works as a result of surrounding construction and by 2012 was covered in grass. Some minor soil disturbance appears evident on the site by 2018 as a result of the establishment of Renshaw Street.

A Due Diligence Environmental Site Assessment report was prepared by Reditus in August 2021 and included as **Appendix C**.

2.2.2 Surrounding Development

The site is located within a light industrial zoned area and is surrounded by a range of developments including an array of light industrial land uses as well as residential further afield.

Residential land uses are located on the northern side of Lakeview Drive, a minimum distance of 70m from the site, in the form of two story terrace housing. Directly north of the site, is a vacant light industrial lot, however development consent has been granted for 27 industrial units. Light industrial land uses are located east of the site, with a take away food and drink premise and centre based childcare facility located in proximity to the site along Renshaw Street. To the south of the site on the opposite side of Andrews Road is general industrial land. To the west of the site is a man made lake with associated vegetation, and beyond this to the north west is further residential properties.

3 Proposed Development

This section of the SEE provides a detailed description of the proposed development.

3.1 Development Description

The proposed will include:

- One (1) into four (4) lot subdivision;
- Clearing of some juvenile trees, shrubs and overgrown grasses;
- Minor site earthworks, including the construction of low retaining walls for stormwater management;
- Construction and 24 hour use of a service station on the proposed south eastern lot (proposed Lot 2), including;
    - Fuel canopy over service station forecourt (appropriately bunded) containing four double sided fuel bowsers;
    - Control building (GFA 281m²) comprising convenience store, ancillary single lane drive-thru, customer service counter, storeroom, cool room, and amenities;
    - Car wash (GFA 260m^2) consisting of an automatic car wash bay, 3 x self-serve wash bays, dog wash bay and 2 x vacuum bays;
    - Two (2) underground fuel tanks and associated infrastructure;
- Construction and use of a recreation facility (indoor), positioned above the service station car wash structure on the proposed south eastern lot (proposed Lot 2), including;
    - 360m^2 GFA building with 25m x 7m swimming pool;
    - Ground floor entry foyer; and
    - Amenities such as change rooms, showers, toilets and a viewing/play area on upper level;
- Construction and use of a centre-based child care facility (GFA 674m²) on the proposed north western lot (proposed Lot 4), including;
    - Six (6) play rooms for 100 children aged 6 weeks to 6 years old;
    - Outdoor play area (772m^2);
- Construction and 24 hour use of a take away food and drink premise, El Jannah's, (GFA 282m²) on the eastern portion of the proposed north eastern lot (proposed Lot 1);
    - Dining area with seating (81m^2);
    - Dual lane drive-thru accommodating 12 vehicles with a waiting bay; and
    - Dedicated loading bay.
- Construction and 24 hour use of a take away food and drink premise, Taco Bell, (GFA 256m²) on the western portion of the proposed north eastern lot (proposed Lot 1);
    - Dining area with seating (91m^2);
    - Dual lane drive-thru accommodating 12 vehicles; and
    - Dedicated loading bay.

- Construction and 24 hour use of a take away food and drink premise, Hungry Jacks, (GFA 294m²) on the proposed south western lot (proposed Lot 3);
    - Dining area with seating (90m^2);
    - Dual lane drive-thru accommodating 12 vehicles in addition to two (2) waiting bays; and
    - Dedicated loading bay.
- Two new access driveways off Renshaw Street, with both driveways providing ingress and egress;
- Carpark accommodating 128 car parking spaces and a number of bicycle racks accommodating 20 bicycles.
- Landscaping, fencing, signage; and
- Other minor works identified on the Development Plans attached at **Appendix A**.

Refer to the full set of Development Plans prepared by R+R at **Appendix A**.

3.1.1 Site Preparatory Works

Site preparation works are required to remove shrubs/overgrown grasses on the site as well as minor earthworks in order to provide suitable building levels as well as a suitably graded car park and site access levels. Excavation will also occur to implement below natural ground surface stormwater management measures. Refer to the Civil Engineering Plans contained at **Appendix E** and Stormwater Management Plan contained at **Appendix F**.

3.1.2 Subdivision

It is proposed to subdivide the lots into 4 Torrens title allotments as per the below:

- Proposed Lot 1 - 4,338m^2;
- Proposed Lot 2 - 4,376m^2;
- Proposed Lot 3 - 3,137m^2; and
- Proposed Lot 4 - 3,009m^2.

Necessary rights of carriageway and drainage easements are shown on the proposed Subdivision Plan at **Appendix A**.

3.1.3 External Materials and Finishes

A material and finishes schedule has been prepared for each building by R+R and is included at **Appendix A**.

The modern design of the buildings are complemented by selected of high quality materials and finishes, that will integrate into the surrounding light industrial area.

3.1.4 Service Station Operations

The proposed hours of operation for the service station, including car wash, are 24 hours a day, 7 days a week. There will be an average of six staff on site during daytime hours and a minimum of three staff during night-time hours at any given time. Further details provided in the Service Station Plan of Management contained at **Appendix G**.

Tank Details

There will be two underground double wall fuel tanks (split compartment) with a combined capacity of 140,000L. Fuel tank capacity is indicated in **Table 2**.

Table 2 Fuel Tank Capacity

Product	Quantity	Tank/Compartment No.	Class and PG
ULP	30,000 litres	1	3 PG II
98 Petrol	40,000 litres	2	3 PG II
E10 Petrol	25,000 litres	3	3 PG II
95 Petrol	20,000 litres	4	3 PG II
Diesel	25,000 litres	5	C1*

The new underground fuel tanks will be prefabricated off-site and will be transported to the site for installation. The proposed installation of the new tanks will take approximately one week. The ancillary works and commissioning of the new tanks will take approximately 4-5 weeks.

The design and installation of the underground storage systems will comply with AS 4897-2008 and the *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019*.

There is no proposed storage of underground or aboveground LP Gas bulk vessel. A SEPP 33 – Risk Screening assessment prepared by HAZKEM is provided within **Appendix N**.

3.1.5 Take Away Food & Drink Premise Operation(s)

The proposed hours of operation for all take away food and drink premises are 24 hours, 7 days a week.

For Hungry Jacks there will be an average of 10 staff on site during the day time hours at any given time, and a minimum of 3 staff on site during the night time hours at any given time.

For El Jannah's there will be an average of 10 staff on site during the day time hours at any given time, and a minimum of 3 staff on site during the night time hours at any given time.

For Taco Bell there will be an average of 10 staff on site during the day time hours at any given time, and a minimum of 3 staff on site during the night time hours at any given time.

Further details are provided in the Take Away Food & Drink Premise(s) Plan of Management contained at **Appendix H**.

3.1.6 Centre Based Child Care Facility Operations

The centre based child care facility will have 100 place capacity (per day) catering for 6 weeks to 6 year old's. The number of staff shall be dictated by the required ratios under the *Education and Care Services National Regulation*. In addition to the staff in each room, there will be a centre manager and a cook. Contractors shall routinely be required to enter the premises for cleaning purposes, typically after hours.

The centre will operate year round, excluding public holidays. The proposed hours of operation are 6:30am – 6:30pm Monday to Friday (closed weekends).

Being purpose-built and designed, the building incorporates exceptional facilities and amenities to suit the needs of the occupants and ensure compatibility with the operational requirements under the *Education and Care Services National Regulation* and the *Child Care Planning Guideline 2017*.

Further details are provided in the Kiddiwinks Plan of Management contained at **Appendix I**.

Indoor / Outdoor Play Areas and Equipment

Sufficient spaces and high quality, age-appropriate and safe equipment have been considered in the design of the indoor and outdoor play areas for children. Outdoor covered areas are included so children can enjoy outdoor play out of direct sunlight. Landscaping and native vegetation will be included in the outdoor areas to promote outdoor experiences with the natural environment. Secure fencing is included around the perimeter of the outdoor areas which will be solid and gap free.

Safety and Security

A safe and efficient car parking and drop-off arrangement has been considered in the design of the site, with a number of car parking spaces allocated adjacent to the building so that the users are not required to cross the car park from vehicle to building entry. A safe and secure entry system will be incorporated at the building with swipe tags for parents/carers and visitors gaining entry only by invitation by staff.

3.1.7 Swim School Operations

The proposed hours of operation for the swim school are 7:30am – 8:00pm, 7 days a week. There will be a minimum of three staff on site during operating hours at any given time.

3.1.8 Deliveries and Servicing

Delivery loading and waste collection for the service station will occur at the southern side of the building, next to the drive- thru via an 8.8m Medium Rigid Vehicle (MRV). The service station proposed delivery schedule is anticipated to have fresh food deliveries occur daily with dry storage goods twice weekly. This detail will be refined upon commencement of the operation. Fuel deliveries will be made on an as need basis (likely 1 -2 deliveries per week). Substances will be transported to site by approved petroleum products road tankers. The vehicle circulation plan for fuel tankers (16.9m Articulated Vehicles) and MRV are identified in the TIA at **Appendix J**. Deliveries will occur outside of peak trading hours to avoid conflict with customers.

Delivery loading and waste collection for the 3 x take away food and drink premises will occur adjacent to each building, next to the drive-thru, in a designated loading bay. For take away food and drink premises, the expected number of deliveries will be low, at 1-2 times per day. This detail will be refined upon commencement of operation. Waste collection times and occurrence will be discussed with the contractor and will depend on store volumes once operational.

For the centre based child care facility, most consumables are purchased by staff and transported to site within private light vehicles. Other deliveries to the site will be infrequent (1-2 times per week) using small rigid vehicles (SRV) that could utilise a normal car parking space within the car park. Adequate provision of space has been provided to allow a 10.7m large rigid vehicle (LRV) to enter the site, pulling into the parking spaces directly south of the child care centre, collect waste, and exit the site in a forward direction. Swept paths are included within the TIA at **Appendix J**.

Deliveries will occur outside the peak parking demand periods for the child care centre and therefore will not conflict with the majority of child drop off and pick up traffic movements.

Similar to the centre based child care facility, most consumables for the swim school are purchased by staff and transported to site within private light vehicles. Deliveries will occur outside the peak parking demand periods for the swim school and therefore will not conflict with traffic movements.

3.1.9 Plan of Management

A Plan of Management (PoM) has been prepared for each of the following: service station, take away food and drink premises and the centre based child care centre (refer **Appendix G** to **I)**. The PoM's set out a number of policies and procedures to help make the development a safe, efficient and pleasant environment in which to work and visit. The safety and security issues addressed in the PoM's have been devised to ensure the amenity of the surrounding area is maintained at all times.

3.2 Signage

A conservative and integrated approach to signage has been adopted to ensure signage proliferation does not occur at the site. A total of four (4) internally illuminated pylon signs are proposed, each 8m in height. One of the pylons is dedicated to the Taco Bell operation and positioned along the Andrews Road frontage, a fuel pricing pylon primarily for the service station at the southern end of Renshaw Street frontage, and two multi-tenant signage boards with five signage zones each for tenants at the northern end of the Renshaw Street Road frontage and the western end of the Andrews Road frontage.

The pylons are aimed at identifying the user(s) at the site along both the Renshaw Street and Andrews Road frontages, facilitating safe and effective communication along the roadway. In addition to the four pylons, user-specific building, drive-thru, and directional signage is proposed for each building. Signage specifications including size, location, dimensions and illumination are shown on the Signage Plan(s) at **Appendix A**.

3.3 Waste Management

Waste will be stored in the designated service yard for each tenancy, where there will be a minimum of 2 bulk bins provided (for the separation of general waste and recycling). The food and drink premises will also have used cooking oil containers within the waste area.

Waste collection will be undertaken by a private contractor. The refuse area is located behind the loading area for the service station; adjacent to the loading area for the take away food and drink premises; east of the main entry for the childcare centre; and within the ground floor space for the car wash and the swim school. The refuse area(s) will be maintained to high cleanliness standard, with the bins and waste storages areas cleaned by staff with protective gloves on a regular basis. Appropriate vermin control measures will be put in place. Further details on waste management are provided in the Waste Management Plan (WMP) at **Appendix D**.

3.4 Stormwater Management

A Stormwater Drainage Plan has been prepared by R+R and is located within the Civil Plans at **Appendix E**.

Specifically, the proposed stormwater management arrangement for the proposal includes;

- A new network of pipes and pits to convey the runoff from the site to a stormwater treatment train prior to exiting the site.

- All runoff from the roof areas will be directed to a number of rainwater tanks. The collected water will be used for toilet flush and landscape irrigation within the site. Overflow from the tanks will be connected to the underground stormwater network prior to discharge from the site. Analysis by MUSIC modelling indicates that 80% of the estimated potable water requirement is provided by this arrangement.
- A system consisting of Stormfilter cartridges are proposed to treat the stormwater runoff for a portion of the site. Analysis from MUSIC modelling indicates the treatment targets are achieved by the proposed treatment train.
- Bio retention basins on the south eastern side and south western side of the site to capture runoff. Analysis from MUSIC modelling indicates the treatment targets are achieved by the proposed treatment train.
- A Humeceptor has been proposed in the system. This is primarily intended to capture any gross pollutants and hydrocarbons in runoff from the pavement areas.

Full details of the proposed stormwater drainage network are shown on the proposed Drainage Plan within the Civil Plans located at **Appendix E**.

3.5 Vehicular Access and Parking

Vehicle access to the site will be provided via Renshaw Street via two new access driveways, with both driveways providing ingress and egress for the site. The southernmost driveway will provide direct access to the service station and car wash site, while the northernmost driveway will provide primary access to the remainder of the site. The access has been designed in accordance with relevant Australian Standards and to accommodate up to a 16.9m articulated fuel delivery truck.

The internal layout of the proposal will provide for service vehicles, including petrol delivery tankers, articulated vehicles and service vehicles, and small to large rigid trucks, to enter the site, circulate and make deliveries, and exit in a forward direction.

Circulation aisles at the site will be a minimum of 6.6 metres wide, and wider where aisles are used by service vehicles. These dimensions satisfy the requirements of the Australian Standard for Parking Facilities (Part 1: Off-street car parking and Part 6: Off-street parking for people with disabilities), AS 2890.1:2004 and AS 2890.6:2009.3.11.

Adequate queuing space is provided for cars at the petrol bowsers. A minimum of two spaces at each petrol bowser are provided in accordance with Transport for NSW (TfNSW) guidelines.

A drive-thru will be attached to the service station control building, along with all of the take away food and drink premises. Each drive- thru will provide queuing for at least 12 cars in accordance with the RMS “Guide to Traffic Generating Developments”.

The development includes 128 parking spaces, including 6 accessible spaces. Parking spaces will typically be 2.6 metres wide by 5.4 metres long. The accessible parking spaces will be 2.4 metres wide, with a 2.4 metre wide adjacent area for adequate circulation.

Full details on access and parking are included in the TIA at **Appendix J**.

3.6 Landscaping

Clearing of some juvenile trees, shrubs and overgrown grasses is needed to accommodate the proposed. New endemic landscaping is proposed, primarily around the perimeter of the site, within the car parking areas and

front setback, adjacent to pedestrian pathways and within the outdoor play area of the childcare. Proposed landscaping will complement the built form and hardstand areas of the development and include shade trees, screen planting and shrubs, low hardy plants, accent plants, groundcovers and grasses. The total landscaped area proposed is 2,239m^2, which equates to 15% of the site. The landscape design plan meets Council's planning objectives through the consideration of environmental concerns and public amenity.

The proposed plant schedule for the site is provided in **Table 3**.

Table 3 Plant Schedule

PLANT SCHEDULE

	Botanic Name	Common Name	Mature Size	Pot Size	Density	Qty
GROUND FLOOR						
TREES						
MI	*Melaleuca linariifolia*	Narrow lead paperbark	8 x 4	100L	As Shown	3
LN	*Lagerstroemia indica x fauriei 'Natchez'*	White Crepe Myrtle	5 x 4	100L	As Shown	6
LT	*Lagerstroemia indica x fauriei 'Tuscarora'*	Pink Crepe Myrtle	5 x 4	100L	As Shown	3
Bs	*Banskia serrata*	Old Man Banksia	5 x 4	100L	As Shown	3
TI	*Tristaniopsis laurina*	Water Gum	8 x 5	100L	As Shown	5
Bm	*Backhousia myrtifolia*	Grey Myrtle	3 x 4	100L	As Shown	10
SHRUBS & ACCENTS						
WGB	*Westringia 'Grey Box'*	Westringia	0.5 x 0.5	300mm	As Shown	175
CLJ	*Callistemon citrinus 'Little John'*	Little John	0.9 x 0.9	300mm	As Shown	570
Vo	*Vibumum odoratissimum*	Sweet Vibumum	3 x 2	300mm	As Shown	149
MCT	*Melaleuca linariifolia 'Claret Tops'*	Honey Myrtle	1.5 x 1.5	300mm	As Shown	103
Gj	*Grevillea juniperina*	Juniper-leaf grevillea	1 x 1.5	300mm	As Shown	39
PBB	*Phormium 'Bronze Baby'*	New Zealand Flax	1 x 1	300mm	As Shown	144
Aa	*Agave attenuata*	Foxtail	1 x 1.5	300mm	As Shown	191
GRASSES & GROUND COVERS						
LIT	*Lomandra longifolia 'Tanika'*	Tanika Mat Rush	0.6 x 0.65	200mm	5/m2	665
PIE	*Poa labillarderi 'Eskdale'*	Poa labillarderi	1 x 1	200mm	5/m2	1469
Cg	*Carpobrotus glaucescens*	Pigface	0.3 x 1	150mm	5/m2	811
Tj	*Trachelospermum jasminoides*	Star Jasmine	0.2 x 1	150mm	5/m2	1231
RP	*Rosmarinus officinalis 'Prostratas'*	Prostrate Rosemary	0.3 x 0.5	150mm	5/m2	419
Ju	*Juncus usitatus*	Tussock Rush	1.2 x 0.5	150mm	5/m2	698

CHILDCARE CENTRE (OUTDOOR PLAY AREA)

Symbol	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size	Quantity
Trees						
TI	Tristaniopsis laurina	Watergum	8	5	100L	3
CSS	*Citrus Sinensis 'Valencia'*	Orange Valencia	2	1	75L	4
LE	*Citru limon* 'Eureka Dwarf'	Lemon	2	1	75L	2
Shrub & Accent						
AsM	*Acmena smithii* 'Minor'	Acmena dwarf	2	2	200mm	67
CLJ	*Callistemon 'Little John'*	Bottlebrush	0.4	0.4	200mm	104
Ro	*Rosmarinuns officialianus*	rosmarinus officinalis	1.5	1.5	200mm	58
Grasses & Groundcover						
LT	*Lomandra* 'Tanika'	Lomandra	0.5	0.5	150mm	70
Grasses & Groundcover (Outdoor play areas)						
Dcs	*Daucus carota sativus*	Carrot	1.2	0.3	200mm	69
Ob	*Ocimum basilicum*	Basil	0.5	0.3	150mm	30
Ov	*Origanum Vulgare*	Oregano	0.3	0.3	150mm	84
SO	*Salvia officinalis*	Common Sage	0.75	0.5	150mm	9
Sb	*Stachys byzantina*	Wooly Lamb's Ears	0.3	0.3	150mm	25
Tv	*Thymus vulgaris*	Thyme	0.3	0.2	150mm	60

Refer to the Landscape Plan at **Appendix K** for full planting specifications.

3.7 Construction Management

A Construction Management Plan will be prepared and be submitted to the Certifier for approval prior to issue of a Construction Certificate.

4 Relevant Legislation and Planning Controls

The following legislation, Environmental Planning Instruments (EPIs), Development Control Plan (DCP) and Guidelines are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979;
- Rural Fires Act 1997;
- Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014;
- Protection of the Environment Operations (Clean Air) Regulations 2010;
- Education and Care Services National Regulation;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy 64 – Advertising and Signage;
- State Environmental Planning Policy 55 – Remediation of Land;
- State Environmental Planning Policy No 33 – Hazardous and Offensive Development;
- Penrith Local Environmental Plan 2010;
- Penrith Development Control Plan 2014;
- Child Care Planning Guidelines 2017;
- Planning for Bushfire Protection 2019; and
- RMS Guide to Traffic Generating Development.

4.1 Environmental Planning and Assessment Act 1979

The proposal, as with all development applications, is subject to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Section 4.15(1) of the EP&A Act provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the subject DA, in accordance with the relevant matters prescribed under Section 4.15(1), is provided in this report.

The proposed development is located within bushfire prone land, with a special fire protection purpose (SFPP) proposed (child care centre) triggering integrated development under Section 100B of the *Rural Fires Act 1997*. See **Section 4.2** below for further details.

4.2 Rural Fires Act 1997

Section 100B of the Rural Fires Act 1979 states that:

(1) The Commissioner may issue a bush fire safety authority for—

> *(a) a subdivision of bush fire prone land that could lawfully be used for residential or rural residential purposes, or*
>
> *(b) development of bush fire prone land for a special fire protection purpose.*

(6) In this section—

special fire protection purpose means the purpose of the following—

(a) a school,

(b) a child care centre,

(c) a hospital (including a hospital for the mentally ill or mentally disordered),

(d) a hotel, motel or other tourist accommodation,

(e) a building wholly or principally used as a home or other establishment for mentally incapacitated persons,

(f) seniors housing within the meaning of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004,

(g) a group home within the meaning of State Environmental Planning Policy No 9—Group Homes,

(h) a retirement village,

(i) any other purpose prescribed by the regulations.

The site is mapped within the Vegetation Category 2, as shown in **Figure 3**. As a child care centre is proposed, a bush fire safety authority will be triggered under Section 100B of the *Rural Fires Act 1979*. A Bushfire Assessment Report has been prepared by Bushfire Environmental Consultancy in September 2021 and is included at **Appendix L**. The assessment concluded that development consent be granted subject to a list of conditions to comply with *Planning for Bushfire Protection 2019* as outlined further in **Section 5.13**.

Figure 3 Bushfire Prone Land Map Extract (Source: ePlanning Spatial Viewer)

4.3 Protections of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019

Part 4 Use of Storage Systems of the *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019* requires an environmental protection plan to be in place prior to the use of a storage system containing petroleum.

An environmental protection plan shall be prepared that complies with the Environmental Protection Authority (EPA) guidelines prior to the use of the service station. It shall be reviewed and updated as required and a copy will be kept on site at all times.

4.4 Protection of the Environment Operations (Clean Air) Regulation 2010

The proposed development will comply with the necessary requirements prescribed under Division 5 – Petrol Service Stations, Subdivision 3 - Stage two vapour recovery of the *POEO (Clean Air) Regulation 2010* with stage 2 vapour recovery installed at the site.

4.5 Education and Care Services National Regulations

This Regulation applies to the proposed centre-based education and care service (child care centre). Part *4.3 Physical Environment* stipulates various requirements for centre-based child care services. A summary of this list of requirements is provided in **Section 4.7** and within **Appendix M**, including details of how the each of the requirements is met in the design of the proposed child care centre. Where relevant, such requirements are also demonstrated on the proposed plans.

The proposal satisfies all of the Part 3 requirements in the design. Additional requirements under other Parts of the Regulation, including record keeping, staffing and operational matters are required to be met by the service provider. Refer to the Kiddiwinks POM at **Appendix I**.

4.6 State Environmental Planning Policy (Infrastructure) 2007

Clause 101 Development with Frontage to Classified Road

The objectives of Clause 101 of SEPP Infrastructure are:

> *(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
>
> *(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

Andrews Road is a Classified Road. Consistent with the above objectives, access to the site is proposed via Renshaw Street which is not a Classified Road. Refer to the TIA prepared by Colston Budd Rogers and Kafes Pty Ltd (CBRK) at **Appendix J** for further consideration of access design and suitability of the development on a Classified Road.

Clause 104 Traffic Generating Development

The proposal triggers traffic generating development as per Clause 104 and Schedule 3 of the SEPP and will therefore require referral to TfNSW inviting comment. The TIA addresses potential traffic related impacts from the proposal (refer to **Appendix J**). The report demonstrates that the proposed development will not adversely affect the surrounding road network or cause any unreasonable or unsafe traffic and parking implications. The proposed development is therefore consistent with SEPP (Infrastructure) 2007.

4.7 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* has provisions that will make it easier for child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining approval processes to save time and money and deliver greater consistency across NSW. The SEPP balances the need to deliver additional educational infrastructure with a focus on good design.

The proposed child care centre is defined under this SEPP as *"centre-based child care"*.

Part 3 Early Education and Care Facilities - Specific Development Controls

The following clauses are of relevance to the proposed centre-based child care on the site:

> ***Clause 22 Centre-based child care—concurrence of Regulatory Authority required for certain development***
>
> *(1) This clause applies to development for the purpose of a centre-based child care facility if:*
>
> *(a) the floor area of the building or place does not comply with regulation 107 (indoor unencumbered space requirements) of the Education and Care Services National Regulations, or*
>
> *(b) the outdoor space requirements for the building or place do not comply with regulation 108 (outdoor unencumbered space requirements) of those Regulations.*
>
> *(2) The consent authority must not grant development consent to development to which this clause applies except with the concurrence of the Regulatory Authority.*
>
> *(3) The consent authority must, within 7 days of receiving a development application for development to which this clause applies:*
>
> *(a) forward a copy of the development application to the Regulatory Authority, and*
>
> *(b) notify the Regulatory Authority in writing of the basis on which the Authority's concurrence is required and of the date it received the development application.*
>
> *(4) In determining whether to grant or refuse concurrence, the Regulatory Authority is to consider any requirements applicable to the proposed development under the Children (Education and Care Services) National Law (NSW).*
>
> *(5) The Regulatory Authority is to give written notice to the consent authority of the Authority's determination within 28 days after receiving a copy of the development application under subclause (3).*
>
> *Note. The effect of section 79B (11) of the Act is that if the Regulatory Authority fails to inform the consent authority of the decision concerning concurrence within the 28 day period, the consent authority may determine the development application without the concurrence of the Regulatory Authority and a development consent so granted is not voidable on that ground.*
>
> *(6) The consent authority must forward a copy of its determination of the development application to the Regulatory Authority within 7 days after making the determination.*
>
> *(7) In this clause:*
>
> *Regulatory Authority means the Regulatory Authority for New South Wales under the Children (Education and Care Services) National Law (NSW) (as declared by section 9 of the Children (Education and Care Services National Law Application) Act 2010).*

The proposal satisfies the regulations 107 and 108 of the Education and Care Services National Regulations in terms of meeting the minimum unencumbered indoor space and unencumbered outdoor space, and therefore does not require concurrence under this clause.

The elements and requirements of the Education and Care Services National Regulations are addressed below and a checklist for compliance is provided at **Appendix M**.

Clause 23 Centre-based child care—matters for consideration by consent authorities

Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.

The applicable provisions of the Child Care Planning Guideline are addressed below.

24 Centre-based child care facility in Zone IN1 or IN2—additional matters for consideration by consent authorities

As the child care is located on IN2 zoned land, the following matters must be considered during assessment of the DA:

(a) whether the proposed development is compatible with neighbouring land uses, including its proximity to restricted premises, sex services premises or hazardous land uses,

(b) whether the proposed development has the potential to restrict the operation of existing industrial land uses,

(c) whether the location of the proposed development will pose a health or safety risk to children, visitors or staff.

The child care facility is not located within proximity to any restricted premises or sex services, however, it will be located approximately 90m from a service station (as proposed under this DA). The dangerous goods consultants who undertook the SEPP 33 Assessment for the service station found that the design and location of the system does not pose any undue risk to surrounding properties, including, but not limited to the child care (refer to **Appendix N**).

The child care facility at the site will not restrict the operation of any existing (or approved) industrial land uses in the area.

Finally, it has been established through the various specialists reports, that there is no health or safety risk on the users of the child care facility due to its location on IN2 land, refer to **Section 5** of this Report and relevant appendices.

Clause 25 Centre-based child care—non-discretionary development standards

(1) The object of this clause is to identify development standards for particular matters relating to a centre-based child care facility that, if complied with, prevent the consent authority from requiring more onerous standards for those matters.

(2) The following are non-discretionary development standards for the purposes of section 79C (2) and (3) of the Act in relation to the carrying out of development for the purposes of a centre-based child care facility:

*(a) **location**—the development may be located at any distance from an existing or proposed early education and care facility,*

(b) ***indoor or outdoor space***

(i) for development to which regulation 107 (indoor unencumbered space requirements) or 108 (outdoor unencumbered space requirements) of the Education and Care Services National Regulations *applies—the unencumbered area of indoor space and the unencumbered area of outdoor space for the development complies with the requirements of those regulations, or*

(ii) for development to which clause 28 (unencumbered indoor space and useable outdoor play space) of the Children (Education and Care Services) Supplementary Provisions Regulation 2012 *applies—the development complies with the indoor space requirements or the useable outdoor play space requirements in that clause,*

(c) ***site area and site dimensions****—the development may be located on a site of any size and have any length of street frontage or any allotment depth,*

(d) ***colour of building materials or shade structures****—the development may be of any colour or colour scheme unless it is a State or local heritage item or in a heritage conservation area.*

(3) To remove doubt, this clause does not prevent a consent authority from:

(a) refusing a development application in relation to a matter not specified in subclause (2), or

(b) granting development consent even though any standard specified in subclause (2) is not complied with.

In relation to the proposed child care centre, the location, indoor and outdoor space provisions, site dimensions and colour scheme satisfies the criteria within the National Regulations. These non-discretionary standards are therefore satisfied.

Clause 26 Centre-based child care—development control plans

(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility:

(a) operational or management plans or arrangements (including hours of operation),

(b) demonstrated need or demand for child care services,

(c) proximity of facility to other early childhood education and care facilities,

(d) any matter relating to development for the purpose of a centre-based child care facility contained in:

(i) the design principles set out in Part 2 of the Child Care Planning Guideline, or

(ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in Part 4 of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).

(2) This clause applies regardless of when the development control plan was made.

The provisions of Penrith DCP which are applicable to the proposal are addressed in the compliance table at **Appendix B**. There are no conflicts between the DCP and the SEPP.

4.8 Child Care Planning Guideline 2017

This Planning Guideline objectives include:

- *promote high quality planning and design of child care facilities in accordance with the physical requirements of the National Regulations*
- *ensure that child care facilities are compatible with the existing streetscape, context and neighbouring land uses*
- *minimise any adverse impacts of development on adjoining properties and the neighbourhood, including the natural and built environment*
- *deliver greater certainty to applicants, operators and the community by embedding the physical requirements for service approval into the planning requirements for child care facilities.*

The proposed child care facility has been suitably designed to achieve high levels of amenity for the occupants of the building, and to provide a safe and functional child care centre layout (both indoors and outdoors). The design is consistent with the design quality principals contained within Part 2 and the Matters for Consideration under Part 3 as outlined below.

Part 3 – Matters for Consideration

Site selection and location – The site is conveniently located for a child care facility, in part due to the site's accessibility as well as its proximity to nearby residential estates, without actually sharing a boundary with residential development.

The potential impacts from traffic, noise, bushfire, flooding, contamination and social impacts on the health, safety and wellbeing of children, staff and visitors at the centre are considered low and further details can be found within **Section 5** of this SEE. It is unlikely that the facility will have a negative impact on the viability of existing or future industrial uses in the area.

Local character, streetscape and the public domain interface – The proposed child care facility has been designed to an reflect an appropriate built form, including scale, bulk and density, and therefore will remain consistent with the locality and existing streetscape. The proposal requires fencing around the external play area which fronts a pedestrian link between Andrews Road and residential land to the north. This fence will help provide a clear transition between public and private realms.

Building orientation, envelope and design – The proposal considered the constraints of the site which has determined the buildings orientation, envelope and design. The height, setbacks, FSR, design features and materials and finishes are favourable for a child care development.

Solar access is optimized with the outdoor space having a north western orientation. Overshadowing of adjoining properties is avoided and privacy is ensured through design and boundary fencing. The setback to road frontages is significant to ensure impacts from surrounding roads are not felt within the facility.

The design of the building, with complimentary landscaping will provide a visually attractive front elevation to the common car parking area. Accessibility is achieved by providing a continuous path of travel to and within the building, including access between the car park, main building entrance and other uses within the mixed use development.

Landscaping – The landscaping proposal has been designed around the requirements of usable and practical external areas offering play opportunities for the children at the centre. Shade trees and screen planting are included in the scheme.

Visual and acoustic privacy – The fencing and planting along the western boundary of the external area will ensure visual privacy at the centre.

A suitably qualified acoustic consultant, MAC, has assessed the noise impact of the proposed development and found the operation was compliant with the AAAC child care centre guideline criteria for both external and internal areas of the child care centre.

Noise and air pollution – As stated above, noise levels on the facility are expected to be within acceptable levels. In terms of air pollution, the facility is not located in an area that is considered a high pollution source. Moreover, the build form is suitability set back from Renshaw Street and Andrews Road in regard to potential vehicle pollution. The centre is suitably distanced from the proposed service station and will be fitted with appropriate VR2 equivalent vapour recovery so that odour will not be detected at the child care.

Hours of operation – The proposed hours of operation between 6:00am- 6:30pm are consistent with this guide and will not adversely impact the amenity of surrounding properties.

Traffic, parking and pedestrian circulation – A safe pedestrian environment is achieved with parking located as close to the building as practically possible. Parking compliance with the DCP is further detailed the TIA included at **Appendix J**.

Part 4 – Applying the National Regulations to development proposals

4.1 Indoor space requirements

Every child being educated and cared for within a facility must have a minimum of 3.25m² of unencumbered indoor space.

It is recommended that a child care facility provide: a minimum of 0.3m^3 per child of external storage space and a minimum of 0.2m^3 per child of internal storage space.

The indoor space and storage requirements of the national regulations are met in the proposal as detailed on the compliance plan at **Appendix A**.

4.2 Laundry and hygiene facilities

There must be laundry facilities or access to laundry facilities; or other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage prior to their disposal or laundering. The laundry and hygienic facilities must be located and maintained in a way that does not pose a risk to children.

A specific laundry room is provided within the building satisfying Regulation 106.

4.3 Toilet and hygiene facilities

A service must ensure that adequate, developmentally and age appropriate toilet, washing and drying facilities are provided for use by children being educated and cared for by the service; and the location and design of the toilet, washing and drying facilities enable safe use and convenient access by the children.

Age appropriate toilets are provided for each room in accordance with Regulation 109 and as shown on the plans.

4.4 Ventilation and natural light

Services must be well ventilated, have adequate natural light, and be maintained at a temperature that ensures the safety and wellbeing of children.

Good ventilation will be achieved through a mixture of natural cross ventilation and air conditioning. The proposal will comply with the light and ventilation and minimum ceiling height requirements of the National Construction Code.

4.5 Administrative space

A service must provide adequate area or areas for the purposes of conducting the administrative functions of the service, consulting with parents of children and conducting private conversations.

A private office space is provided meeting the requirements of Regulation 111.

4.6 Nappy change facilities

Child care facilities must provide for children who wear nappies, including appropriate hygienic facilities for nappy changing and bathing. All nappy changing facilities should be designed and located in an area that prevents unsupervised access by children.

Nappy change facilities are provided for the babies and toddler playrooms. Children must be toilet trained before they can progress to the pre-school rooms.

4.7 Premises designed to facilitate supervision

A centre-based service must ensure that the rooms and facilities within the premises (including toilets, nappy change facilities, indoor and outdoor activity rooms and play spaces) are designed to facilitate supervision of children at all times, having regard to the need to maintain their rights and dignity.

All rooms ensure optimal surveillance is possible through the use of glass windows and doors and suitable layout in accordance with Regulation 115.

4.8 Emergency and evacuation procedures

Regulation 168 sets out the list of procedures that a care service must have, including procedures for emergency and evacuation.

Regulation 97 sets out the detail for what those procedures must cover including:

- instructions for what must be done in the event of an emergency
- an emergency and evacuation floor plan, a copy of which is displayed in a prominent position near each exit
- a risk assessment to identify potential emergencies that are relevant to the service.

Kiddiwinks will prepare emergency and evacuation plans prior to the centre opening covering all the necessary information contained within Regulation 97.

4.9 Outdoor space requirements

An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m^2 of unencumbered outdoor space.

772m^2 of unencumbered outdoor space is provided to satisfy Regulation 108.

4.10 Natural environment

The approved provider of a centre-based service must ensure that the outdoor spaces allow children to explore and experience the natural environment.

The landscape plan provides ample opportunities for exploration of the natural environment including a splash pad, sandpit, productive garden beds and open space play areas.

4.11 Shade

The approved provider of a centre-based service must ensure that outdoor spaces include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.

Both natural shade from trees and shade from a sail are included in the external play area satisfying Regulation 114.

4.12 Fencing

Any outdoor space used by children must be enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.

Appropriately high fencing is proposed to enclose the outdoor space. Any access gates will be childproof locked.

4.13 Soil assessment

Subclause (d) of regulation 25 requires an assessment of soil at a proposed site, and in some cases, sites already in use for such purposes as part of an application for service approval.

A soil assessment is included in the Due Diligence Environmental Site Assessment included at **Appendix C** which finds the soil on the site to be uncontaminated and suitable for future childcare use.

As detailed above, the proposed child care centre satisfies the recommendations of Part 4 of the Guideline, aligning with the requirements and objectives of the National Quality Framework.

4.9 State Environmental Planning Policy No. 64 – Advertising and Signage

A number of signs are proposed to be installed on the buildings and fuel canopy and within the site to appropriately identify the different tenants on site. Clause 8 of SEPP 64 states the following:

"A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1)(a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1"

It is considered that the proposed signage satisfies the relevant criteria as described in Clause 8 of SEPP 64.

The assessment criteria in Schedule 1 of the SEPP relates to matters for consideration such as character of the area, amenity of residential areas, views and vistas, streetscape, setting and landscape, site and building, illumination, and safety.

Consistency of the development with clause 3(1)(a) is discussed further in Section 5.8 of this Report and a detailed assessment of the proposal against the Schedule 1 Assessment Criteria is provided at **Appendix B**.

Clause 13 matters for consideration in relation to the proposal include the following:

a) is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and

Addressed in **Section 5.8** of this SEE.

(b) has been assessed by the consent authority in accordance with the assessment criteria in Schedule 1 and the consent authority is satisfied that the proposal is acceptable in terms of its impacts, and

A compliance table with Schedule 1 Assessment criteria is provided at **Appendix B**.

(c) satisfies any other relevant requirements of this Policy.

The proposal does not conflict with any other controls of SEPP 64 and complies with relevant requirements as detailed in this SEE.

It is noted that pursuant to Clause 17 and 18, concurrence from TfNSW is required for the pylon signs which are greater than 20m² in area and located within 250m of a Classified Road. In deciding whether or not concurrence should be granted, TfNSW must take into consideration the impact of the display of the advertisement on traffic safety and Transport Corridor Outdoor Advertising and Signage Guidelines. The SEPP and Guidelines state that it will be assumed that TfNSW has given its concurrence if they have not advised the consent authority of its decision within 21 days after it receives the DA.

Transport Corridor Outdoor Advertising and Signage Guidelines

The Guidelines require that the consent authority must not grant development consent for an advertising structure that the authority does not consider is compatible with the desired amenity and visual character of the area, addresses public safety considerations, provides acceptable communication in suitable locations and is of a high quality design and finish. Although the Guidelines are aimed towards freestanding and wall advertisements as well as advertisements located on TfNSW land, the pylon signage proposed in conjunction with the land uses under this proposal is, by definition, 'advertising' under SEPP 64 and therefore is given due consideration within this SEE.

As shown on the proposed development plans and as detailed within this SEE, the signage associated with the proposal is ancillary to the land uses proposed and integrated into the site layout. No public safety concerns arise as the pylons are located within the bounds of the site and would not reduce the safety for any public road or footpath. One of the pylon signs is purposed for the display of fuel pricing for the service station and has been designed to meet the requirements of the *Fair Trading Regulation 2012* in terms of being readily seen by motorists. The primary purpose of the other pylons is for the identification of the lawful tenants at the site. The

signs, each at 8m in height will not protrude above the dominant skyline and will not detract from the existing or intended environmental quality or character of the road corridor (Andrews Road).

It is considered that the public benefit test is not required for the proposal as the signage is ancillary to the proposed development.

4.10 State Environmental Planning Policy No. 55 – Remediation of Land

In relation to development applications, SEPP 55 requires the consent authority to consider whether the land is contaminated. Clause 7(1) of the SEPP states:

(1) A consent authority must not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

A Due Diligence Environmental Site Assessment report was prepared by Reditus in August 2021 and included as **Appendix C**. It concludes the site is suitable for the proposed purposes, contamination is discussed in further detail in **Section 5.12**.

4.11 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

This plan aims to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact.

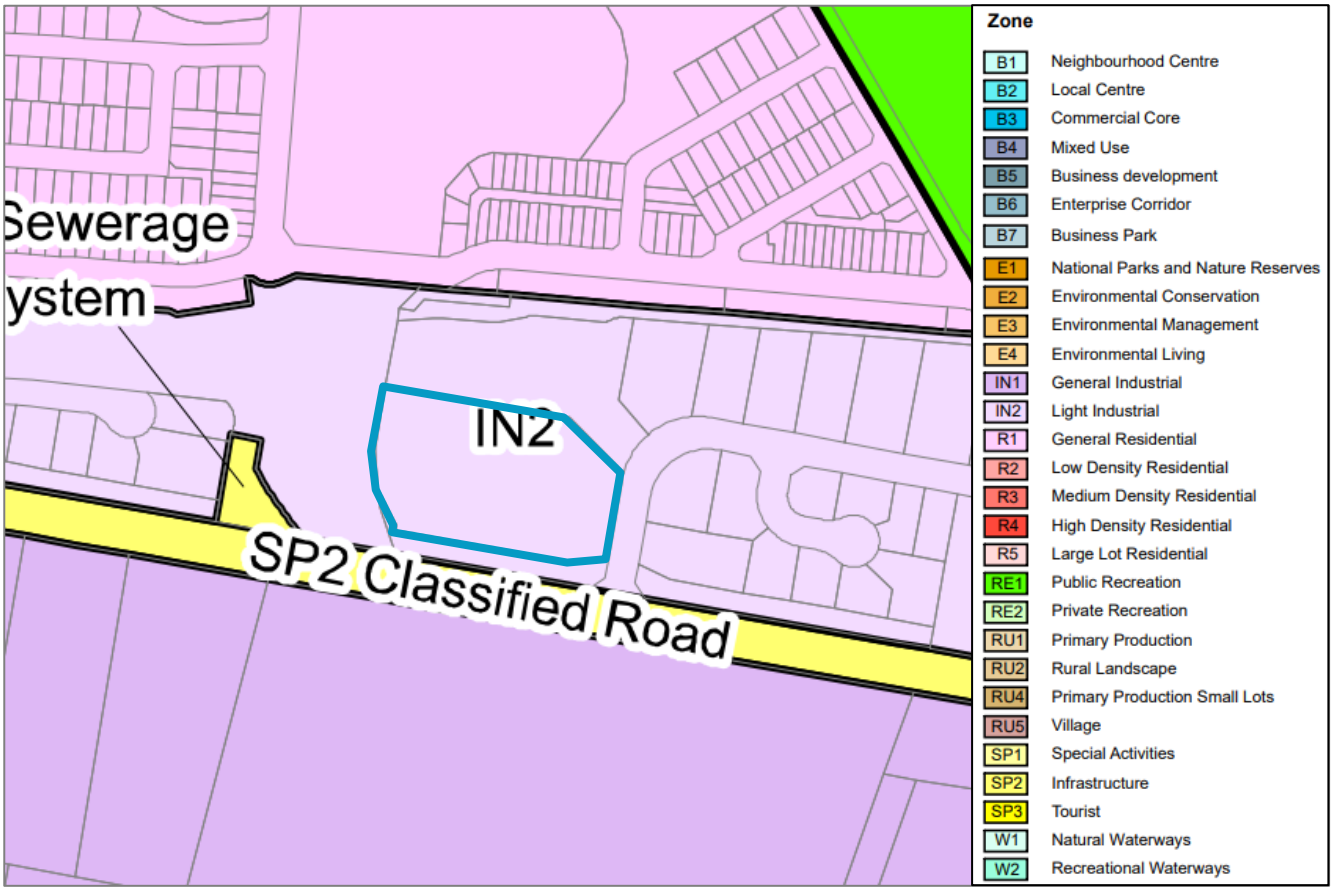
A Multi-level Risk Assessment for the proposed service station has been carried out by Hazkem Dangerous Goods Consulting and is provided at **Appendix N**. The assessment found that the required setback distances from the fuel bowsers to sensitive receivers are met and therefore a Preliminary Hazard Analysis (PHA) was not required to be undertaken. The site and current design are deemed to not impose a significant level of risk to the community with the site being assessed as not potentially hazardous.

In addition, Hazkem have specifically considered the child care use proposed on the adjoining subdivided lot and the potential risk to the health and safety of future users of the child care from the service station and systems proposed. It is categorically stated that the service station conforms with all relevant standards (in particular AS1940-2017 and the Work, Health and Safety Regulation 2011) and all separation distances both on site and off site are achieved in accordance with these standards. Furthermore, the design of the system does not pose any undue risk to surrounding properties (noting that there is no proposed storage of an underground or aboveground LP Gas bulk vessel) including but not limited to the child care. A letter of compliance from the dangerous goods consultants is included at **Appendix N**.

4.12 Penrith Local Environmental Plan 2010

Pursuant to the Penrith Local Environmental Plan (LEP) 2010, the site is zoned IN2 Light Industrial as illustrated on the zoning map extract in **Figure 4**.

Figure 4 Zoning Map Extract (LZN_012)



The objectives and land use table of the IN2 Light Industrial Zone are as follows:

1 Objectives of zone

- *To provide a wide range of light industrial, warehouse and related land uses.*
- *To encourage employment opportunities and to support the viability of centres.*
- *To minimise any adverse effect of industry on other land uses.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- *To support and protect industrial land for industrial uses.*
- *To promote development that makes efficient use of industrial land.*

• *To limit the impact of industrial development on adjacent residential areas, in terms of its built form, scale, acoustic and visual privacy and air quality.*

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Car parks; ***Centre-based child care facilities****; Community facilities; Crematoria; Depots; Educational establishments; Electricity generating works; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation areas;* ***Recreation facilities (indoor)****; Resource recovery facilities; Respite day care centres; Roads; Self-storage units;* ***Service stations****; Signage;* ***Take away food and drink premises****; Tank-based aquaculture; Timber yards; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource transfer stations.*

4 Prohibited

Pond-based aquaculture; Schools; Any other development not specified in item 2 or 3

In accordance with the Land Use Table the proposed uses are permitted with consent. The relevant land-use definitions are provided below:

centre-based child care facility *means—*

(a) a building or place used for the education and care of children that provides any one or more of the following—

(i) long day care,

(ii) occasional child care,

(iii) out-of-school-hours care (including vacation care),

(iv) preschool care, or

(b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW)),

Note - *An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided.*

but does not include—

(c) a building or place used for home-based child care or school-based child care, or

(d) an office of a family day care service (within the meanings of the Children (Education and Care Services) National Law (NSW)), or

(e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or

(f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or

(g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or

(h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

***Recreation facilities (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.*

***Service stations** means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following—*

(a) the ancillary sale by retail of spare parts and accessories for motor vehicles,

(b) the cleaning of motor vehicles,

(c) installation of accessories,

(d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),

(e) the ancillary retail selling or hiring of general merchandise or services or both.

***take away food and drink premises** means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.*

Note -** Take away food and drink premises are a type of **food and drink premises

It is noted that there is no standalone definition for a 'car wash', rather it is included in the service station use as described in (b) above.

It is considered that the proposed will meet the zone's objectives in providing a wide range of light industrial and related land uses that provide services to meet the day to day needs of workers (as well as nearby residents) in the area. The proposed minimises impacts to other industrial land uses and encourages employment opportunities, supporting the viability of the Waterside precinct.

Clause 1.9A Suspension of covenants, agreements and instruments

(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.

(2) This clause does not apply—

(a) to a covenant imposed by the Council or that the Council requires to be imposed, or

(b) to any relevant instrument within the meaning of section 13.4 of the Crown Land Management Act 2016, or

(c) to any conservation agreement within the meaning of the National Parks and Wildlife Act 1974, or

(d) to any Trust agreement within the meaning of the Nature Conservation Trust Act 2001, or

(e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003, or

(f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995, or

(g) to any planning agreement within the meaning of Subdivision 2 of Division 7.1 of the Act.

(3) This clause does not affect the rights or interests of any public authority under any registered instrument.

(4) Under section 3.16 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

There is a current restriction on the title preventing development within the restriction area unless the proposed development complies with the recommendation contained within the Flood Report authored by Worley Parsons, dated 9 January 2013.

As stated in **Figure 5**, Penrith City Council is empowered to release, vary or modify the restriction. It is requested as part of the development application process the release of this restriction on the title occurs due to the development complying with the recommendations within the report referenced.

Figure 5 Title Restriction

10. Terms on Restriction on Use of Land (R2) numbered 10 in the plan

10.1 In this restriction:

(a) "**Flood Report**" means the Worley Parsons report titled "Flood Report 301015-02753 dated 9 January 2013", a copy of which is available at Penrith Council with Development Consent number DA11/1433;

(b) "**restriction site**" means that area of the lot burdened shown on the plan as (R2) on the plan.

10.2 The owner of lot burdened must not carryout any development within the restriction site unless the proposed development complies with the recommendations contained in the Flood Report.

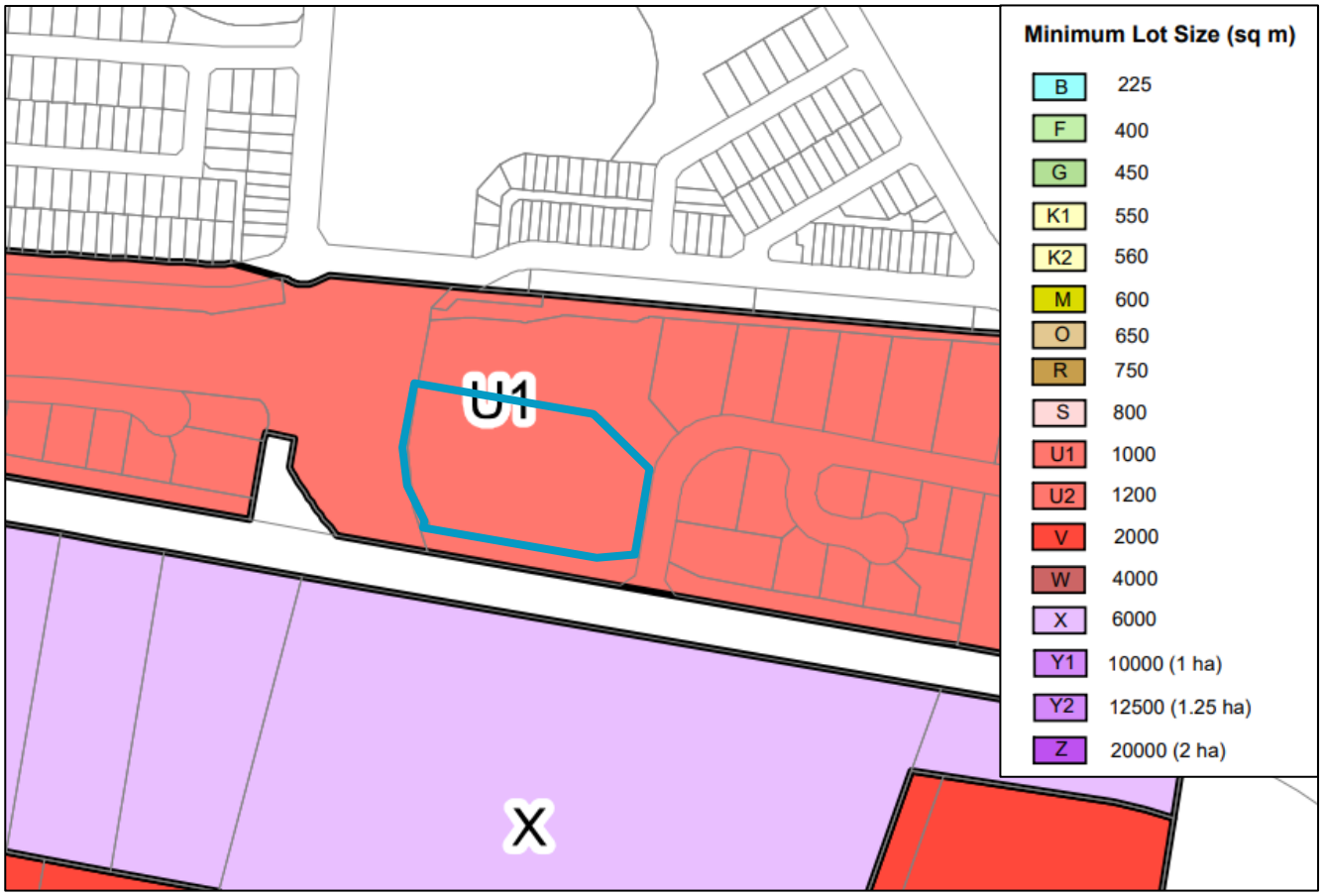
Name of authority empowered to release, vary or modify easement, profit á prendre, restriction, or positive covenant numbered 10 in the plan.

Penrith City Council

Clause 4.1 Minimum Lot Size

The minimum lot size on this site is 1,000m^2 as illustrated on the zoning map extract in **Figure 6**. The proposed subdivision of land on site results in lots above the prescribed minimum area.

Figure 6 Minimum Lot Size (LSZ_012)



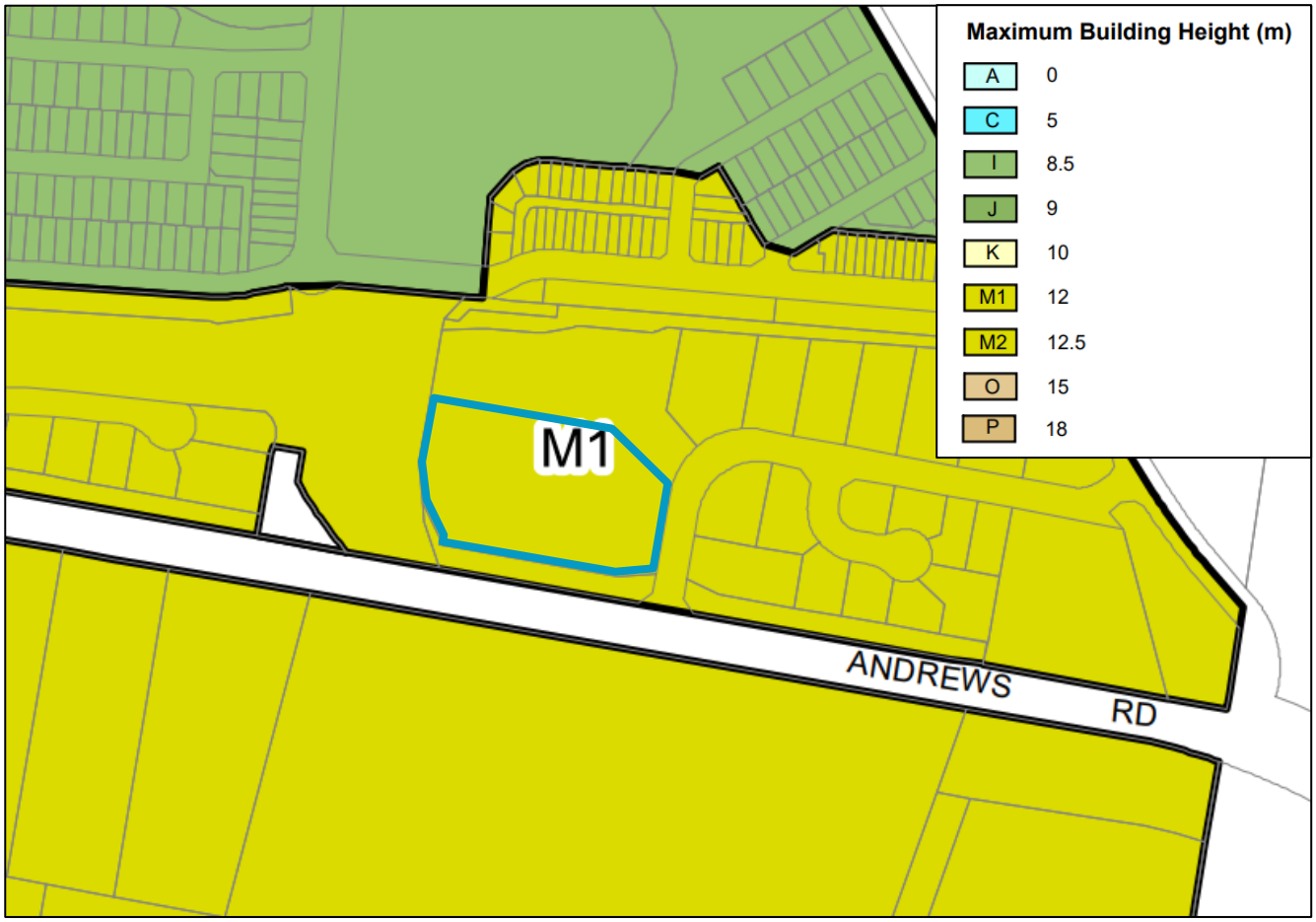
Clause 4.3 Height of Buildings

The maximum height permissible on the site under the LEP 2010 is 12m as shown in **Figure 7**. The proposed building heights are:

- Centre based child care – 4.7m;
- Service Station – 7.05m;
- Hungry Jacks – 7.5m;
- El Jannah's – 6m;
- Taco Bell – 7.53m; and
- Car wash/swim school – 7.64m.

Moreover, the four proposed pylon signs are proposed to also be less than 12m, therefore complying with this development standard.

Figure 7 Maximum Height of Building Map Extract (HOB_012)



Clause 4.4 Floor Space Ratio

A floor space ratio control is not adopted for this site.

Clause 5.10 Heritage Conservation

The site is not located on or near a Heritage item or conservation area.

Clause 5.21 Flood Planning

The site is not mapped as within a flood planning area, refer to **Figure 8**. Although the planning certificate notes that all or part of the subject land is affected by this clause.

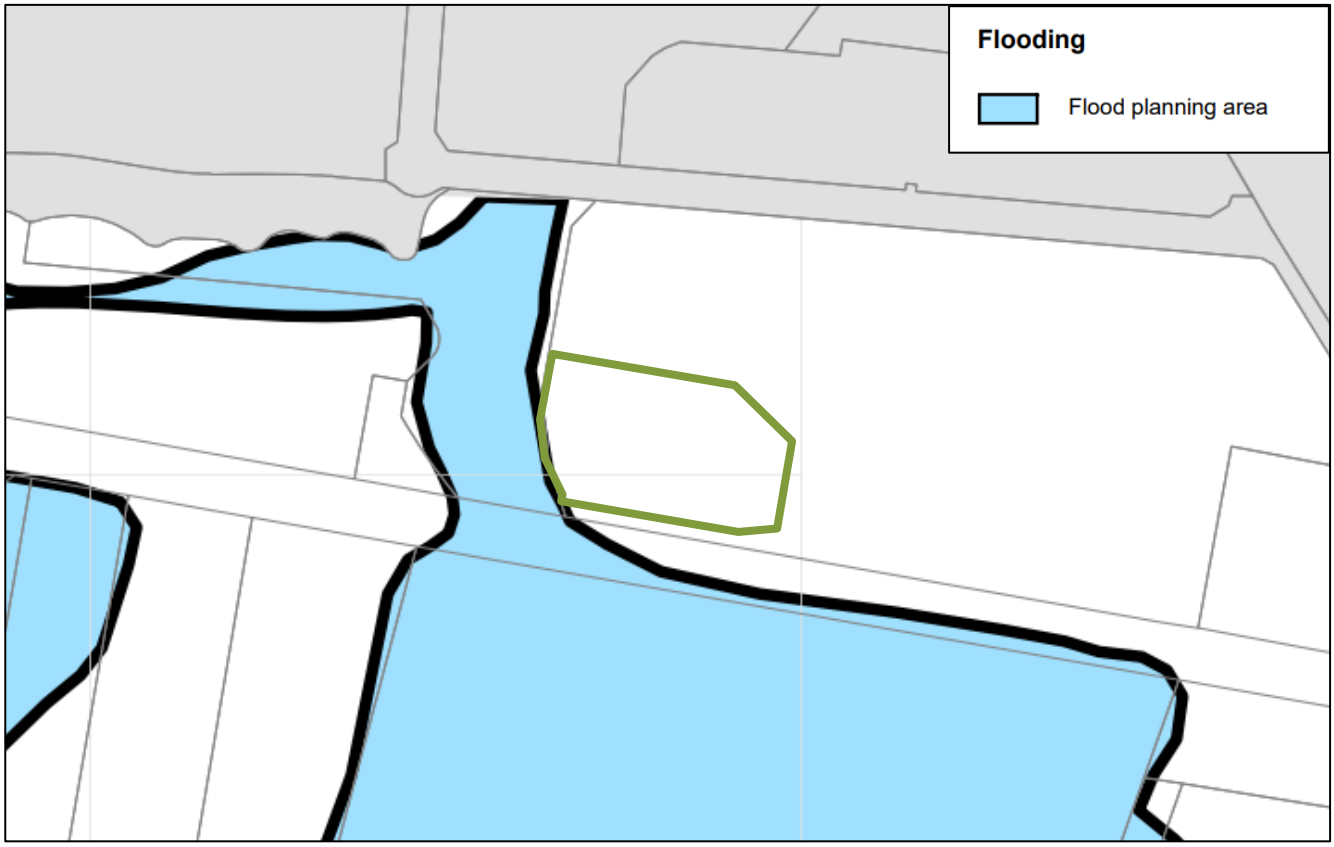
Penrith DCP Controls C3.5 Flood Planning, 6. Industrial/Commercial - New Development states that:

a) *Floor levels shall be at least 0.5m above the 1% AEP (100 year ARI) flood or the buildings shall be flood-proofed to a least 0.5m above the 1% AEP (100 year ARI) flood. If floor levels are below the 1% AEP (100 year ARI) flood the matters listed in section 7 i) – vii) shall be addressed.*

b) *Flood safe access and emergency egress shall be provided to all new developments.*

Appropriate flooding and stormwater management are included in the proposal. Further discussion is provided in **Section 5.5**.

Figure 8 Flood Planning Map Extract (FLD_012)



Clause 7.4 Sustainable Development

In deciding whether to grant development consent for development, the consent authority must have regard to the principles of sustainable development as they relate to the development based on a "whole of building" approach by considering each of the following -

(a) conserving energy and reducing carbon dioxide emissions,

(b) embodied energy in materials and building processes,

(c) building design and orientation,

(d) passive solar design and day lighting,

(e) natural ventilation,

(f) energy efficiency and conservation,

(g) water conservation and water reuse,

(h) waste minimisation and recycling,

(i) reduction of vehicle dependence,

(j) potential for adaptive reuse.

Clause 7.5 Protection of scenic character and landscape values

The site is located within an area mapped as having scenic character and landscape values as per **Figure 9**.

(1) The objectives of this clause are as follows—

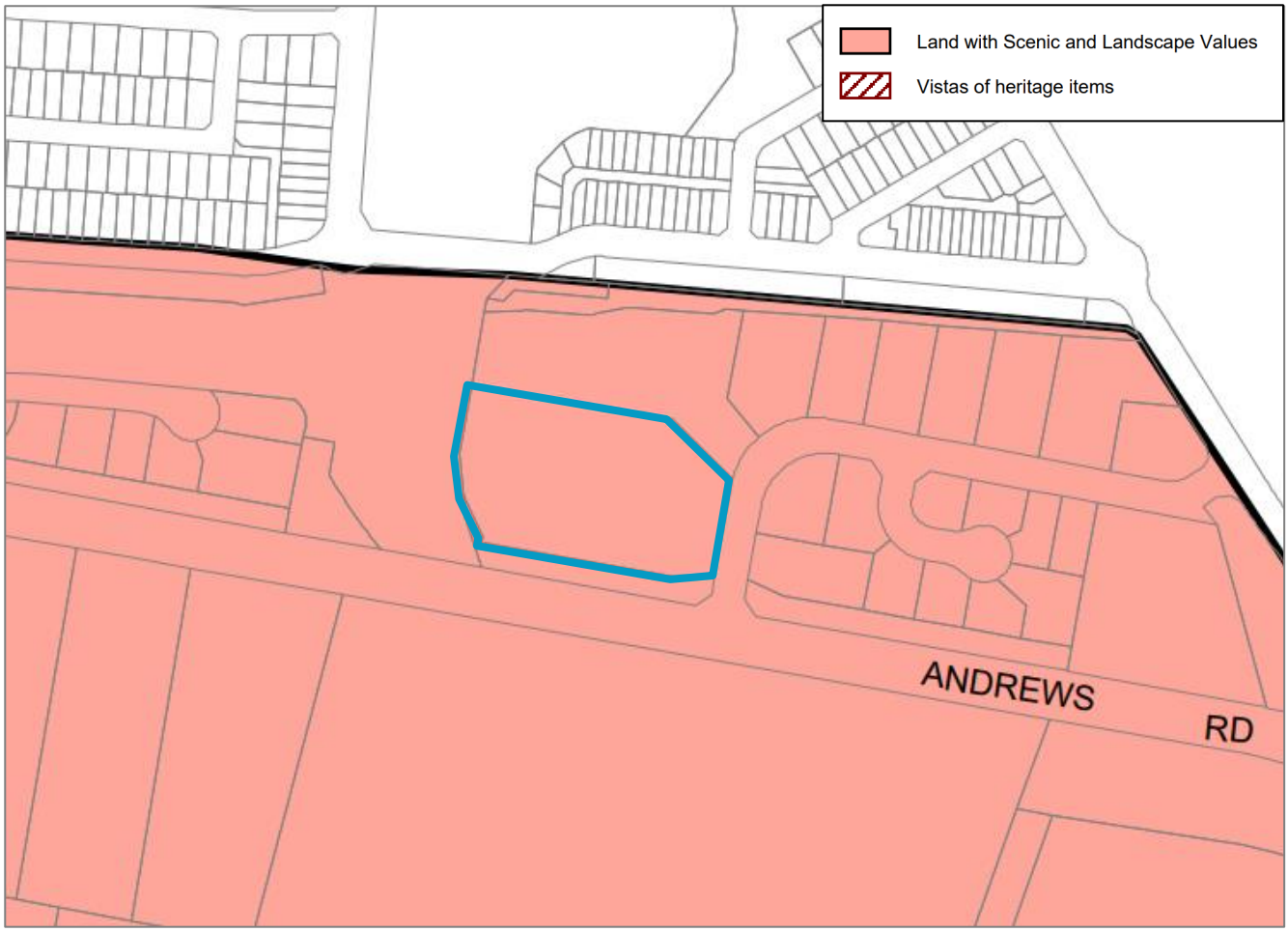
(a) to identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places,

(b) to ensure development in these areas is located and designed to minimise its visual impact.

Development consent must not be granted unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the development, to minimise the visual impact of the development from major roads and other public places.

Visual impacts of the proposed development are considered in **Section 5.3**.

Figure 9 Scenic and Landscape Values Map Extract (SLV_012)



Clause 7.22 Waterside

This site is located within an area mapped as needing acoustic, physical and visual buffer between industrial and residential development within the area known as Waterside, refer to **Figure 10**.

(3) Despite any other provision of this Plan, the consent authority must not consent to development on land in Zone IN2 Light Industrial that is part of the land to which this clause applies unless the consent authority is satisfied that the carrying out of activities in the development will not generate any increase in existing background noise levels.

(4) The consent authority must not consent to development on—

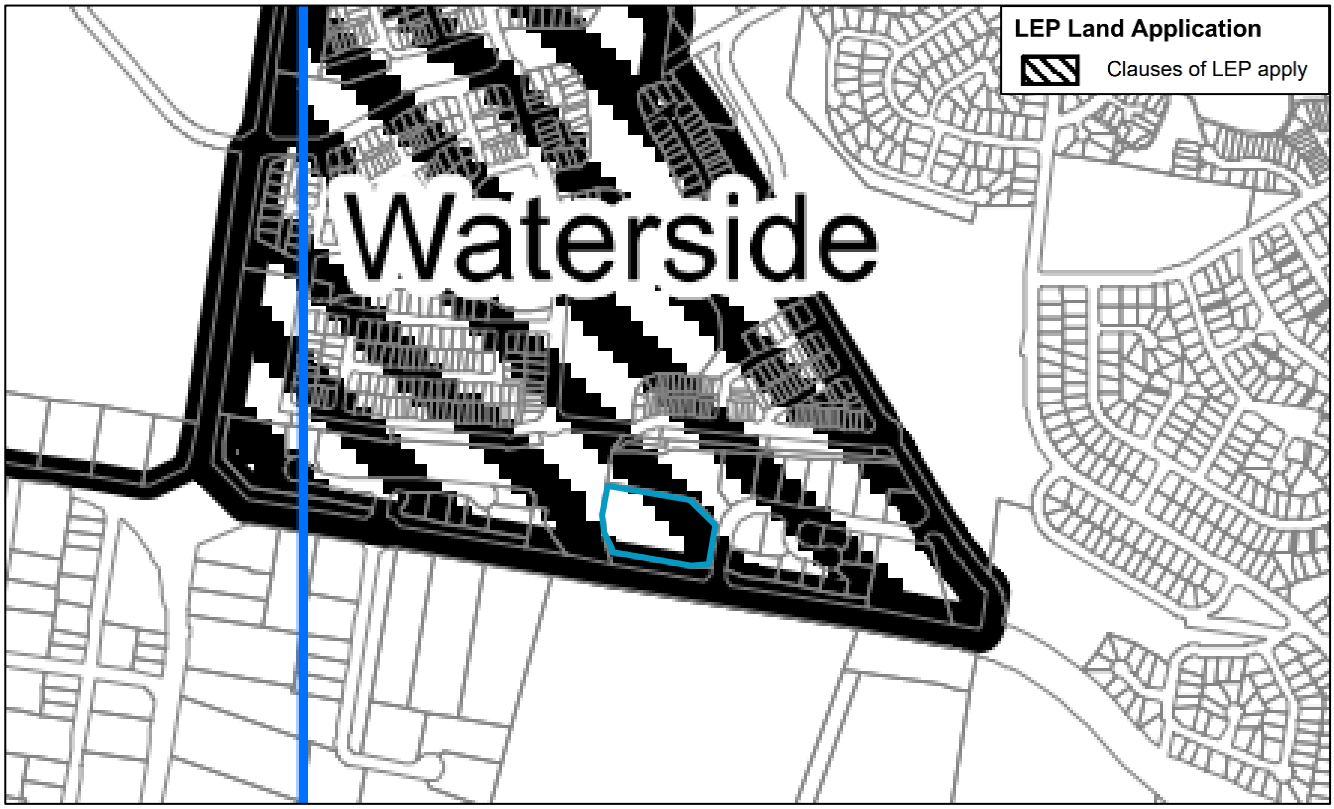
> *(c) land in Zone IN2 Light Industrial that is part of the land to which this clause applies unless the consent authority is satisfied that the noise levels inside the buildings involved in the development will not exceed the noise level criterion shown in the following Table—*

Noise descriptor	*Time period*	*Criterion*
Sleeping areas 10% of LA1 15min	*10:00 pm to 7:00 am*	*60 dBA*

(5) In this clause 10% of LA1 15min means the noise level which is exceeded by 10% of all of the valid LA1 15 min noise levels within the specified period.

Noise impacts of the proposed development are considered in **Section 5.6** and a Noise Impact Assessment has been undertaken and included at **Appendix O.**

Figure 10 Clause Application Map Extract (CAP_001)



4.13 Penrith Development Control Plan 2014

The Penrith Development Control Plan (DCP) 2014 provides detailed guidelines to guide the design and assessment of development applications for land covered by Penrith LEP 2010.

The DCP 2014 components relevant to the proposed development are:

- C1 Site Planning and Design Principles;
    - 1.1.2 Key areas with scenic and landscape value;
    - 1.2.2 Built form – height, bulk, scale;
    - 1.2.5 Safety and Security (CPTED Principles);
- C2 Vegetation Management;
    - 2.3 Bushfire Management;
- C3 Water Management;
    - 3.2 Catchment Management and Water Quality;
    - 3.3 Watercourses, Wetland and Riparian Corridors;
    - 3.5 Flood Planning;
    - 3.6 Stormwater Management and Drainage;
- C4 Land Management;
    - 4.3 Erosion and Sedimentation;
    - 4.4 Contaminated Land;
- C5 Waste Management;
- C6 Landscape Design;
- C8 Public Domain;
    - 8.1 Pedestrian Amenity;
    - 8.3 Lighting;
- C9 Advertising and Signage;
- C10 Transport, Access and Parking;
- C11 Subdivision;
- C12 Noise and Vibration;
- C13 Infrastructure and Services;
- D4 Industrial Development (when E3 doesn't specify);
- D5 Other Land Uses;
    - 5.2 Child Care Centres; and
- E3 Cranebrook – Part A Waterside;
    - 3.1 Waterside Corporate.

The proposal is generally compliant with the DCP with the exception of minor variations in relation to setbacks and pylon signs. A detailed compliance table is included at **Appendix B** and the variations are discussed in detail below.

4.13.1 DCP Variations

Setbacks

Section E3 of Penrith DCP requires that the following setbacks be provided:

i) minimum 10m setback from Andrews Road;

ii) minimum 5m setback from secondary streets; and

iii) minimum 5m setback from the adjoining riparian corridor.

The food and drink premises located closest to Andrews Road is setback 4.85m from the site boundary (technical non-compliance). The centre based child care facility building is set back 22.66m from the western boundary (therefore compliant). The service station canopy is set back 18.14m from Renshaw Street (therefore complaint).

The generous setback given to Renshaw Street, above what is required under the DCP, allows for high quality landscape and building presentation focused at the main entrance into the development. Car parking is setback behind the building line and not visually dominant to the streetscape.

The DCP non-compliance with a 10m required setback from the sites southern boundary is arbitrary, as similar to other sites with the precinct the site does not in fact adjoin Andrews Road, but rather a stormwater channel is located between the site and the road. The strip of land containing the stormwater channel is some 15m in width providing a suitable setback to Andrews Road. The stormwater channel is already planted with mature trees which will help screen the proposal from the classified road.

Pylon Signs – Height and Number of Signs

Council's DCP control limits the height of pylon signs to 7m in height. The proposal includes pylon signs at 8m. The pylons are located within landscaped areas of the site, two within the Renshaw Street setback and two within the Andrews Road setback. The height of the pylon sign(s) are well below the LEP height limit for the site and only just higher than the proposed built form. The pylons would therefore sit generally at a similar height to the roof line of developments on the site and within the surrounding area. Further, existing and proposed trees will assist to harmonise the height of the signs and reduce potential visual impacts. The signs are unlikely to distract motorists or pedestrians as they are well setback from the roadways and contain no flashing or moving parts.

Council's DCP control limit's the development to only having one pylon sign. Due to the nature of the proposal having a large number of independent uses, one pylon sign is not considered adequate and four pylon signs are proposed. One of the pylons is dedicated to the proposed Taco Bell operation and positioned centre way along the Andrews Road frontage; a fuel pricing pylon primarily for the service station is located at the southern end of Renshaw Street frontage; and two multi-tenant signage boards with five signage zones for future tenants is located at the northern end of the Renshaw Street road frontage and the western end of the Andrews Road frontage.

A variation to the number of pylon signs permitted for the proposal is justified as per the following:

- Provision of four pylons will not reduce the visual quality or amenity of the area. The site's road frontages are extensive and two pylons per frontage would not result in signage clutter;
- The number of pylons equates to the same amount of lots the development proposes to be subdivide into;
- A coordinated approach to external signage is proposed through the use of multi-tenant signs, one per street frontage;
- Signage will not cause distraction to motorists and road users, nor will it increase the potential for traffic conflicts.
- The overall size of the pylon signs is not considered excessive or inappropriate for the site's location on a classified road and within an industrial area.
- The size of the fuel pylon will allow passing motorist good visibility as required for fuel display under Division 3 of *Fair Trading Regulations 2012*.
- The content of the pylon signs will containing clear business identification (including logos) but will not include general advertising.
- Signage does not create conflicts or safety problems for pedestrians.

A variation to the number and height of the pylon signs is justified in this instance.

5 Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 4.15 (1) of the EP&A Act relevant to the proposal.

5.1 Compliance with Planning Instruments and Controls

The proposal is generally compliant and consistent with all applicable legislative requirements, environmental planning instruments, development controls and guides as outlined in Section 4 of this SEE, and as summarised below:

- The proposal meets the national and state design standards for childcare centres made under the requirements of *SEPP (Educational Establishments and Child Care Facilities)* and therein the provisions of the *Child Care Planning Guideline*, and the *Education and Care Services National Regulations*;
- The proposal is compliant with the *Rural Fires Act 1997, Rural Fires Regulation 2013* and *Planning for Bushfire Protection 2019;*
- The service station achieves compliance with *SEPP 33 (Hazardous and Offensive Development)*, Protection of the Environment Operations (Underground Petroleum Storage Systems) and (Clean Air) Regulation;
- Potential contamination of the land has been considered in accordance with *SEPP 55 – Remediation of Land*;
- Proposed signage is consistent with the criteria contained in *SEPP 64 (Advertising and Signage)* and the Transport Corridor Outdoor Advertising and Signage Guidelines;
- The proposal meets traffic and access requirements and triggers traffic generating development pursuant to *SEPP (Infrastructure) 2007*;
- The proposed land uses are permissible within the IN2 Light Industrial zone under Penrith LEP 2010 and the proposal meets all LEP development standards;
- The proposed development achieves the aims and objectives contained within the relevant sections of the Penrith DCP 2010. Where variation is sought from the requirements of the DCP, it is addressed in **Section 4.12.1** of this SEE and is considered reasonable in the circumstances of this proposal.

5.2 Traffic, Parking and Access

A Traffic Impact Assessment (TIA) has been undertaken by CBRK and is attached at **Appendix J**. The report examines the traffic implications of the proposed development including the predicted traffic generation and its impact on existing road and intersection capacities. The report also reviews parking requirements, access provisions and public transport, including assessment against Council, Australian Standards and TfNSW requirements as required.

5.2.1 Access, Servicing and Internal Layout

Vehicle access to the site will be provided via Renshaw Street. The proposal requires two new access driveways Renshaw Street, with both driveways providing ingress and egress for the site. The southernmost driveway will provide direct access to the service station and car wash site, while the northernmost driveway will provide access to the remainder of the site. Good sightlines are achieved to the north and south along Renshaw Street.

The driveways will provide for the turning movements of cars and service vehicles in accordance with the Australian Standard for Parking Facilities (Part 1: Off-street car parking and Part 2: Off-street commercial vehicle facilities), AS 2890.1:2004 and AS 2890.2 –2002.

The two-way circulation aisles will be a minimum of 6.6 metres wide, and wider where aisles are used by vehicles up to a 16.9m articulated delivery truck. These dimensions satisfy the requirements of the Australian Standard for Parking Facilities (Part 1: Off-street car parking and Part 6: Off-street parking for people with disabilities), AS 2890.1:2004 and AS 2890.6:2009.

The internal layout will provide for all relevant vehicles, including delivery trucks to enter the site, circulate, and exit safely in a forward direction. Refer to the swept path plans enclosed within the Traffic Impact Assessment at **Appendix J**.

5.2.2 Traffic Generation

The anticipated rates of traffic likely to be generated from the proposed development are discussed in the TIA, having regard for the RMS 'Guide to Traffic Generating Development', DCP 2014 and using SIDRA computer analysis.

Traffic generated by the proposed development will have its greatest effects during weekday morning and afternoon peak periods. It is noted that a portion of customers to the site for the take away food and drink premise(s) are likely to be passing trade (assumed 50% in accordance with TfNSW Guidelines). In addition, the majority of fuel customers (70%) would also be considered passing trade. The additional traffic was modelled on the road network where it was found that surrounding road network will be able to cater for the traffic generation from the proposed development, noting that the right turn out of Renshaw Street onto Andrews Road would be approaching capacity in the afternoon peak hour.

5.2.3 Parking Provision

Parking for the proposed development has been calculated in accordance with Council's car parking rates. Section C10 of the DCP includes the following parking requirements for:

Child care facility:

- 1 car space per 10 children, plus 1 space per staff member.

Take-away food & drink premises/fast food outlets:

- 1 space per 6m^2 seating area.

Petrol station convenience stores:

- 1 space per 25m^2 GFA.

The DCP has no specific rates for swim schools or a car wash. For the swim school, the fitness centre rate of seven spaces per 100m^2 GFA has been applied. No parking is required for the automatic car wash, with cars either parked in the vacuum bays or car wash bays.

With regards to bicycle and motorcycle parking, Councils DCP has the following requirements:

- *Visitor bicycle parking – 5-10% of employees or 3-5% seating capacity; and*

- *Employee bicycle parking – 3-5% of employees.*

Table 4 TIA Summary of Parking Requirements

Table 3.1	**Summary of Parking Requirements**		
Component	Size	Rate	Spaces
Petrol Station	281m^2 GFA	1/25m^2	11.2
Hungry Jacks	90m^2 seating area	1/6m^2 seating area	15
El Jannah	81m^2 seating area	1/6m^2 seating area	13.5
Taco Bell	91m^2 seating area	1/6m^2 seating area	15.2
Swim School	666m^2 GFA	7/100m^2	46.7
Child Care	100 places + 22 staff	1/10 places + 1/employee	32
Sub-total			133.6
Shared use		less 5%	6.6
Spaces Required			127

Taking into account a 5% reduction for shared use the total number of spaces required is 127. 128 are parking spaces have been provided, meeting the required amount under the DCP.

As the number of employees and seating numbers are unknown, a rate of 5% and 10% of parking provision has been applied to determine the required visitor and employee bicycle parking. Applying these rates, the proposed development would require 20 bicycle spaces (13 visitor and 7 employee). The proposed development will provide 20 bicycle spaces. Bicycle parking will be provided in racks adjacent to each tenancy (excluding the centre based childcare facility).

Within the site, parking spaces will be typically 2.6 metres wide by 5.4 metres long. Disabled parking spaces will be 2.4 metres wide, with a 2.4-metre-wide adjacent area for wheelchairs. These dimensions satisfy the requirements of the Australian Standard for Parking Facilities (Part 1: Off-street car parking and Part 6: Off-street parking for people with disabilities), AS 2890.1:2004 and AS 2890.6:2009.

Based on the finding of the TIA, the proposal is satisfactory in terms of parking, traffic generation and access provisions.

5.3 Visual Impact

The proposed works will not have a negative impact upon the visual amenity and character of the area, but rather it is considered more likely the proposal will have a positive visual impact taking into account the extent of new landscaping proposed to compliment the scheme.

The development incorporates a number of buildings of an appropriate scale, bulk and density for the location on light industrial zoned land. The height and density are generally consistent with the approved surrounding premises. The proposed development presents positively to Renshaw Street with articulated front building elevations and a deep and dense landscaped setback.

The service station, fronting Renshaw Street, has been designed to activate its frontage as much as practicable with the use of clear glazing on the eastern elevations and an awning provided over the entry. The deep street setback to Renshaw Street allows high quality landscaping improving the overall aesthetic look of the development from this streetscape.

On-site landscape works and plantings will make a positive contribution to both road frontages as well as enhance the overall internal amenity of the proposal. Good quality endemic landscaping is provided within the site, including a total of 30 tree plantings, along with numerous shrubs, accent plants, grasses and groundcovers. The quantity and density of landscaping included in the scheme bodes well in terms of minimising visual impact from Andrews Road and the public areas to the west.

Buildings incorporate high quality finishes and contemporary colours and materials. The buildings low scale proportions allow the proposal to successfully integrate into its surrounds.

A consistent theme for signage for each premises is proposed, in order to achieve orderly and coordinated site presentation. External signage proposed is considered appropriate given the use and extent of the site and not excessive in height, number or size. Most signage proposed has been designed to incorporate seamlessly within the building facades. The proposed pylon signs will visually reach just beyond proposed building heights, but will not block views of surrounding areas.

Various 3D rendered images of the proposed development have been included in **Appendix A** to assist with visualising the proposal and are copied below. Note the landscaping shown is indicative only and does not reflect the full extent of proposed landscaping. Reference is made to the Landscape Plans at **Appendix K** for full specifications.

Figure 11 Site perspective from the corner of Andrews Road and Renshaw Street

Figure 12 Site perspective from within the site – OTR

Figure 13 Site perspective from within the site – Car Wash and Indoor Recreation Facility

Figure 14 Site perspective from within the site – Centre based child care facility

5.4 Amenity Impact

5.4.1 Overshadowing and Light Spill

The location of buildings and structures on the site has been designed around minimising amenity impact, such as overshowing and light spill, on neighbouring properties. Appropriate lighting will be installed on the proposed premises, including lighting for the car parking and outdoor areas. External lighting will contribute to the overall safety of the site and will be in accordance with *AS4282-1997 Control of the obtrusive effects of outdoor lighting*. Given the distance to the closest residential receivers, light spill is not likely to cause concern.

5.4.2 Odour

In accordance with relevant legislation, the service station site will be installed with VR2 system which will recover at least 85% of displaced vapour.

The proposal will have no significant impact as a result of potential odours associated with cooking and waste storage for each premises. Operation of the kitchen areas will be in accordance with the Food Standards Code in *The Food Act 2003* and *Australian Standard 4674 – Design Construction and Fit-out of Food Premises*.

During construction and earthworks, the following measures may be implemented to minimise odours:

- Covering of stockpiles;
- Use of fine mist sprays and /or odour mitigating agent on impacted areas and materials; and
- Adequate maintenance of equipment and machinery to minimise exhaust emissions.

In the context of the area, it is considered that odour will not cause concern.

5.5 Flooding and Stormwater Management

Waterside Green Flooding and Stormwater Advice was prepared by Worley Parsons on 9 January 2013. Recommendations made in the report that are applicable to the site are as follows:

In order for the East Channel to not overtop its banks on the development side in the 20 year ARI and the 100 year ARI flows, the banks of the channel running parallel to Andrews Road will need to be raised to no lower than 24.25m. The design channel base width and the batter slopes should be maintained. The banks along the remainder of the channel where it bends around Cranebrook zone substation will be required to be maintained at their current level (and no lower than 24.25m).

For the section of Andrews Road adjacent to the site, the stormwater channel has since been raised to comply with these recommendations.

All floor levels are required to be at least RL 24.3m AHD, which is 1% AEP flood level plus 0.5m freeboard. The floor levels of the food and drink premises closest to Andrews Road, plus the car wash building is 25.2m AHD. The floor level of the service station is 26.0m AHD, and all buildings on the northern half of the site sit higher than 26.0m AHD. Refer to Civil Plans at **Appendix E** for all proposed FFL. All floor levels are well above the required levels plus safe egress from site can occur in the event of a flood, and therefore flooding won't have an impact on or off the site.

The proposed development's stormwater management scheme has been designed in accordance with Council's DCP 2014 for drainage. A summary of the calculations is provided on the Civil Plans at **Appendix E** and a Stormwater Management Report is included at **Appendix F**.

The site generally slopes to the south towards the creek and there is no evidence of existing underground stormwater line on the site.

It is proposed to construct a new stormwater network to convey stormwater through a stormwater treatment train consisting of gross pollutant traps, rainwater tanks, bio retention basins and filter cartridges.

The HumeCeptor system is an underground, precast concrete stormwater treatment solution that utilizes hydrodynamic and gravitational separation to efficiently remove Total Suspended Solids (TSS) and entrained hydrocarbons from runoff. The specified unit has an oil storage capacity of 3,540L and is situated adjacent a hard stand area for ease of maintenance.

Rainwater tanks are designed to allow the reuse of collected rainwater for toilet flushing and garden watering. In reference to Penrith City Council Technical WSUD guidelines, for industrial and commercial developments, a 0.1 KL/day per toilet and 0.4 kL/year/m² as PET-Rain is required.

Three bio retention basins are proposed and shown on the Civil Plans at **Appendix E**. The bio retention basins have been sized to accommodate the 3 month flow for each. Overflows are collected by shallow pits and the outlet pipes of these cross over the existing stormwater line.

The Psorb StormFilter is a stormwater treatment system using rechargeable, self-cleaning, media-filled cartridges to absorb and retain required level of pollutants from stormwater runoff including total suspended solids, hydrocarbons, nutrients, soluble heavy metals, and other common pollutants. The filter cartridges clean stormwater through a passive filtration system and removes pollutants.

In summary. the proposed system of stormwater management satisfies the relevant requirements of Council. Both, stormwater quality and quantity strategies have been taken into consideration and incorporated within the proposed stormwater drainage scheme proposed at the site.

5.6 Noise

A Noise Impact Assessment (NIA) for the proposal has been conducted by Muller Acoustic Consulting Pty Ltd (MAC), a copy of which is provided at **Appendix O**. The Assessment has been prepared in accordance with and having regard for:

- NSW Department of Environment and Climate Change (DECCW) – NSW Interim Construction Noise Guideline (ICNG), July 2009;
- NSW Environment Protection Authority (EPA), Noise Policy for Industry (NPI) 2017;
- Penrith LEP 2010 Clause 7.22 Waterside noise level criteria;
- Australian Standard AS 1055:2018 - Acoustics - Description and measurement of environmental noise - General Procedures; and
- International Standard ISO 9613:1993 - Acoustics - Attenuation of sound during propagation outdoors.

5.6.1 Operational Noise

The development incorporates multiple activities which will contribute to the cumulative customer generated noise sources, including light and heavy vehicles, deliveries, waste collection, mechanical plant, drive-thru service and child care outdoor play. The closest receivers include the residential properties to the north (approximately 70m away), a nearby centre based child care centre to the north east (approximately 50m away) and commercial and light industrial users to the east.

The results of the NIA demonstrate that emissions from the project would satisfy the relevant project noise trigger levels at all assessed receivers for all assessment periods. Noise levels are also predicted to comply with the AAAC Child Care Centre Acoustic Assessment Guideline criteria.

Furthermore, sleep disturbance is not anticipated, as emissions from impact noise are predicted to remain below the EPA's Sleep Disturbance Criteria.

5.6.2 Construction Noise

The results of the NIA demonstrate that levels during standard construction hours are above the ICNG Noise Management Levels at the majority of assessed receivers surrounding the project. Accordingly, it is recommended that noise management and mitigation measures be adopted during noise intensive construction activities to limit impacts on surrounding receivers.

Recommendations for consideration during construction activities for this project may include:

- Implement boundary fences/retaining walls as early as possible to maximise their attenuation benefits to surrounding receivers;
- Toolbox and induction of personnel prior to shift to discuss noise control measures that may be implemented to reduce noise emissions to the community;

- Where possible use mobile screens or construction hording to act as barriers between construction works and receivers;
- All plant should be shut down when not in use. Plant to be parked/started at farthest point from relevant assessment locations;
- Operating plant in a conservative manner (no over-revving);
- Selection of the quietest suitable machinery available for each activity;
- Avoidance of noisy plant/machinery working simultaneously where practicable;
- Minimisation of metallic impact noise;
- All plant are to utilise a broadband reverse alarm in lieu of the traditional hi frequency type reverse alarm; and
- Undertake letter box drops to notify receivers of potential works.

5.7 Safety and Security

The development has been designed to and shall be managed to minimise and discourage criminal activity and ensure the safety of customers, staff, and the local community. The proposal has been designed to be consistent with Crime Prevention through Environmental Design (CPTED) principles.

A Crime Risk Assessment has been undertaken and is included at **Appendix P**. The purpose of the Crime Risk Assessment is to identify and assess crime risk associated with the proposed development, and to minimise opportunities for crime through design. The Crime Risk Assessment has regard for the 4 key strategies (surveillance, access control, territorial reinforcement and activity and space management) of crime prevention and public safety.

In additional to CPTED principles, appropriate lighting will be installed on the proposed premises, including lighting for car parking and outdoor areas. External lighting will be directed inward and away from nearby properties with boundary fencing obscuring the majority of the light spill and/or glare. Lighting will be in accordance with AS4282-1997 Control of the obtrusive effects of outdoor lighting. External lighting will contribute to the overall safety of the site, in conjunction with other security measures such as CCTV cameras.

5.8 Signage

An integrated approach has been adopted for signage within the site, comprising a mix of flush wall signage and branding on building facades and the fuel canopy, as well as four freestanding pylon signs and suitable directional signs. Signs will be made of high quality materials allowing appropriate wayfinding to and within the site.

The location and dimension of all proposed signage is illustrated on the Signage Plans provided at **Appendix A**.

The aims of the SEPP 64 are to ensure that signage:

> *(i) is compatible with the desired amenity and visual character of an area, and*
>
> *(ii) provides effective communication in suitable locations, and*
>
> *(iii) is of high quality design and finish*

It is considered that the proposed signage scheme is compatible with the site's location and setting; and will be of an appropriate height, scale and proportion.

The proposed signage will be of a high quality and finish and will be illuminated at an acceptable level that will not result in unreasonable glare that would affect the safety of vehicles or pedestrians, nor will the illuminated signage detract from the amenity of any neighbouring development. The proposed 8m high pylon signs will have a finished height below the Penrith LEP 2010 maximum building height and is only slightly higher than the proposed building rooflines.

Overall, the proposed signage is appropriate for the use and setting of the site and will contribute to the visual interest of the area. The proposed signage meets the objectives and provisions of SEPP 64 and is acceptable in terms of design and road safety as demonstrated in the compliance table at **Appendix B**.

5.9 Landscaping

A detailed Landscape Plan prepared by Site Image is included at **Appendix K**.

Clearing of some juvenile trees, shrubs and overgrown grasses is required to accommodate the proposed.

Landscaping is proposed to complement the built form and hard stand areas of the development and includes a wide range and number of plantings. The total landscaped area proposed is 2,103m^2, which equates to 14.15% of the site. Landscaping within the front setback of a minimum width of approximately 10m has been proposed. The proposed landscaping has been prepared generally in accordance with the Penrith DCP 2014 as well as having regard for the practicality of ongoing maintenance and management of the site.

Tree and shrub species, sizing and locations have been chosen to ensure that passive surveillance is maintained at building, carpark and driveway entries with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with CPTED principles.

Landscaping features are incorporated within the outdoor play areas for the child care facility providing natural shade and opportunities for safe 'nature play'. The current landscape design is intended to operate as an integrated and sustainable system, resulting in an attractive development with good amenity assisting in the learning outcomes of the children.

All proposed tree and plant species selection has been considered in terms of soil types, species hardiness and on-going watering maintenance requirements. Predominantly low water use species have been grouped in regard to watering requirements and to reduce reliance on use of potable water.

In summary, the new landscaping proposed will integrate the built form and hardstand areas associated with the proposal and provide a positive contribution to the overall landscape character of the area.

5.10 Sediment and Erosion Control

Temporary contractors' vehicular access to the site will be restricted to a single point with a vehicle shaker grid and stabilised site access on Renshaw Street to reduce the likelihood of sediment being trafficked off site. Sediment/silt fencing will be erected around the boundaries of the site as necessary.

All sediment control devices will be constructed, placed, and maintained in accordance with respective Council specifications and Landcom "soil and construction" manual and as shown on the proposed Erosion and Sediment Control Plans at **Appendix E**.

5.11 Waste Management

The types of waste generated during operation of each premises will include food wastes, recyclable paper and cardboard, plastics, containers and residual waste. Each of the premises shall be responsible for sorting and storing its operational waste independently. The tenancies are provided with individual or shared waste storage areas where waste can be separated and stored ready for private collection from within the site. The waste storage areas are readily accessible to service vehicles.

A Waste Management Plan (WMP) has been prepared for the proposed development, addressing each stage of the development from earthworks and construction through to the ongoing management of waste when the premises are operational. The WMP has been prepared in accordance with Council's DCP and is provided at **Appendix D**.

5.12 Contamination

A Due Diligence Environmental Site Assessment report was prepared by Reditus in August 2021 and is included as **Appendix C**.

As a part of a due diligence process examination included an investigation of the history of the site and surrounding areas was commissioned to determine the potential for contaminated soil or groundwater to be present.

The site is currently vacant and appears to have not contained any build structures previously. In 1947 the site was pastural land and remained largely unchanged until the mid 2000's. In 2005, the site appears to have undergone major soil disturbances as a result of the surrounding residential construction and earthworks to develop Penrith Lakes. In 2009, the site appears to have been subject to some major soil disturbance works as a result of surrounding construction and by 2012 was covered in grass. Some minor soil disturbance appears evident on the site by 2018 as a result of the establishment of Renshaw Street.

During the investigation, the following results were observed:

- Fill of unknown origin was found to extend between 0.3 and 0.6 m below ground level.
- No stains, odours, or other visible signs of contamination (including asbestos) were noted on the site. No Photoionisation Detector (PID) readings exceeded 0.1 ppm above the background concentration.
- Contaminants of Potential Concern (CoPC) in soil were reported below the adopted site assessment criteria for all soil samples analysed.
- Groundwater was encountered in three out of the four monitoring wells installed and was identified at a depth of between 5.49 - 6.35m below ground level.
- All groundwater analytical results were reported below the adopted site assessment criteria, except for copper in RMW1, nickel in RMW1 and RMW3 and zinc in RMW1, RMW2 and RMW3. The concentrations of metals are typical of a disturbed urban environment and remedial action is not considered necessary.

Based on the findings of the investigation, the current condition of the site is unlikely to preclude the proposed mixed-use development including child care. The site, in its current form, is considered suitable for the proposed development.

No further environmental investigations are required of the site, apart from what will be necessary to classify for disposal purposes any surplus soils that may be generated during redevelopment works.

5.13 Bushfire

A Bushfire Assessment Report has been prepared by Bushfire Environmental Management Consultancy (BEMC) and is contained at **Appendix L.** The report considers and assess the bush fire planning and construction requirements to determine compliance with the performance criteria in *Planning for Bush fire Protection 2019* (PBP 2019).

As indicated in the Bushfire Assessment Report, it is recommended that development consent be granted subject to the following conditions to comply with PBP 2019:

- Asset Protection Zones and Landscaping;
    - At the commencement of building works and in perpetuity, the entire property shall be managed as an Inner Protection Area (IPA) as outlines within Appendix 4 of Planning for Bush fire Protection 2019, and NSW Rural Fire Service 'Standards for Asset Protection Zones'. Landscaping is to be undertaken in accordance with appendix 4 of Planning for Bush fire Protection 2019, and Energy Australia 'Vegetation Safety Clearances' (NS179, April 2002).
    - A landscaping plan is required to be submitted with the DA to the consenting authority illustrating boundary fence within 6m of any building are made of non-combustible materials and application of APZ standards. The application of APZ standards can be completed by identifying the APZ areas indicated in Figure 2 of this report on site layout plans with the following notation 'the APZ identified will be managed in accordance with Appendix 4 of PBP 2019'.
    - Meeting the acceptable solutions 'Landscaping' with table 7.4a of PBP2019 shall be a condition of consent.
- Construction Standards;
    - The risk of bushfire is low and specific bushfire construction standards are not warranted.
- Access;
    - The access within the proposed development shall meet non-perimeter road requirements of SFPP development.
- Water Supply;
    - Hydrant shall be provided internally within the development not within any road carriageway and be designed in accordance with AS 2419.1:2017.
    - Internal hydrants shall be positioned no greater than 70m unobstructed path to the furthest elevation of any building and all above ground component made of metal.
- Electricity services;
    - Electricity to be placed underground.
- Gas services;
    - If bottle gas services are provided, meeting the acceptable solutions 'Gas Services' with table 7.4a of PBP2019 shall be a condition of consent.
- Emergency Management;
    - A Bush Fire Emergency Management and Evacuation Plan shall be prepared prior to construction certificate that complies with the requirements of Table 6.8d within PBP2019 and includes all buildings on the site and developed in consultation with all leases of the buildings.

- Prior to the issuing of an occupation certificate and a copy of the Bush Fire Emergency Management and Evacuation Plan is provided to the Local Emergency Management Committee for its information prior to occupation of the development.

5.14 Building Access

Access to the building will be compliant with the relevant legislation and criteria including The Building Code of Australia (BCA), The Disability Discrimination Act 1992 and AS1428 – Design for Access and Mobility to ensure that adequate pedestrian and disabled access is provided for the development. A BCA Compliance Report has been prepared and is included at **Appendix R**.

5.15 Social and Economic Impact

An analysis of the social and economic impacts associated with the development of the site is detailed in this section to ensure that, where relevant, social and economic considerations are an integral part of the development assessment process.

The proposed establishment of a number of premises (some of which will operate 24/7) is anticipated to have an ongoing positive social and economic impact on the local Cranebrook area and the broader community.

The identified positive social and economic impacts are summarised below:

- The proposal will generate direct employment opportunities as well as further job creation during the construction phase;
- The total construction cost (refer to Quantity Surveyors Report appended at **Appendix Q**) of the development will have flow on value added multiplier benefits to the local region;
- The development will be compliant with relevant disability standards, and will meet the needs of people with physical disabilities, sensory disabilities and intellectual disabilities;
- The proposal will provide much needed services to the area meeting the daily needs of the surrounding residents, workers and visitors;
- The proposal is consistent with the planning intent for IN2 zone under the LEP 2010;
- Specific safety and security measures will be incorporated into the operational procedures of the development to ensure a safe and secure environment for patrons and staff; and
- The development will have a positive impact on the environment by enhancing and improving the site and by ensuring minimal impact on downstream water quality as a result of the development.

The potential adverse impacts arising from the development include:

- Dust, traffic etc. from construction activities.

Comment – Impacts on surrounding premises from construction activities will be temporary in nature and will be addressed in the Construction Management Plan (CMP) to be prepared for at construction certificate stage. Mitigation measures will be included in the CMP and consistent with the erosion and sediment control techniques and practices to be implemented for this site, to ensure construction impacts on surrounding premises are kept to a minimum.

- Increased traffic and vehicle movements

Comment – A large proportion of vehicles which will access the site will be "drop in" trips (i.e. vehicles already in traffic passing the site). Notwithstanding, the TIA has assessed the proposal and found that the design of the development in terms of vehicle access, circulation, parking and servicing is appropriate and that the road system serving the site will be capable of accommodating the additional traffic flows.

- Antisocial behaviour

Comment – Potential antisocial behaviour at the site should be considered given the 24-hour nature of the proposal. Specific security measures will be used such as CCTV cameras, fencing, external lighting and appropriate landscaping to deter would-be-offenders. A Crime Risk Assessment has been undertaken and is included at **Appendix P**.

Given the overall positive impacts associated with the proposal and the implementation of mitigation measures as mention within this report, the proposal is expected to provide a net community benefit to the local and wider community.

5.16 Public Interest

The proposal is considered to be in the public interest as it will deliver a number of public, social and economic benefits with minimal adverse impacts (as detailed within this report). The land use and style of development is appropriate for the location and zoning and will provide valuable services to passing traffic and locals.

6 Conclusion

The proposed development aims to provide convenient and accessible goods and services for the local Cranebrook and broader Penrith community. The proposal is considered to be in the public interest as it will develop an underutilised site at the entrance to the Waterside Industrial area while delivering a number of public, social and economic benefits with minimal adverse impacts.

The proposal is compliant with relevant legislative requirements and EPIs including the Penrith LEP 2010. The proposal is permissible within the IN2 Light industrial land use zone, consistent with the relevant zone objectives and is compliant with the LEP clauses applicable to the site.

The proposal is generally compliant with the applicable requirements of Penrith DCP 2010, with the exception of a variation to Andrews Road setback and pylon sign height and number. These variations have been discussed in this SEE and are considered reasonable in the circumstances given the merits of the proposal and the lack of significant environmental or amenity impact from the variation.

The proposed development incorporates high quality building presentation and signage with an integrated overall approach to site development. The design of the development incorporates appropriate flooding and stormwater management. High quality and dense landscaping focused around the front setback, building sand within the car park will effectively buffer the proposal, acoustically and visually, as well as providing shade amongst car parking areas. The proposal, including appropriate mitigation measures where necessary, is compatible with surrounding land uses due to its appropriate bulk and scale and as a result, will cause minimal adverse environmental and amenity impact.

This SEE has addressed the potential impacts arising from the proposal on surrounding properties including but not limited to traffic and access, bushfire, flooding, noise, odour, social impacts, visual impacts, and waste and water management. Where necessary, mitigation measures are proposed to minimise these potential impacts and reduce potential risk associated with the development. Furthermore, it is in the interest of the operators to employ strict management procedures for each premises to ensure that the development is a safe, efficient, and pleasant environment in which to work and visit.

Given the merit of the design and the absence of any significant adverse environmental impacts or planning issues, the DA is considered to be in the public's interest and worthy of Council's support.

APPENDIX A

Architectural Plans

APPENDIX B

Compliance Tables

Penrith DCP 2010 Table

Control	Requirement	Comment	Compliance
Part C – City Wide Controls			
C1 Site Planning and Design Principles			
1.1.2 Key Areas with Scenic and Landscape Values	1) New proposals on land identified in the LEP Scenic and Landscape Values Map (including gateway sites) or on land zoned E1 National Parks and Nature Reserves or E2 Environmental Conservation, are to submit a visual impact assessment with their development application. This assessment involves describing, analysing and evaluating the visual impacts of the proposed development, and identifying measures to minimize the impacts and ensure the development is sympathetic to the scenic and landscape character of the area. 2) Table C1.2 below identifies what type of visual impact assessment must be prepared and who can prepare it. The Submission Requirements Appendix provides details on the requirements for both types of visual impact assessment. In the table below, there are some parameters that require an opinion or determination from Council. In this regard, applicants will need to contact Council's Development Services Department for advice.	A visual impact comment including 3D perspectives has been provided in Section 5.3 of the SEE. This SEE, including visual comment, has been prepared by a town planner in line with Table C1.2 requirements.	Y
1.2.3 Built form – height, bulk, scale	a) Context: An applicant must demonstrate how all proposed buildings are consistent with the height, bulk and scale of adjacent buildings and buildings of a similar type and use. b) Character: An applicant must demonstrate how any building's height, bulk and scale will avoid or minimise negative impacts on an area's landscape, scenic or rural character (where relevant) taking into account the topography of the area, the surrounding landscape and views to and from the site. c) Articulation: Where the dimension of the building is 20m or more, an applicant must demonstrate how the building or surface has been articulated (either through built form or materials) to minimise impact on bulk and scale. d) Overshadowing: Building locations, height and setbacks should seek to	The proposed buildings are consistent with surrounding development in regard to height, bulk and scale. The height of buildings is below the LEP height limit of 12m. The proposed conservative height, bulk and scale of the development will minimise negative impacts on the areas landscape and scenic character as the buildings will not sit higher than carefully planned landscaping such as tree plants once mature. The service station building has been articulated through built form in the curve of the building shape and the use of clear front glazing. The car wash and indoor recreation	Y

Control	Requirement	Comment	Compliance
	minimise any additional overshadowing of adjacent buildings and/or public spaces where there would be a significant reduction in amenity for users of those buildings/spaces. e) Setbacks/Separations: Buildings should be sufficiently set back from property boundaries and other buildings to: i) Maintain consistency with the street context and streetscape character, especially street/front setbacks; ii) Maximise visual and acoustic privacy, especially for sensitive land uses; iii) Maximise deep root planting areas that will support landscape and significant tree plantings integrated with the built form, enhancing the streetscape character and reducing a building's visual impact and scale; iv) Maximise permeable surface areas for stormwater management; and v) Minimise overshadowing. f) Building Façade Treatment: The aim is to ensure that any built form will: i) promote a high architectural quality commensurate with the type of building and land use; ii) adopt façade treatments which define, activate and enhance the public domain and street character; iii) ensure that building elements are integrated into the overall building form and façade design; iv) compose façades with an appropriate scale, rhythm and proportion that responds to the building's desired contextual character; v) design façades to reflect the orientation of the site using elements such as sun shading, light shelves and appropriate glazing as environmental controls; vi) express important corners by giving visual prominence to parts of the façade, for example, a change in building articulation, material or colour, roof expression or building height, and vii) co-ordinate and integrate building services to improve the visual presentation. g) Roof Design: The roof is an important architectural element of any building and:	facility has been articulated through material diversity with the addition of some glass and timber/ timber look vertical louvers. The centre based child care facility eastern elevation has been softened through the use of landscaping directly adjacent to the building to soften and break up the built form. Building height, setback and location avoids overshadowing. The setbacks adopted are appropriate for the site and the proposal. Each building has sufficient separation from each other. The centre based child care facility has a 1.57m setback from the adjacent property to the north, however given the setback of the approved development on the northern site and the nature of the development, the proposed setback is considered appropriate with regard to amenity. The modern design of the buildings are complemented by a selection of high quality materials and finishes, that will integrate into the surrounding industrial area. A material and finishes schedule have been prepared for each building by R+R and is included at **Appendix A**. The flat roof design of each building minimises visual impact from any key viewpoints.	

Control	Requirement	Comment	Compliance
	i) the shape and form of the roof should respond to its surrounding context and minimise visual impact from any key viewpoints; and ii) should consider opportunities for incorporating 'green roofs'		
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 1) Lighting:	Lighting plays a vital role in crime prevention and personal safety as you can see and respond to what is around you and ahead of you. Others can also see you, which further reduces the likelihood of a crime being committed. a) All areas intended to be used at night should allow appropriate levels of visibility. b) Pedestrian pathways, lane ways and access routes in outdoor public spaces should be lit to the minimum Australian Standard of AS1158. Lighting should be consistent in order to reduce the contrast between shadows and illuminated areas. Lighting should be designed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting. c) Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. Lighting should clearly illuminate the faces of users of pathways. d) Streetlights should shine on pedestrian pathways and possible entrapment spaces as well as on the road. e) Lights should be directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points. f) Lighting should take into account all vegetation and landscaping that may act as an entrapment spot. g) Lighting should be designed so that it is "vandal tough" or difficult for vandals to break. h) Where appropriate, use movement sensitive and diffused lights. i) Avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance. j) Illuminate possible places for intruders to hide.	A Crime Risk Assessment Report has been prepared and included as **Appendix P**. This report addresses the provision of external lighting as part of the development.	Y

Control	Requirement	Comment	Compliance
	k) As a guide, areas should be lit to enable users to identify a face 15m away. l) All lighting should be maintained and kept in a clean condition with all broken or burnt out globes replaced quickly. m)Use energy efficient lamps/fittings/switches to save energy		
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 2) Fencing:	If fencing is too high or made of inappropriate materials it reduces the opportunity for casual surveillance of the street and for users of the public domain to see what activities are taking place on your site. This then further increases the likelihood of a crime being committed. a) Fence design should maximise natural surveillance from the street to the building and from the building to the street, and minimise the opportunities for intruders to hide. b) Front fences should preferably be no higher than 1.2m. Where a higher fence is proposed, it will only be considered if it is constructed of open materials e.g. spaced pickets, wrought iron etc. Fences greater than 1.2m will require the consent of Council. c) If noise insulation is required, install double-glazing at the front of the building rather than a high solid fence (greater than 1m).	A Crime Risk Assessment Report has been prepared and included as **Appendix P**. This report addresses the inclusion of natural surveillance within the design and layout. No front fence is proposed as part of the development	Y
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 3) Parking:	Poorly designed car parks whether underground or not can be a dangerous environment for their users. Through the provision of some basic design elements, such as lighting and signage these spaces can be made safer. a) Car parks, aisles and manoeuvring areas shall be: i) designed with safety and function in mind, and ii) have dimensions in conformity with Australian Standards 2890 - Parking Facilities. Relevant parts of this standard are: • AS2890. 1 - Off-street parking. • AS2890.2 - Commercial vehicle facilities. • AS2890.3 - Bicycle parking facilities. b) Where parking spaces are to be provided for people with disabilities, these spaces are to:	Parking on site is in accordance with these CPTED controls. The OTR shopfront has been designed to provide surveillance out onto Renshaw Street with a clear glazed shopfront. Parking areas will be sufficiently lit and there are no entrapment points.	Y

Control	Requirement	Comment	Compliance
	i) be suitably located near entrances to the building and lifts/ access ramps, if required; ii) be provided in accordance with Australian Standards 1428.1 - Design for access and mobility; and iii) have appropriate signage and tactile pavement treatments, where required. Fencing design that promotes natural surveillance Greater than 1.2m in height is open. Double-glazing at the front of the property to allow surveillance c) The design of car parking areas should incorporate the following elements: i) provision of a safe and convenient vehicle entry and exit that avoids traffic/pedestrian conflict and impacts on the surrounding road; and ii) the internal (vehicular) circulation network is free of disruption to circulating traffic and ensures pedestrian safety. d) The movement of pedestrians throughout the car park should be clearly delineated by all users of the car park and minimises conflict with vehicles. e) The design of the car park should ensure that passive surveillance is possible and where appropriate, incorporate active measures such as cameras and security patrols. Car parks should be designed to minimise dark areas through the provision of appropriate lighting. f) Large car parks should incorporate communication devices such as: i) Intercoms ii) Public address systems iii) Telephones iv) Emergency alarms. g) To ensure users of large car parks are easily able to determine their location, exit and access points, security intercoms and the like, appropriate signage is to be included. h) All surfaces in the car park should be painted in light coloured paint or finished in light grey concrete to reflect as much light as possible.		

Control	Requirement	Comment	Compliance
	i) All potential entrapment points should be avoided, e.g. under stairs, blind corners and wide columns. Adequate lighting and mirrors should be used when certain design features are unavoidable.		
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 4) Entrapment spots and blind corners:	Entrapment spots and blind corners provide opportunities for perpetrators of crime to hide and or commit crime. a) Pathways should be direct. All barriers along pathways should be permeable including landscaping, fencing etc. b) Consider the installation of mirrors to allow users to see ahead and around corners. The installation of glass or stainless steel panels in stairwells can also assist in this regard. c) Entrapment spots adjacent to main pedestrian routes such as a storage area or small alley should be eliminated from all designs. d) If entrapment spots are unavoidable they should be well lit with aids to visibility such as convex mirrors and locked after hours. e) To eliminate excuse making for individuals to loiter, avoid placement of seating near or adjacent to ATM's, public phone boxes, toilets, corridors and isolated locations.	Pedestrian pathways will be sufficiently lit with no blind corners. Landscaping is provided adjacent to footpaths where possible. There are no external stairwells proposed.	Y
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 5) Landscaping	Trees and shrubs that are inappropriately located can easily reduce surveillance opportunities and provide entrapment spots and blind corners. a) Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high-canopied vegetation are good for natural surveillance. b) Trees with dense low growth foliage should be spaced or crown raised to avoid a continuous barrier. c) Use low ground cover or high-canopied trees with clean trunks. d) Avoid vegetation, which conceals the building entrance from the street. e) Avoid vegetation screening of all public use toilets.	Landscaped areas will be maintained to ensure they don't become overgrown, and surveillance can still occur. Landscaping has been designed with consideration of these CPTED controls. Refer to Landscaping Plan included as **Appendix K**.	Y

Control	Requirement	Comment	Compliance
	f) Avoid vegetation that impedes the effectiveness of public and private space lighting. Use "green screens" (wall hugging vegetation that cannot be hidden behind) if screening large expanses of fencing to minimise graffiti.		
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 6) Communal/ Public Areas	Communal/Public Areas: Communal or public open space areas that do not have adequate natural surveillance are a risk to personal safety. a) Position active uses or habitable rooms with windows adjacent to main communal/public areas e.g. playgrounds, swimming pools, gardens, car parks etc. b) Communal areas and utilities e.g. laundries and garbage bays should be easily seen and well lit. c) Where elevators or stairwells are provided, open style or transparent materials are encouraged on doors and/or walls of elevators/stairwells. d) Waiting areas and entries to elevators/stairwells should be close to areas of active uses, and should be visible from the building entry. e) Seating should be located in areas of active uses.	Communal areas such as car parks, have sufficient natural surveillance from each building. Some areas will be monitored with CCTV cameras for additional security.	Y
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 7) Movement Predictors	Movement predictors are routes which people move through on a regular and predictable basis such as a pedestrian underpass. Careful design is needed to ensure that they are not included in a development or are appropriately treated where included to reduce the risk. Through site links are another type of movement predictor, however, unlike under passes these can provide a benefit to the community if designed appropriately to ensure safety. a) Pedestrian underpasses should not be included in new developments. Where existing developments, which include underpasses, are being redeveloped all efforts should be made to remove them. b) Where movement predictors are used the users of it should have clear site lines so they can see what is ahead and behind at all times. c) Lighting of movement predictors is essential. Natural lighting should be used	Movement predictors such as a pedestrian underpass is not proposed as part of this development. Pedestrians are expected to follow footpaths between the buildings and car park.	N/A

Control	Requirement	Comment	Compliance
	where possible with consideration given to wall and ceiling materials to help reflect light. d) Emergency intercoms, telephones and security videos should be included in the design of movement predictors. Adequate consideration should be given to who will be monitoring such equipment. e) No entrapment spots should be included in any movement predictor.		
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 8) Entrances	Entrances to all types of development that are not visible from the public domain provide an opportunity for perpetrators of crime to hide and or commit crime. Entrances to all types of development need to be clearly visible and legible so that the users can obtain entry quickly and expediently. a) Entrances should be at prominent positions and clearly visible and legible to the users. b) Design entrances to allow users to see into the building before entering. c) Entrances should be easily recognisable through design features and directional signage. d) Minimise the number of entry points – no more than 10 dwellings should share a common building entry. e) If staff entrances must be separated from the main entrance, they should maximise opportunities for natural surveillance from the street. f) Avoid blank walls fronting the street. g) In industrial developments, administration/offices should be located at the front of the building.	All building entrances face public domain, such as car parking areas. Building entrances are prominent, will be well lit and no blank walls are proposed to be fronting the street or public domain.	Y
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 9) Site Building and Layout	Buildings should be sited so that they address the street and promote surveillance of the street from the dwelling and of the dwelling. a) For single dwellings and dual occupancies, orientate the main entrance towards the street or both streets if located on a corner. b) For townhouses/villas/multiple units, ensure that part of the building addresses the street or both streets if located on a corner. c) Position habitable rooms with windows at the front of the dwelling.	Buildings are sited to face either the street or public domain such as car parking areas.	Y

Control	Requirement	Comment	Compliance
	d) Garages and carports should not dominate the front façade of the building. e) Access to dwellings or other uses above commercial/retail development should not be from rear lanes. f) Offset windows, doorways and balconies to allow for natural observation while protecting privacy		
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 10) Building Identification	Adequate building identification is essential to ensure that people can easily find a destination and do not have to walk up and down the street searching for it. For commercial development: a) Street numbers should be at least 7cm high, and positioned between 1m and 1.5m above ground level on the street frontage. b) Street numbers should be made of durable materials preferably reflective or luminous, and should be unobstructed (e.g. by foliage). c) Location maps and directional signage should be provided for larger developments.	Building identification is created through the use of business signage and building design.	Y
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 11) Security	Security: A crucial part of a crime prevention strategy is the use of security hardware and/or personnel to reduce opportunities for unauthorised access. a) Install intercom, code or card locks or similar for main entries to buildings including car parks. b) Main entry doors for apartment buildings should be displayed requesting residents not to leave doors wedged open. c) Australian Standard 220 - door and window locks should be installed in all dwellings. d) Consider installing user/sensor electronic security gates at car park entrances, garbage areas and laundry areas etc, or provide alternative access controls. e) Entry to basement parking should be through security access via the main building. f) External storage areas should be well secured and well lit. g) Install viewers on entry doors to allow residents to see who is at the door before it is opened.	Security measures will be implemented for the development as outlined in the Crime Risk Assessment Report prepared and included as **Appendix P**.	N/A

Control	Requirement	Comment	Compliance
	h) If security grilles are used on windows they should be operable from inside in case of emergencies. i) Ensure skylights and/or roof tiles cannot be readily removed or opened from outside. j) Consider monitored alarm systems. k) Provide lockable gates on side and rear access.		
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design) 12) Ownership and Space Management	Ownership and Space Management: It is important that people have a sense of ownership of a place whether it is residential or commercial as a person who feels attached to a place is more likely to watch out for it and the other users of it. Security cards used where necessary Well lit storage area Doors not to be wedged open Security camera at entrance to allow viewing of visitors Secure car park a) Ensure that dwellings or groups of dwellings are readily recognizable by the residents through the use of design features such as colouring, roof forms, vegetation, paving, artworks, fencing, furniture etc. b) Physical and/or psychological barriers, e.g. fences, gardens, lawn strips, varying textured surfaces can be used to define different spaces. c) Ensure the speedy repair or cleaning of damaged or vandalised property. d) Provide for the swift removal of graffiti. e) Provide information advising where to go for help and how to report maintenance or vandalism problems. f) Council, through its Community Safety Partnership Initiatives can provide residents with Community Safety advice on how to enhance property and personal safety and how to promptly report criminal or inappropriate behaviour to relevant authorities.	Any graffiti will be cleaned promptly as outlined in the Crime Risk Assessment. Moreover, any damage will be repaired as soon as practicable.	Y
1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design)	Way finding/ finding help: The ability to escape, communicate or find help when in danger can be assisted through improved signage and legible design. Moreover, Distinctive entrance and style for different	Appropriate way finding signage is included as part of the development.	Y

Control	Requirement	Comment	Compliance
13) Way finding/ finding help	parts of a development. Removal of graffiti Process to report vandalism knowing where you are in a large open space or shopping centre contributes to a feeling of safety. a) Signs should be large and legible, with strong colours, standard symbols (e.g. for washrooms) and simple graphics. They should indicate where to go for help or assistance. b) Signs should be strategically located at entrances and near activity nodes such as intersections of corridors or paths. c) Signs should indicate how to report maintenance problems in the complex. d) The main pedestrian route through a large building, sets of building or areas of open public space should be indicated as such with appropriate signage. e) Where exits to pedestrian routs are closed after hours this should be indicated at the entrance to the route and information on alternative routes should clearly advised. f) Signs that provide way finding information should not be relied upon solely, the overall legibility of the design needs to be well considered. Users of the space need to be able to intuitively understand where they are within the complex or area and how they can get away.		
1.2.6 Maximising Access and Adaptability	Development involving frequent public use It is more important that development which involves frequent public use conforms to the principles of Universal Design, wherever practical, as it is this form of development where equity of access is most critical. This type of development includes (but is not limited to): • Public halls; • Entertainment facilities; • Function centres, restaurants, registered clubs and the like; • Large retail centres (including bulky goods development); and • Large office buildings. Development applications for any of the above uses should address the principles of Universal Design in the Statement of Environmental Effects.	Access to the buildings will be compliant with the relevant legislation and criteria including The Building Code of Australia (BCA) and the Disability Discrimination Act 1992 and AS1428 – Design for Access and Mobility to ensure that adequate pedestrian and disabled access is provided for the development.	Y
C2 Vegetation Management			

Control	Requirement	Comment	Compliance
2.3 Bushfire Management 1) Planning for Bushfire Protection	1. Planning for Bushfire Protection a) If land is identified as 'bushfire prone land' on the Bushfire Prone Land Map, then any development application on that land must address the bush fire protection measures setout in the document 'Planning for Bushfire Protection 2006 (PBP). b) If the development proposes the subdivision of land for residential and rural-residential purposes or is a development which has been identified as 'special fire protection purposes', then the development will be Integrated Development under the Environmental Planning and Assessment Act 1979. A development identified as 'special fire protection purposes' includes: i) a school ii) a child care centre iii) a hospital iv) a hotel, motel or other tourist accommodation v) seniors housing vi) a group home vii) any other purpose prescribed by section 100B (6) of the Rural Fires Act 1997	A Bushfire Assessment Report has been prepared by Bushfire Environmental Management Consultancy (BEMC) and is contained at **Appendix L.** This report addresses the bush fire protection measures set out in PBP 2019. Bushfire impacts has been addressed in **Section 5.13** of the SEE.	Y
2.3 Bushfire Management 2) Bushfire Assessment Report	a) A Bushfire Assessment Report, prepared in accordance with the PBP, must accompany all development applications on land identified as bush fire prone land. (For report requirements, see Appendix F3 – DA Submission Requirements). b) The Single Dwelling Application Kit (available on the Rural Fire Service website www.rfs.nsw.gov.au) provides applicants with a streamlined approach to meeting the requirements of the PBP for single dwellings. It has been designed to assist applicants to provide information in support of a development application and presents options that can be incorporated into the building to mitigate the impact of bush fire on life and property.	A Bushfire Assessment Report has been prepared by Bushfire Environmental Management Consultancy (BEMC) and is contained at **Appendix L.** This report addresses the bush fire protection measures set out in PBP 2019. Bushfire impacts has been addressed in **Section 5.13** of the SEE.	Y
C3 Water Management			
3.2 Catchment Management and Water Quality	Water discharge from any development must not contain contaminants, unless necessary licences and/or approvals are	Refer to Stormwater Management Plan included as **Appendix F**.	Y

Control	Requirement	Comment	Compliance
1) Approval to Discharge Contaminants	obtained from relevant government authorities. All liquids (including water) produced and/or discharged from the site shall not contain pollutants above acceptable levels. Acceptable levels will be determined at the time of consideration of individual proposals by Council, the Office of Environment and Heritage and, if required, Sydney Water.		
3.2 Catchment Management and Water Quality 2) Addressing Potential Catchment Impacts	All applications to Council, where there is the potential to impact upon a water system, are required to identify in the application the relevant water systems in the catchment area of the site that may be affected and address how any potential impacts will be mitigated/avoided.	The proposed is unlike to have impacts upon the water system/catchment. Refer to Stormwater Management Plan included as **Appendix F**.	Y
3.2 Catchment Management and Water Quality 3) Water Quality for all Land Uses	Council's Water Sensitive Urban Design (WSUD) Policy (2013) has been prepared to improve water conservation, quality and quantity in both new development and some redevelopments. The policy seeks to clarify which developments need to achieve the targets for water conservation, quality and quantity. Where any development could result in water quality impacts in nearby surface water systems, the water quality at that system is to be monitored for pollutants prior to the commencement of works, and at regular intervals during construction and/or operation. Water quality entering natural areas shall either maintain or improve on pre-development levels.	Stormwater Management Plan included as **Appendix F** has been prepared with consideration to Councils Water Sensitive Urban Design Policy.	Y
3.2 Catchment Management and Water Quality 4) Council Approval Requirements for WSUD Systems	Development types required to meet water conservation and stormwater quality and quantity targets are defined in Table C3.1. The performance criteria required to be met are listed below under subsection '5) WSUD Development Controls'. Affected developments must submit a WSUD Strategy (report dealing with measures to be implemented as part of the development) with a Development Application. A WSUD Strategy is a written report detailing potable water savings and stormwater quality and quantity control measures to be implemented as part of a development. The required content of the Strategy is outlined in Council's WSUD Technical Guidelines. The WSUD Technical	Refer to Stormwater Management Plan included as **Appendix F**.	Y

Control	Requirement	Comment	Compliance
	Guidelines must be considered when undertaking certain developments within the City. The guidelines outline the information to be submitted with development applications and construction certificates, in order to demonstrate compliance with the objectives and performance criteria outlined below. The WSUD Technical Guidelines provide a list of: • Council's requirements for the location, ownership and ongoing maintenance responsibilities of WSUD measures; • What is to be submitted with a development application or construction certificate application; • What is required to be included in a WSUD Strategy; • Parameters to be used in MUSIC modelling; • Where to get further information on the design, construction, operation and maintenance of stormwater treatment measures; and • Council's expectations in relation to the proposed WSUD measures. The Technical Guidelines should be read in conjunction with a number of referenced industry best practice guidelines/documents including the following: • Draft NSW Music Modelling Guidelines (prepared for the Sydney Metropolitan CMA); • WSUD Conceptual Design Information (prepared by Water by Design); • WSUD Technical Design Guidelines (prepared by Water by Design); • Typical Drawings (prepared for the Sydney Metropolitan CMA). When preparing supporting documentation for a development application or construction certificate application, Council requires applicants and developers to engage appropriately qualified and experienced practitioners for the development of appropriate WSUD designs and strategies. Discussion with Council is encouraged at an early stage of a development proposal to agree on a general design approach before a detailed WSUD Strategy is prepared.		

Control	Requirement	Comment	Compliance
	Nothing in this section is to be construed as limiting, in any way, Council's right to impose differing conditions when approving development proposals, or limiting the discretion of Council's nominated representative to vary any necessary requirements in respect of a particular development or Council project, having regard to potential site restrictions and best practice. The WSUD Technical Guidelines will be periodically reviewed and updated to reflect changes in industry best practice and are available on Council's website.		
3.2 Catchment Management and Water Quality 5) WSUD Development Controls	WSUD Development Controls A. Water conservation Objectives a) To reduce consumption of potable water for all development types within the City; b) To use harvested rainwater, treated urban stormwater or treated wastewater for nonpotable substitution where appropriate. Performance Criteria Water conservation requirements for development types identified in Table C3.1 are: a) All residential buildings are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX), as required. b) All buildings not covered by the State Environmental Planning Policy – BASIX: i) That are installing any water use fittings must demonstrate minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme. Minimum WELS ratings are 4 star dual-flush toilets, 3 star showerheads, 4 star taps (for all taps other than bath outlets and garden taps) and 3 star urinals. Water efficient washing machines and dishwashers are to be used wherever possible. ii) To install rainwater tanks to meet 80% of non-potable demand including outdoor use, toilets and laundry; iii) To incorporate passive cooling methods that rely on improved natural ventilation to supplement or preclude mechanical cooling. c) Where cooling towers are used, they are:	Refer to Stormwater Management Plan included as **Appendix F**.	Y

Control	Requirement	Comment	Compliance
	i) To be connected to a conductivity meter to ensure optimum circulation before discharge; ii) To include a water meter connected to a building energy and water metering system to monitor water usage; iii) To employ alternative water sources for cooling towers where practical and in accordance with the Public Health Act and NSW Health Guidelines. d) Water use within public open space (for uses such as irrigation, pools, water features, etc.) should be supplied from sources other than potable mains water (e.g. treated stormwater or greywater) to meet 80% water use demand. B. Stormwater Quality Objectives a) To safeguard the environment by improving the quality of stormwater run-off entering receiving waters. Performance Criteria Stormwater quality requirements for all development types identified in Table C3.1 are: a) Pollution load reductions: i) 90% reduction in the post development mean annual load total gross pollutant (greater than 5mm); ii) 85% reduction in the post development mean annual load of Total Suspended Solids (TSS); iii) 60% reduction in the post development mean annual load of Total Phosphorus (TP); iv) 45% reduction in the post development mean annual load of Total Nitrogen (TN); v) 90% Free Oils and Grease with no visible discharge. b) Modelling for the determination of the mean annual loads of land uses must be undertaken in MUSIC and in accordance with the associated WSUD Technical Guidelines. c) Any changes to the flow rate and flow duration within the receiving watercourses as a result of the development shall be limited as far as practicable. Natural flow paths, discharge point and runoff volumes		

Control	Requirement	Comment	Compliance
	from the site should also be retained and maintained as far as practicable. d) Impervious areas directly connected to the stormwater system shall be minimised. Runoff from impervious areas such as roofs, driveways and rainwater tank overflows shall be directed onto grass and other landscaped areas designed to accept such flows. C. Stormwater Quantity – Stream Forming Flows Objectives a) To manage the volume and duration of stormwater flows entering local waterways so as to protect the geomorphic values of those waterways. Performance Criteria a) The post development duration of stream forming flows shall be no greater than 3.5 times the pre developed duration of stream forming flows. The comparison of post development and pre development stream flows is commonly referred to as the Stream Erosion Index (SEI). The approach to evaluating the SEI is outlined in the associated WSUD Technical Guidelines. 6) Use and Storage of Chemicals/Pesticides/Fertilisers a) Any application for a land use/activity that involves significant use of chemicals/fertilisers must demonstrate what measures are proposed to minimise and control nutrients or chemicals entering watercourses, water bodies or groundwater. b) All land uses, particularly rural land uses, should avoid use of chemicals and pesticides in areas or situations where they are likely to enter surface water or ground water sources. c) Chemicals and pesticides must be stored in such a way as to prevent accidental leakage into water systems or the on-site stormwater system. This may include: i) Secure storage in a bunded area; and ii) Secure storage in water proof/spill proof containers.		
3.3 Watercourses, Wetland and Riparian Corridors	a) Where possible, the natural (or historic) alignment of an existing wetland or	The proposed development does not alter the alignment of the drainage channel to	Y

Control	Requirement	Comment	Compliance
2) Preserving Alignment of Watercourses	watercourse should be retained along with its natural dimensions and flow regimes. b) Watercourses should not be straightened to reduce the natural meander or flow path or to improve flood conveyance. c) The alignment of major overland flow paths should be recognised in site planning and development design.	the south of the site. Existing overland flow paths are taking into account in the design of stormwater management for the proposal.	
3.5 Flood Planning 6) Industrial/ Commercial - New Development	a) Floor levels shall be at least 0.5m above the 1% AEP (100 year ARI) flood or the buildings shall be flood-proofed to a least 0.5m above the 1% AEP (100 year ARI) flood. If floor levels are below the 1% AEP (100 year ARI) flood the matters listed in section 7 i) – vii) shall be addressed. b) Flood safe access and emergency egress shall be provided to all new developments.	All floor levels of the proposed development are at least 0.5m above the 1 in 100 year flood line as discussed in **Section 5.5** of the SEE. Flood safe access is provided to the site for emergency egress.	Y
3.6 Stormwater Management and Drainage 1) Natural Environment	a) Runoff must not be discharged into bushland areas, including threatened ecological communities. b) Pipe outlets shall be treated with measures to dissipate stormwater velocity, except where waters enter a formed channel or similar structure that is unlikely to be damaged by water flowing in at high velocity. c) Permeable ground surfaces are to be maintained as far as possible, and where suitable conditions exist, stormwater is to be infiltrated on-site.	Stormwater is infiltrated on-site, refer to Stormwater Management Plan included as **Appendix F**.	Y
3.6 Stormwater Management and Drainage 2) Drainage	a) Council's Stormwater Drainage Specification for Building Developments provides details on drainage requirements including on-site detention, new drainage systems and the like. b) The development of any lot should take into account the existing drainage patterns of the area, including any localised ponding, and whether the proposed development is likely to affect: i) Access to the site; ii) Drainage on adjoining properties; iii) Localised nuisance flooding on adjoining properties; and iv) Natural overland flow or drainage paths. c) In areas where there are no defined drainage patterns, Council may require the	Refer to Stormwater Management Plan included as **Appendix F**.	

Control	Requirement	Comment	Compliance
	applicant to liaise with the adjoining owners regarding the construction of a drain or channel to an existing watercourse. This may include the provision of drainage easements. d) Depending on the scale of the proposed development, the applicant may be required to address the following matters in their application: i) The drainage capacity available for the site (e.g. if the site is connected to a centralised stormwater system, the existing drainage network capacity); ii) Where capacity may be limited, appropriate drainage measures, including possible on-site detention (determined by liaising with Council's Development Engineering Unit and receiving detailed advice from a qualified engineering consultant); iii) If the site is affected by drainage constraints, the current stormwater discharge and likely future discharge. In this regard, a report prepared by a qualified engineer will be required and should demonstrate that the development will not overload trunk drains during peak storm events or cause localised flooding; iv) If the proposed development will result in additional pollutant loading (and the appropriate licences have been obtained from the relevant government authorities), details demonstrating that the drainage systems have adequate capacity for those pollutants and runoff will comply with the water quality requirements referred to in this Plan; and v) Any required easements across neighbouring properties. Where easements are required, Council requires the submission of the adjoining owner's consent with the development application. e) If the site does not have access to Council's stormwater drainage system, all drainage should be designed to ensure that the intensity, quantity and quality of surface runoff is not detrimental to downstream properties and watercourses. A legal point of discharge will be required. f) If the site has access to Council's stormwater drainage system, all roof and surface water that is not recycled for use		

Control	Requirement	Comment	Compliance
	on the site must be discharged into Council's stormwater drainage system. No surface drainage will be permitted to discharge across Council's footways or reserves or enter adjoining land. g) The applicant should demonstrate how existing soil type and associated constraints (e.g. salinity and poor percolation) have been considered in the drainage design). On-Site Stormwater Detention (OSD) a) Council's Stormwater Drainage Specification for Building Developments provides details on drainage requirements for on-site detention. b) Adequate stormwater systems shall be designed and constructed to ensure that, for all rainwater events up to and including the 1:100 Average Recurrence Interval (ARI) event, new developments and redevelopments do not increase stormwater peak flows in any downstream areas. c) On-site stormwater detention systems must release water after any rainfall event to maximise future capacity and, therefore, cannot include rainwater tanks, water retention basins or dams. d) Detention storage is to be located at a level that is above the 1:5 ARI flood level. e) On-site detention systems are to be designed using a catchment wide approach. Advice should be sought from Council's Development Engineering Unit in this regard. f) On-site stormwater detention mechanisms should have a maintenance program in place. g) Onsite stormwater detention mechanisms should be placed on the title of the relevant allotment/property to ensure their retention and maintenance. New Drainage Design a) Any new piped drainage system shall be designed to control minor stormwater flows under normal operating conditions for an ARI of 5 years.		

Control	Requirement	Comment	Compliance
	b) Any new drainage system shall be designed to control major stormwater flows under normal operating conditions for an ARI of 100 years. c) Council's Stormwater Drainage Specification for Building Developments provides details on drainage requirements for on-site detention.		
C4 Land Management			
4.3 Erosion and Sedimentation 1) Erosion and Sediment Controls Plans (ESCP)	a) All applications for subdivision and development which involve site disturbance must be accompanied by an Erosion and Sediment Control Plan (ESCP), except in the following circumstances: i) The construction of minor structures including carports, pergolas, verandahs, garden sheds and the like; and ii) Dwelling additions and alterations which are deemed by Council as not likely to cause erosion and sediment loss from the site. b) An ESCP is necessary to ensure that a strategy to manage erosion and sedimentation is considered at an early stage in the planning process. The ESCP must consider the potential for soil erosion and sedimentation during all stages of the development – demolition, construction and operation of the development. The ESCP must demonstrate that appropriate controls have been planned which will, when implemented, minimise erosion of soil from the site and, accordingly, sedimentation of drainage systems and waterways. c) The ESCP must be submitted in accordance with best practice guidelines for erosion and sediment control, including Landcom's, Managing Urban Stormwater – Soils and Construction, 2004. d) Where the applicant is uncertain of the most suitable method of control for a particular situation, the applicant is requested to consult with Council officers to discuss the proposal prior to the submission of an ESCP.	An Erosion and Sediment Control Plan has been included in the Civil Plans at **Appendix E**.	Y
4.3 Erosion and Sedimentation	a) Soil erosion and sediment control measures are to be provided on-site before the commencement of any earthworks or development activity, in accordance with the	An Erosion and Sediment Control Plan has been included in the Civil plans at **Appendix E**.	Y

Control	Requirement	Comment	Compliance
2) Requirements for Erosion and Sediment Control	approved ESCP. These must be maintained throughout the course of construction until disturbed areas have been revegetated and the soil stabilised. The applicant will be required to provide certification to this effect, which is to be lodged with Council prior to construction. b) All erosion and sediment control measures are to be installed to the satisfaction of Council or the proposed Certifier, in accordance with best management practices recommended by recognised authorities (including Managing Urban Stormwater – Soils and Construction). c) The work supervisor is responsible for ensuring that all erosion and sediment control measures are implemented in accordance with conditions of approval and are maintained until a final inspection has indicated that the site is sufficiently rehabilitated and stabilised. d) The decision to install a particular mechanism to prevent erosion and/or sedimentation depends on the location and type of activity proposed and may vary from site to site. e) Council may require erosion and sediment control works to be carried out in addition to, or in variation from, the approved ESCP, should circumstances necessitate it. Any variations are to be approved by Council and implemented in accordance with this Land Management section and current best practice guidelines (including Managing Urban Stormwater – Soils and Construction), where relevant. f) All erosion and sediment control measures should be maintained for the duration of the specified maintenance period. An established, stabilised ground cover must be in place		

Control	Requirement	Comment	Compliance
	and approval should be obtained from the Certifying Authority before removing erosion and sediment control measures.		
4.3 Erosion and Sedimentation 3) Additional Measures for Large Sites	Where an application is for a site over 2,500m2 and there will be substantial earthworks, the applicant is required to address a number of additional measures in the ESCP, including: a) Identify all areas likely to cause pollution of waterways from the transport of stormwater run-off containing sediment and silt and implement appropriate devices to stop the risk of pollution; b) Divert clean water around the construction site to prevent contamination; c) Retain as much natural vegetation as possible and limit site disturbance; d) Control stormwater that enters the construction site from upstream; e) Divert stormwater from undisturbed upper slopes onto stable areas; f) Retain and stockpile all excavated topsoil on site for future landscaping and to minimise risk of erosion; g) Prevent sediment/silt from entering adjoining public or private property (especially drains) by installing sediment control devices at the low side of sites and wash down areas; h) Provide a single, stabilised entry/exit point to the site; i) Prevent sediment, including building materials, from reaching the road or Council's stormwater system. Sediment is to be removed by sweeping, shovelling or sponging. Under no circumstances shall sediment be hosed; j) Where a work zone permit over public property is applicable, ensure that appropriate debris control devices are implemented to prevent spillage of building materials into stormwater drains; k) Compact all drainage lines when backfilling; l) Connect downpipes to the stormwater system as early as possible; m) Revegetate all disturbed areas, after on-site works are completed, in order to stabilise the surface; and	An Erosion and Sediment Control Plan has been included in the Civil plans at **Appendix E**. Further details can be supplied in the Construction Management Plan if required.	Y

Control	Requirement	Comment	Compliance
	n) Maintain all sediment control devices during earthworks and construction to standards acceptable to Council.		
C5 Waste Management			
General Controls	1) Applicants are to submit a Waste Management Plan when lodging a development application for: a) Demolition or construction of buildings; b) Change of use of buildings for rural, residential, commercial and industrial developments; c) Subdivision of land and/or buildings; or d) Alterations to 50% or more of the existing gross floor area of buildings, or additions to buildings resulting in a 50% increase (or more) to the existing gross floor area. 2) The Waste Management Plan must be supported by scaled waste management drawings that are to assist in demonstrating compliance with the provisions of this Plan. 3) A Waste Management Plan will also be required for applications for a Complying Development Certificate. 4) The Waste Management Plan enables Council (or the Certifying Authority) to assess the waste likely to be generated by the development and ensure that appropriate actions are taken so as to properly manage the generation, storage and disposal of wastes. 5) The Waste Management Plan must include details of: a) The types and volumes of wastes and recyclables likely to be generated as a result of the development; b) How waste and recyclables will be stored and treated on site; c) How the residual non-reusable or non-recyclable wastes and recyclables are to be disposed of; and d) How ongoing waste management will operate once the development is complete (for the life of the development).	A Waste Management Plan (WMP) has been prepared and included at **Appendix D**.	Y
Industrial, Commercial and Mixed-Use Waste Management Guidelines	2.2 On-Site Waste Collection 2.2.1 On-site Collection The vehicle must be able to safely and efficiently access the site and the nominated collection point to perform on-site waste collection. There must be	A WMP has been prepared and included at **Appendix D**. Swept paths for service vehicles has been provided in the TIA at **Appendix J**.	Y

Control	Requirement	Comment	Compliance
2. Service Requirements	sufficient manoeuvring area on-site to allow the collection vehicle to enter and exit the site in a forward direction and service the development efficiently with little or no need to reverse. 2.2.2 Architectural Plans Scaled architectural plans are required to support the development application which demonstrate the site's entry point, vehicle's route of travel and manoeuvring comply with a standard waste collection vehicle (section 3.5). 2.2.3 Swept Path Models Swept path models to be provided illustrating how a standard waste collection vehicle (section 3.5) will enter, service and exit the site. A 0.5m unobstructed clearance is required from all obstructions for the vehicle's ingress and egress maneouvres. The model to provide on-street parking on both sides of the road adjacent to the development to demonstrate unobstructed access during a 'business as usual' configuration. 2.2.4 Service Clearances For rear loaded vehicles an additional 2m unobstructed loading zone is required behind the vehicle for the loading of 660L and 1,100L bins. Additionally, a 0.5m side clearance is require on either side of the vehicle for driver movements and accessibility. 2.2.5 Route of Travel for Collection Vehicle The route of travel of the collection vehicle to the designated loading bay is to satisfy the dimensions of standard waste collection vehicle. To support unobstructed access adequate driveways and ramps of sufficient strength are required to support waste collection vehicle movements. A structural engineer's report is required to be submitted accompanying the Waste Management Plan. The report to confirm all infrastructure used for vehicle ingress and egress movements can support the vehicle's 'gross weight' outlined within section 3.5. 2.2.6 Plan of Operations All development applications to be submitted with accompanying 'Plan of Operations', outlining proposed; Bin Infrastructure Sizes, Collection Frequency,		

Control	Requirement	Comment	Compliance
	Waste Collection Vehicle Dimensions, Hours of Collection and Access to Waste Collection Room.		
Industrial, Commercial and Mixed-Use Waste Management Guidelines 3. Waste Collection Infrastructure	3.4 On-site Waste Collection Infrastructure 3.4.1 Waste Collection Room All developments are required to provide a waste collection room integrated wholly within the developments built form to permit a safe and efficient waste collection service. The room will need to incorporate the following into its design: The room is to be large enough to accommodate the entire fleet of bins plus 0.2m between bins to allow adequate manoeuvrability (refer to section 3.1 & 3.3). 1.8m unobstructed clearance zone between the stored bins and the entrance to permit access and manoeuvrability. The room to provide suitable dual door access for the service of bins with a minimum width of 1.8m and accessed by a minimum 1.8m unobstructed access corridor. The room is to be located within close proximity to the on-site loading bay. The room is to be fully enclosed, walled and not permit through access to other on-site waste infrastructure. The floor is to be waterproofed, non-slip and sealed in accordance with the Building Code of Australia to permit the use of wash facilities. The floor is to be graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of. The room is to be partitioned and enclosed with a minimum 2.7m unobstructed internal room height in accordance with the Building Code of Australia. The room is to be provided with an adequate supply of water through a centralised mixing valve and hose cock. The room to incorporate adequate lighting and natural/mechanical ventilation in accordance with the Building Code of Australia.	Waste collection rooms have been provided to suit the needs of the future occupants. Refer to Plans at **Appendix A**.	Y
C6 Landscape Design			
6.1 Controls 6.1.1. Development Process	This section classifies all development in the Penrith local government area into 3 categories (see Table C6.2 below). Each of		

Control	Requirement	Comment	Compliance
1) Development Categories	these categories has different requirements in relation to the landscape design component of the development (i.e. different parts of this section apply to different types of developments)		
6.1 Controls 6.1.1. Development Process 2) Submission Requirements	a) Detailed requirements for the information that must be addressed by these reports is set out in Appendix F3 of this DCP. All applicants should review and address these information requirements in their submissions. b) If more than one type of information is to be submitted with the development application, it may be appropriate for the information to be combined in the one plan or document. This depends on the scale and complexity of the proposal, and its potential impact on the environment and amenity. c) Landscape plans must be prepared by a suitably qualified consultant. Landscape design consultants who are members of accredited organisations should be engaged to ensure professional standards are achieved. Accredited organisations include: Australian Institute of Landscape Architects and Australian Institute of Landscape Designers and Managers. d) Landscape construction should be carried out by a qualified landscape contractor to ensure that adequate standards of workmanship are achieved. Landscape contractors who are members of the Landscape Contractors Association of NSW should be engaged where possible. e) Development that falls into Category 1 will generally not be required to submit landscaping information; however, landscaping of such development should be designed in accordance with the landscape requirements of this section. In some cases, Council may consider that a proposal in Category 1 warrants a tree survey and assessment report (see the 'Vegetation Management' section of this Plan) and/or Landscape Concept Plan. If this is the case, this information may be prepared by anyone provided it is of a suitable standard. f) On completion of the landscaping works (and prior to an occupation certificate being	A detailed Landscaping Plan has been prepared by Site Image and included as **Appendix K**.	Y

Control	Requirement	Comment	Compliance
	issued by Council), an Implementation Report is to be submitted to Council. This is to provide written certification that the works have been completed in accordance with the consent and the provisions of this DCP (See Appendix F3 for further details). g) Twelve months after the date of the occupation certificate, the Implementation Report and the approved landscape design must be submitted with a Maintenance Report. This is to certify that the landscaping works are still in accordance with the consent and that the plant material has established and is thriving (See Appendix F3 for further details). h) Council may place on consents for larger and more visually prominent developments, a condition requiring that three years after the date of the occupation certificate, an Implementation Report and Maintenance Report and 3 Year Landscaping Report must be submitted (see Appendix F3 for further details). This is to certify one of the following: i) The landscaping has matured and is in accordance with the original landscape approval. (This includes retained vegetation being in good condition); or ii) The landscaping has not matured in accordance with the original design philosophy and requires significant restoration. (This includes retained vegetation declining in condition or has died). If this is the case, restoration plans are to be submitted to Council for approval and implemented at the expense of the property owners.		
6.1.2. Protection of the Environment 1) Environmentally Sustainable Design	Council requires that all landscape designs promote best practice Environmentally Sustainable Development principles. Some of these measures are addressed in the controls below and include the following: a) Planting deciduous trees - These are best planted on northern and western aspects. This will allow the sun in during winter, and provide shelter from the sun in summer and morning sun year round adding to energy efficiency; b) Selecting low water/low maintenance plants, including drought tolerant species; c) Planting native or indigenous plants – These plants have lower water	The Landscaping Plan has considered EDS principles when selecting plant species and has avoided the extensive use of turf, opting for low maintenance shrubs and ground covers in addition to native trees.	Y

Control	Requirement	Comment	Compliance
	requirements and have evolved to cope best with the existing conditions, hence reducing maintenance, fertilising and watering requirements; d) Using irrigation systems that utilise drip irrigation systems; e) Using recycled and biodegradable products in the landscape design - Such elements could include recycled soils and other hard paving features; f) Allowing for composting, mulching and worm farms on site; g) Using quality, long lasting materials; and h) Using soils and mulches manufactured with recycled waste.		
6.1.2. Protection of the Environment 2) Soil Landscapes	Any Landscape Plan or assessment should include a study of the soil profile on the particular site and select plant species accordingly. In this regard, soil landscape maps and accompanying interpretive reports for Western Sydney have been produced (by the former Department of Natural Resources) and may be of assistance.	The Landscaping Plan has considered the location of the site and soil profile.	Y
6.1.2. Protection of the Environment 3) Minimising Soil Erosion	a) Landscaping works must comply with the 'Erosion and Sedimentation' in the 'Land Management' section of this DCP, including the submission of an Erosion and Sediment Control Plan where required under that section. b) Care should be taken when undertaking landscaping works to ensure that soil from the site and any that may be brought to the site is not lost into the drainage system or surrounding environs as this may impact on indigenous flora and fauna and local waterways. c) Sediment control measures are to be installed prior to any excavation on site. These measures are to be maintained throughout construction of the landscaping works and until the landscaping is established.	The Landscape Plan does not conflict with the erosion and sedimentation control and land management objectives.	Y
6.1.2. Protection of the Environment 4) Avoidance of Excavation and Filling	a) Landscape works must comply with the 'Site Stability and Earthworks' controls in the 'Land Management' section of this DCP. b) Landscaping works should minimise any earthworks by accommodating the natural landform and utilising designs that require minimal cut and fill, particularly around existing trees to be retained.	Earthworks have been minimised where possible in the process of formulating the Landscaping Plan.	Y

Control	Requirement	Comment	Compliance
6.1.2. Protection of the Environment 5) Conserving Site Soil	a) Where it is necessary to remove areas of topsoil as a result of cut and fill requirements, this should not be removed from the site but stockpiled in another part of the site for reuse in the landscaping process. This is both beneficial for the environment and saves money. b) The following controls apply to topsoil stockpiled on-site: i) Do not store topsoil in any of the tree protection areas (see item 8 below); ii) Ensure that the stockpile is stabilised during the construction period by covering it with hessian, mulch or a cover crop; iii) Ensure that the stockpile will not blow away on windy days by either providing adequate covering or ensuring that it is kept well watered; and iv) Use appropriate sediment and erosion control techniques to ensure that the stockpile is retained and does not leave the site. c) The proposed location and management of stockpiles of topsoil should be detailed in the landscape information that accompanies the development application.	The conservation of site soil is not applicable to the proposed given earthworks have been minimise as much as possible.	N/A
6.1.2. Protection of the Environment 6) Species Selection	a) Plant selection for all landscaping works must consider and will be assessed for its suitability to existing site conditions such as soils, aspect, drainage and micro-climate. b) Native species is encouraged for any landscape design. c) The use of exotic or introduced species may be considered if they are part of a site's and locality's existing landscape character and there is a low chance of spreading into native bushland. d) If a site has remnant native bushland or is located adjacent to native bushland, the plant species that should be used in the landscape design should be those that occur in the bushland, preferably provenance stock. e) Species selected should not include those listed in the Noxious Weeds Act 1993 or on the list of environmental weeds (see Appendix F4 Technical Information to this DCP). f) Planting should consist of a variety of trees, shrubs and ground covers to contribute to biodiversity.	The Landscape Plan has considered the soil profile, aspect, drainage and micro-climate of the site when selecting species.	Y

Control	Requirement	Comment	Compliance
6.1.2. Protection of the Environment 7) Bushfire Resistant Species	To determine whether a particular site is 'bushfire prone land', advice should be sought from Council's Development Services Department. In these areas, appropriate landscape design and plant species selection will help reduce the risk of bushfires. While no plant is fire proof or completely fire resistant, some plants are less flammable than others. Landscape design and plant selection should consider bushfire risk. The recommended list of indigenous species in Appendix F4 has a reference to some plants, which are appropriate to these areas due to their low level of flammability and ability to regenerate after a fire.	Bushfire risk have been duly considered for the site and species are selected for compliance with PBP 2019 inner protection areas.	Y
6.1.2. Protection of the Environment 10) Irrigation/Water Consumption	a) Landscape design should minimise water consumption through selection of indigenous and drought-tolerant species and use of water retaining mulches and soil treatments. It should also include species that can act to establish a micro-climate quickly to assist slower growing species and reduce water consumption. b) If additional watering is required, preference is for low water usage irrigation devices, such as drip irrigation systems, during the plant establishment period. c) The proposed irrigation system should be detailed in the landscape information submitted as part of the development application.	The Landscape Plan has considered water consumption and incorporated water saving technique such as utilising mulch within landscaped areas. Reuse of rainwater for irrigation is detailed in the Civil Plans at **Appendix E.**	Y
6.1.2. Protection of the Environment 11) Minimisation of Impervious Surfaces	a) Where possible, all landscape designs should include permeable paving options. Permeable paving includes the use of permeable/porous paving units, ornamental gravel and paving on a compacted sand bed. The benefits of using permeable paving include: i) Ensuring that air and water are available to roots to ensure healthy, secure growth; ii) Providing a safe and stable pedestrian/vehicular surface treatment; and iii) Assisting in the protection and conservation of large, established trees where the root system extends beyond the drip line. b) The following minimum areas of permeable surfaces are required to facilitate on-site stormwater infiltration for each land use:	Some 15% of the site is dedicated landscaping as indicated on the Landscaping Plan included at **Appendix K**. These areas are exclusive for landscaping, with footpaths and vehicular access separate from these areas. Impervious surfaces have been minimised where possible noting that uses such as service station require necessary paved areas for vehicle manoeuvring.	Y

Control	Requirement	Comment	Compliance
	i) Residential – please refer to controls included in the Residential Development section of this Plan. ii) Industrial - 15% of the site area		
6.1.2. Protection of the Environment 12) Salinity	a) Landscape designs must take into account the salinity controls in the 'Land Management' section of this Plan. b) All landscape designs should consider soil salinity and undertake the following practices: i) Select salt tolerant plant species and raise garden beds, ensuring adequate drainage; ii) Use mulch in all garden beds; iii) Minimise the area of lawn as this requires large quantities of water; iv) Use 'water wise' garden design features (including timers, selection of plants with low water needs, grouping plants of similar water usage together, etc); v) Plant native trees and shrubs; vi) Use non-corrosive materials when constructing pipes and channels; vii) Assess current and proposed water storages, artificial lakes and drainage basins as they contribute to groundwater recharge, and minimise where possible; viii) Correct drainage to protect building footings and foundations; and ix) Refer to the Map of Salinity Potential in Western Sydney (DIPNR, 2002) and the accompanying Guidelines for advice on specific ways salinity may affect a particular site. c) Soil tests and urban capability mapping are recommended to determine whether salinity is likely to be a problem. If the land is potentially affected by salinity, prevention and monitoring strategies should be employed, such as: i) Carrying out soil tests as advised by the Office of Environment and Heritage; ii) Ensuring adequate drainage is located away from buildings and associated infrastructure to avoid ponding; iii) Connecting roof drainage to stormwater systems, rather than sullage pits; iv) Monitoring changes in water table levels and groundwater quality by	Soil salinity have been taken into account in the Landscaping Plan, and garden beds will use mulch.	Y

Control	Requirement	Comment	Compliance
	installing piezometer ('monitoring bore') networks; v) Avoiding over-watering of lawns and gardens; vi) Selecting plants with low water requirements and applying mulch; and vii) Checking and repairing water leaks as soon as possible.		
6.1.2. Protection of the Environment 13) Materials Selection	a) Landscaping works must comply with the controls relating to the use of sustainable materials in the 'Waste Management' section of this Plan. b) The use of recycled and biodegradable products is preferred in landscape design, such as recycled on-site soils and recycled hard landscaping materials.	The Landscaping Plan does not conflict with Waste Management principles and controls.	Y
6.1.3. Neighbourhood Amenity and Character 1) Landscape Character	a) Landscape design should reinforce the identified natural attributes of the site including, but not limited to, watercourses, landmark elements, landforms, views and vistas, significant trees, vegetation patterns and historic buildings. b) Remnant native vegetation should be retained, managed and incorporated into landscape designs to conserve the natural biodiversity across the landscape. c) Landscape design should enhance the amenity and visual quality of the site. Landscaping solutions are to be used to screen and enhance visually obtrusive land uses or building elements within their setting.	The landscaping design will reinforce and enhance the natural features and visual quality of the site, particularly along the Andrews Road frontage as landscaping in this area will add to the already vegetated stormwater channel.	Y
6.1.3. Neighbourhood Amenity and Character 2) Integration of Design	a) All landscape and building designs should be complementary and aim to achieve similar design outcomes. The design of both buildings and landscaping should utilise the same site analysis drawings and concepts. In this way, the site will be developed with a building design and a landscape design that deliver the best possible development solution for the owners and the community.	Landscaping and built form is integrated in the overall site design.	Y
6.1.3. Neighbourhood Amenity and Character 3) Streetscape	a) All sites make a contribution to the streetscape by way of the design of any structures or vegetation. Therefore, any landscape submission must include an assessment of the streetscape. b) Generally, Council requires that dominant positive streetscape elements are to be continued in the design of any landscaping works to ensure that the development integrates into and enhances the existing streetscape character.	The site makes a positive contribution to the streetscape via the landscaped setbacks proposed to Renshaw Street. In addition, new landscaping will enhance the visual amenity of the site as viewed from Andrews Road. 128 car parks are provided and 30 trees are proposed in	Y

Control	Requirement	Comment	Compliance
	Features that contribute to the existing streetscape include: i) Street trees and vegetation; ii) Pavement materials/details; iii) Architectural character; iv) Setbacks of buildings and other structures; v) Existing uses, e.g. residential/retail/ industrial; vi) Heritage items; vii) Traffic – vehicular and pedestrian; viii) Car parking – off street, on street, access, etc; ix) Privacy; x) Building heights, mass, material and colour; xi) Links with other spaces; xii) Street dimensions/scale – street width, verge and path treatments; xiii) Lighting; xiv) Maintenance issues, e.g. rubbish collection, letterboxes; xv) Landscape style; and xvi) Street furniture, fences, gates and signage. c) Some elements of landscape design and streetscape that should be implemented include the following: i) Landscape design should be used to soften the impact of buildings and as a visual element between the street and the development; ii) Fencing that is forward of the building line should be incorporated with the landscape and consistent with that in the street or locality; iii) Landscape design should be used to soften the impact of car parking areas; and iv) In open car parking areas, one large shade tree for every 6 car spaces is to be provided as a minimum to improve visual amenity and reduce the heat island effect.	order to provide adequate shade throughout the site. This equates to an average of 1 tree per 4.3 parking spaces provided.	
6.1.3. Neighbourhood Amenity and Character 4) Community Safety	a) Landscape designs must comply with the safety and crime prevention controls in the 'Site Planning and Design Principles' section of this DCP. b) All landscape designs should promote the safety of the community through the maximisation of natural surveillance and appropriate lighting. Such measures include the following:	The use of lighting and low level shrubs will ensure natural surveillance can occur on site. Landscaping will be maintained in order to assist with crime prevention.	Y

Control	Requirement	Comment	Compliance
	i) Appropriate levels of lighting of public spaces such as driveways, gardens and links through the site; ii) Appropriate lighting and visibility of the entry to dwellings; iii) Provision of appropriate plant species that minimise opportunities for concealment of intruders and do not provide hidden recesses; iv) Dwelling entries that are visible from the street or other public areas; v) Fences or planting that allow glimpses or overview of the street, private courtyards and other open space areas; vi) At driveways, street intersections and other crossing points, landscaping that does not block views between pedestrians and approaching vehicles; and vii) Landscaping that does not prevent surveillance of car parking areas.		
6.1.3. Neighbourhood Amenity and Character 5) Fencing and Retaining Walls	a) Landscape designs must comply with fencing controls required by this DCP. b) Fencing and retaining walls are an important part of any landscape design and can alter the style and character of the development and the streetscape. Considerations when designing fencing or screening include: i) Rights of access; ii) Community safety; iii) Design; iv) Aesthetics; v) Existing vegetation; vi) Boundaries, easements and emergency access routes - these are not to be compromised; vii) Materials and size relative to the proportions, scale and character of the street, surrounding buildings and landscape; and viii) Maintenance issues to avoid graffiti and vandalism, and life cycle cost (i.e. considering the cost of a product over its entire life span). c) Retaining walls are to be kept to a minimum to reduce earthworks. See the 'Land Management' section of this DCP for requirements for excavation and filling.	Fencing is appropriate to the development. Retaining is only required to facilitate stormwater management.	Y

Control	Requirement	Comment	Compliance
	d) All retaining walls are to be constructed of masonry or concrete material. Timber retaining walls are not permitted. e) Development involving earthworks and retaining walls need to have regard for the amenity of any adjoining/surrounding properties and natural flow of water across the land. See Council's Stormwater Drainage Specification for Building Developments.		
6.1.4. Site Amenity 1) Contextual Design	a) Landscape designs should seek to screen development, particularly from the sides and rear of an allotment. b) Landscape design should be used to highlight architectural features, define entry points, indicate direction, and frame and filter views into the site. Landscape design should also be responsive to the bulk and scale of the development. c) Shrubs and small trees should be used to screen service areas and block unwanted views that reduce privacy. d) Plantings should be of advanced species except where it is demonstrated to Council's satisfaction that semi-advanced stock is more suited to soil and/or plant characteristics. e) Landscape design should ensure that plantings when mature will not conflict with structures and services.	Landscaping is proposed along the northern and western boundary between the site and adjacent development. Landscaping does not conflict with structures and services.	Y
6.1.4. Site Amenity 3) Deep Soil Zones	a) Landscape design should maximise the area of a deep soil zone, especially around existing trees to provide sufficient soil depth for roots. b) The following minimum areas for a deep soil zone are required for each land use: i) Residential - please refer to controls included in the Residential Development section of this DCP; ii) Industrial - 10% of the site area.	Most of the 15% landscaping area is considered deep soil, with turf avoided and groundcovers used underneath larger shrubs and tree canopies for a dense landscape environment.	Y
6.1.3. Neighbourhood Amenity and Character 4) Equal Access	a) In accordance with the Federal Disabilities Discrimination Act 1992 and the NSW Anti Discrimination Act 1977, and all relevant Australian Standards, the following design elements must be considered when designing any landscape projects to ensure equal access for people with disabilities: i) Pedestrian routes; ii) Tactile warning strips with a strong contrast to adjoining paving; iii) Stairways/steps;	Equal access has been considered in the design. Refer to Landscaping Plans, Plans and BCA Report at Appendix K, A and R respectively.	Y

Control	Requirement	Comment	Compliance
	iv) Landings; v) Ramps; vi) Handrails; vii) Seating; viii) Lighting; ix) Signage x) Luminance contrast of street and park furniture.		
6.1.3. Neighbourhood Amenity and Character 6) Noise, Vibration and Dust Reduction	a) Where appropriate, all landscape designs are to incorporate landscape techniques to act as a barrier or buffer to reduce dust, noise and vibration levels from adjoining activities. Examples include fencing and planting adjacent to driveways and the like which can contribute to noise attenuation.	Perimeter landscaping will assist with the reduction of dust, noise and vibration.	Y
6.1.3. Neighbourhood Amenity and Character 7) Location of Utility Services	The location of utility services, such as gas and electricity, can significantly impact upon existing vegetation and locations for proposed vegetation. As such, the following requirements are applicable: a) Common trenching for compatible underground services should be maximised to reduce repeated disturbance to established plantings. b) Overhead cabling of services should be placed in allocated easements. c) Selected plant species should not obstruct or interfere with infrastructure facilities having regard to: i) The mature height of trees and shrubs beneath overhead services; and ii) The root growth of trees and shrubs and underground services. d) Services should be located away from existing and proposed vegetation and their root zones.	Landscaping does not conflict with utility services.	Y
6.1.3. Neighbourhood Amenity and Character 8) Utility Areas	a) Waste and recyclables storage facilities should be located behind the building line and not adjacent to communal outdoor seating/recreation areas. b) The storage area is to be suitably screened. c) Outdoor clothes drying facilities are to be hidden from the street.	Waste storage is located behind the front building line and appropriately screened from public view.	Y
6.1.3. Neighbourhood Amenity and Character	a) Landscape works must comply with the stormwater management and drainage requirements in the 'Water Management' section in this DCP.	Landscaping works do not conflict with water management objectives or controls. Distension	Y

Control	Requirement	Comment	Compliance
9) Landscaping and Above Ground On-Site Stormwater Detention	b) All landscape works are to include provision for adequate drainage including collection or dispersal of stormwater runoff, prevention of ponding of water on pavements or discharge of runoff onto adjoining properties or public areas. c) Above ground detention structures should be suitably landscaped to improve the visual amenity of the development. d) Detention structures should be suitably integrated into the landscaping for the whole site, including common open space areas. Ideally, such structures should appear as a feature as opposed to an engineered structure or element. e) Plant species used in these areas must be capable of withstanding periodic inundation and must not impact upon the functioning of the area as a detention structure. f) Where above ground storage of detained water is proposed, the landscape design will be required to accommodate this through the following: i) The maximum allowable depth of ponding in residential areas is 300mm, and in industrial/business areas is 1.2m; ii) Subsoil drainage is to be installed around the outlet to prevent the area remaining saturated during wet weather; iii) The maximum batter slope around a landscaped area is to be 1 in 4, with 1 in 6 being preferable; iv) Mulching with wood or bark chip in storage areas subject to inundation in more frequent storm events (i.e. up to and including the 20% Annual Exceedance Probability (AEP) storm) is not considered desirable. Weedmat or similar should be used in these areas; v) Those areas of the basin subject to inundation up to and including the 5% AEP storm are to be turfed. Trees may be planted in the turfed area. Shrubs and/or groundcovers may be planted above the 5% AEP water level; and vi) Careful consideration should be given to the types of planting within the basin to ensure the area can be maintained and the storage volume is not reduced to an unacceptable level. If substantial planting is proposed within the basin, the storage	structures and landscaping have been integrated. Turf is proposed in the lowest lying section of the site around the OSD.	

Control	Requirement	Comment	Compliance
	volume is to be increased to accommodate this. Refer to the Landscape Technical Specifications in Appendix F4 Technical Information for a plan relating to some of the above details.		
6.1.5. Construction	All landscaping construction is to meet the minimum 'Landscape Technical Specifications' in Appendix F4 Technical Information to this DCP.	Further details can be provided in the Construction Management Plan if required.	Y
C8 Public Domain			
C. Controls Design Principles	1) The location of building entrances and glazing should provide natural surveillance to the public domain without compromising passive solar design principles; 2) The built form should provide, where it is appropriate, a visual transition to the public space by avoiding continuous lengths of blank walls and high fences at the interface between the public and private space; 3) Views into and from the public domain are to be protected as they increase opportunities for natural surveillance. Where appropriate, ground floor areas abutting public space should be occupied by uses that create active building fronts with pedestrian flow, and contribute to the life of the streets and other public spaces; and 4) Accessibility should be provided for all members of the community, particularly those with a disability, and should occur across all areas of the public domain. This includes designing for durability, adaptability, maintenance and replacement.	Selected buildings have been designed to incorporate clear glazing for natural surveillance over the public domain.	Y
8.1 Pedestrian Amenity 1) Active Street Frontage and Address	Active street frontages promote an interesting and safe pedestrian environment, while buildings that address the street contribute positively to the streetscape. a) Active street frontages are to be located on the ground/street level of all buildings, being one or a combination of the following: i) A shop front or entrance to a retail premises or public building with the entrance visible from the street; ii) A café or restaurant, if accompanied by an entry from the street; iii) Active office uses, such as a reception area, if visible from the street; or	Pedestrian access form Renshaw Street into the site has been provided. Clear glazing and the service station having an entry facing Renshaw Street provides a level of activation noting that an active street frontage is not required for the proposal.	Y

Control	Requirement	Comment	Compliance
	iv) Activation of the secondary frontage of a corner site; e.g. continuing glazing around the corner. b) Glazed entries to commercial or residential lobbies are to occupy less than 50% of the street frontage and have a maximum frontage of 12m. The remainder of the street frontage is to be active. c) Active street frontages are to be at the same level as the adjoining footpath and directly accessible from the street. d) 'Street address' is defined as: i. Entries, lobbies and habitable rooms that have clear glazing to the street not more than 1.2m above the street level, not including car parking areas; and ii. That are located on the ground level of buildings; and iii. Have direct 'front door' access into the building. e) Opportunities to establish active street frontages and/or street address may be specifically identified in a number of locations in key precincts within the City (refer to Part E of this DCP).		
8.1 Pedestrian Amenity 2) Permeability	'Through site links' provide access connections between the long sides of street blocks for pedestrian and vehicular access at street level, resulting in a more permeable pedestrian environment along laneways, shared zones, arcades and pedestrian paths. a) Through site links for pedestrians are to be designed with accessible paths of travel that are: i) A minimum width of 4m for the full length and clear of any obstruction, including columns, stairs etc.; ii) Direct and fully publicly accessible thoroughfares for pedestrians; and iii) Open-air for the full length, with active street frontages or a street address at all ends. b) Arcades are to be an accessible path of travel that: i) Have a minimum width of 4m for the full length, clear of any obstruction, including columns, stairs etc.; ii) Are direct and publicly accessible thoroughfares for pedestrians during business/trading hours;	Pedestrian links are provided throughout the site. Permeability to other sites is not applicable for this development.	Y

Control	Requirement	Comment	Compliance
	iii) Have active frontages on either side for the full length; iv) Where practicable, have access to natural light for at least 30% of the length; v) Where enclosed, have clear glazed entry doors to at least 50% of the entrance; and vi) Where security gates are in operation, designed to be visually permeable. c) Lanes are to be designated pedestrian routes that: i) Are accessible paths of travel, with a minimum width of 6m for the full length and clear of any obstruction; and ii) Appropriately lit and sign-posted to indicate the street(s) to which the lane connects. d) Opportunities to increase a site's permeability, particularly in the form described above, should be provided: i. for sites comprising 5 hectares or more in area; or ii. at locations identified in particular Key Precincts under this DCP. e) The principles of Crime Prevention through Environmental Design (CPTED) (as identified in Site Planning and Design Principles Section of this Plan) should be incorporated into a site's permeability to create a safe and secure environment and encourage activity along these areas.		
8.1 Pedestrian Amenity 3) Awnings	Awnings increase the useability and amenity of footpaths, including the pedestrian linkages within the public domain, by providing weather protection to pedestrians. As a feature, awnings provide an interface between the public domain and buildings in the same way as entrances into buildings. a) Awnings should be an integral component of new developments (including alterations and additions) and where appropriate, stepped to accommodate sloping streets. b) Awning dimensions should generally be: i) Set back from the face of the kerb to allow for clearance of street furniture including street trees; ii) A minimum depth of 2.8m where street trees are not required, otherwise a minimum depth of 2.4m; and	Buildings proposed incorporate a slim awning line on at least half of the front elevation, with the awning becoming deeper in front of the buildings main entrance.	Y

Control	Requirement	Comment	Compliance
	iii) A minimum soffit height of 3.2m and maximum 4m. c) For corner sites, awnings are to wrap around the building up to 6m along the secondary street frontage. d) Awnings are to be provided at specific locations identified within key precincts in the City (refer to Part E – Key Precincts of this DCP). e) The provision of under awning lighting should be recessed into the soffit of the awning or mounted to the building façade to facilitate pedestrian movement at night and improve public safety. f) Where the awning is to encroach over the road reserve, including the footpath, a separate approval to erect the awning over the road reserve is to be obtained under the Roads Act 1993 and the Local Government Act 1993.		
8.3 Lighting Controls	1. Council's adopted Public Lighting Policy and the implementation of an energy efficient lighting system should be incorporated into any design. Other factors for consideration of the design and location of lighting are: a. The location of all entrances into the building and its relationship to the street and public domain; b. The future uses of the public domain, particularly those sections that will be used at night, to ensure appropriate levels of visibility; c. The location and type of vegetation within the public domain; d. The likelihood for vandalism of the lighting and its maintenance requirements; e. The appropriateness of movement sensitive and diffused lights at specific locations; and f. Potential for lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance (refer to AS 4282 Control of the obstructive effects of outdoor lighting). 2. As a minimum, the requirements of AS 1158 Lighting for roads and public spaces should be used for street lighting. AS 1158 may also be used for the lighting of pathways, laneways and access routes provided the lighting design allows:	Lighting will be provided around the site, in accordance with Australian Standards.	Y

Control	Requirement	Comment	Compliance
	a. A wide beam of illumination to reach the beam of the next light, or the perimeter of the site or area being traversed; and b. The faces of users travelling along the path/laneway/arcade up to a distance of 15m are clearly illuminated.		
C9 Advertising and Signage			
9.1 General Requirements for Signs 1) General	1) General a) Signs are to be designed and located to: i) relate to the use of the building; ii) be visually interesting and exhibit a high level of design quality; iii) be constructed of high quality, durable materials; iv) be wholly contained within the property; v) have only a minimal projection from the building; vi) be integrated and achieve a high degree of compatibility with the architectural design of the supporting building having regard to its composition, fenestration, materials, finishes and colours, and ensure that architectural features of the building are not obscured; vii) have regard to the view of the sign and any supporting structure, cabling and conduit from all angles, including visibility from the street level and nearby higher buildings and against the skyline; and viii) be sympathetic to the existing character of the area and the particular architectural/urban design utilised in any improvements scheme. b) Signs that contain additional advertising promoting products or services not related to the approved use of the premises or site (such as the logos or brands of products; e.g. soft drinks, brewers, photographic film, etc) are not permitted. c) Signs painted or applied on the roof are prohibited; d) Corporate colours, logos and other graphics are encouraged to achieve a very high degree of compatibility with the architecture, materials, finishes and colours of the building and the streetscape. e) Flat standing signs are only permissible where the main building is set back 3 metres or more from the street alignment.	Building signage has been designed to integrate within each buildings design in accordance with these signage controls.	Y

Control	Requirement	Comment	Compliance
	f) In considering applications for new signs, Council must have regard to the number of existing signs on the site and in its vicinity; whether that signage is consistent with the provisions of this section; and whether the cumulative impact gives rise to visual clutter. g) Signs must not involve damage, removal or pruning to trees or other vegetation and must not result in pruning or removal for visibility purposes. h) The dominant design of any sign must relate to business identification rather than product advertising.		
9.1 General Requirements for Signs 2) Signs and Road Safety	a) Signs are regarded as prejudicial to the safety of the travelling public and are therefore prohibited if they: i) Obscure or interfere with road traffic signs and signals or with the view of oncoming vehicles or pedestrians; ii) Obscure or interfere with the view of a road hazard or an obstruction which should be visible to drivers or other road users; iii) Give instructions to traffic by use of the word 'stop' or other directions, which could be confused with traffic signs; iv) Include variable messages or intensity of lighting sufficient to impair drivers' vision or distract drivers' attention; or v) Are located in places where drivers' require greater concentration, such as at major intersections or merging and diverging lanes.	Signs will not obscure road traffic signs or impair motorists.	Y
9.1 General Requirements for Signs 3) Inappropriate Signage	a) Council will not support an application for an advertisement of a form, type or size described below (see Figure C9.1 for example illustrations): i) Roof signs; ii) Sky signs controlled from the land; iii) Signs painted on or applied on the roof; iv) Flashing signs; v) Signs made of canvas, calico or the like (other than a temporary sign); vi) Signs displayed on an awning blind or external window blind; vii) Hoardings (excluding those required during construction); viii) Billboards; ix) Bulletin boards;	Four internally illuminated pylon signs are proposed, each 8m in height. Given the number of independent uses within the site, this is considered reasonable. Please refer to justification for this DCP variation in **Section 4.12.1** of the SEE.	N – Justified

Control	Requirement	Comment	Compliance
	x) Signs in the nature of posters attached directly onto walls, roof surfaces or any street furniture; xi) Signs mounted on parked or stationary motor vehicles, trailers (both registered and unregistered) where the principal purpose of the vehicle or trailer is not for the transportation of goods or people but is parked in a location and position as an advertising medium; xii) A-frame or sandwich board signs (except where specific controls have been prepared and adopted by Council); xiii) Pole or pylon signs, except for industrial, business park, service station or shopping centre uses which are permitted one pole or pylon signs with the maximum height not in excess of 7.0m; xiv) Signs that are located on land which advertises businesses that are not being conducted on that land; xv) Vertical or horizontal projecting signs; xvi) Fin signs; and xvii)Above awning signs.		
9.1 General Requirements for Signs 4) Desirable Signage Design	a) The following signs are permitted by Council (see Figure C9.2 for example illustrations): i) Fascia signs; ii) Under awning signs; iii) Flush wall signs; iv) Top hamper signs; v) Painted window signs; and vi) Advertising panel signs.	All signs proposed are permitted signs.	Y
9.4 Commercial, Mixed Use and Industrial Zones Controls	1) Applicants intending to erect a sign (advertisement) should first consult the relevant environmental planning instrument applying to the subject property to determine whether or not an advertisement requires development consent. 2) All advertising is to be – a) constructed of high quality, durable materials; b) considered in conjunction with design and construction of buildings; c) restricted to one sign identifying the name of the occupants and/or products manufactured or produced on the site; and d) contained wholly within the site.	Signage will be predominantly for business identification purposes. No third party advertising is proposed.	Y

Control	Requirement	Comment	Compliance
	3) Signs should generally be confined to the ground level of the building, awning or fascia, unless it can be demonstrated that the building is of a scale, architectural style and in a location that would be enhanced by signage at different elevations (see Figure C9.3 below). 4) The sign is to be contained fully within the confines of the wall or awning to which it is mounted. 5) In the case of multiple occupancy of a building or site: a) Each development should have a single directory board listing each occupant of the building or site (see Figure C9.4 below). Multiple freestanding signs will not be supported; b) Only one sign is to be placed on the face of each premises either located on or over the door of the shop, unit, office, suite, etc.; c) One under awning sign shall be permitted for each shop, unit, office, suite, etc. (see Figure C9.5). In the case where the shop, office, suite etc. has more than one street frontage, one under awning sign may be permitted to each street frontage; d) The minimum distance between under awning signs shall be 3m (see Figure C9.6); and e) Where possible, multiple tenancies in the same building should use consistent sign size, location and design to avoid visual clutter and promote business identification. 6) Projecting wall signs, generally, will not be supported unless it can be demonstrated to be of an architectural style which is particularly suited to that building in relation to its design. Illuminated signs		

Control	Requirement	Comment	Compliance
	7) Illuminated signs are not to detract from the architecture of the supporting building during daylight. 8) Illumination (including cabling) of signs is to be: a) Concealed; or b) Integral with the sign; or c) Provided by means of carefully designed and located remote or spot lighting. 9) The ability to adjust the light intensity of illuminated signs is to be installed where Council considers it necessary. 10) A curfew may be imposed on the operation of illuminated signs where continuous illumination may impact adversely on the amenity of residential buildings, serviced apartments or other tourist and visitor accommodation, or have other adverse environmental effects. 11) Up-lighting of signs is prohibited. Any external lighting of signs is to be downward pointing and focused directly on the sign and is to prevent or minimise the escape of light beyond the sign.		
C10 Transport, Access and Parking			
10.2 Traffic Management and Safety 1) Traffic Studies	Traffic studies may be required for some developments. Check with Council about whether a traffic report is required to support your proposal. a) Development applications for major development proposals should be accompanied by an appropriate Traffic Report (see Appendix F3 – Submission Requirements for further details). The Traffic Report should detail the assessed impact of projected pedestrian and vehicular traffic associated with the proposal, with recommendations on the extent and nature of the traffic facilities necessary to preserve or improve the safety and efficiency of the adjacent road system. b) A Traffic Report must be provided for applications required to be referred to the Roads and Maritime Services (RMS) under Column 2 and a Traffic Impact Statement for Column 3 of SEPP (Infrastructure) 2007. c) Depending on the scale, type and nature of the use proposed, Council may	A Traffic Impact Assessment (TIA) has been prepared and included as **Appendix J**.	Y

Control	Requirement	Comment	Compliance
	determine that a Traffic Report or Traffic Impact Statement is required for certain development which is not listed under Column 2 or 3 of SEPP (Infrastructure) 2007. d) Any Traffic Report or Traffic Impact Statement is required to address the following issues: i) The objectives of this section relating to transport and land use; ii) The objectives of this section relating to traffic management and safety; iii) The objectives and controls of this section relating to traffic generating developments; and iv) The issues set out in Appendix F3 – Submission Requirements of this DCP. e) Any development identified in Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 is either referred to RMS (Column 2 developments) or Council's Local Traffic Development Committee (Column 3 developments) for assessment and conditions as required.		
10.2 Traffic Management and Safety 2) Road safety	a) Each development should demonstrate how it will: i) Provide safe entry and exit for vehicles and pedestrians which reflect the proposed land use, and the operating speed and character of the road; ii) Minimise the potential for vehicular/pedestrian conflicts, providing protection for pedestrians where necessary; iii) Not restrict traffic flow or create a hazard to traffic on roads in the vicinity of the development; iv) Provide suitable off-street parking facilities to accommodate vehicles generated by the development; and v) Identify the need, where apparent, for any additional on-street traffic facilities or road works which may be required to maintain the safe and efficient movement of vehicles and pedestrians. b) Where feasible, vehicle access for developments should be from service roads/lanes. c) The design of direct vehicular access to developments should consider the traffic impacts on the surrounding road network.	Vehicular access is outlined in the TIA at **Appendix J**. Swept paths have been provided for all vehicles required to access the site.	Y

Control	Requirement	Comment	Compliance
	This may require the provision of deceleration, acceleration, right turn lanes and road widening, as necessary. d) Provision must be made for all vehicles to enter and leave properties in a forward direction other than for single dwellings. e) The layout and design of parking areas must minimise vehicle to pedestrian impacts, especially where heavy vehicle access to loading docks is proposed.		
10.2 Traffic Management and Safety 3) Traffic generating development	a) New access points off arterial, sub arterial or other major roads is to be avoided where alternate access opportunities exist. b) Any development identified in Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 is either referred to RMS (Column 2 developments) or Council's Local Traffic Development Committee (Column 3 developments) for assessment and conditions as required.	Access from Andrews Road is not proposed.	Y
10.5.1 Parking	1) Provision of Parking Spaces a) Parking provided on site is to meet AS 2890 and where appropriate, AS 1428. b) For any proposed development, Council will require the provision of on-site car parking to a standard appropriate to the intensity of the proposed development as set out in Table C10.2 below. c) Within rural zones, the range of possible uses of land is very broad. Car parking is to be provided in accordance with Table C10.2: Car Parking Rates. If parking rates for the use is not listed, it will be the applicant's responsibility to demonstrate that adequate parking is provided. d) For commercial developments providing employment for 20 people or more, bicycle parking is to be in secure and accessible locations, and provided with weather protection. The following associated facilities are to be provided: i) Change and shower for cyclists and are to be conveniently located close to the bicycle storage areas. ii) Where the building is to be strata-titled, the bicycle storage facilities and shower/ change facilities are to be made available to all occupants of the building. e) For existing developments, a new use must not commence or the floor area	Details regarding parking are provided in **Section 5.2.3** of the SEE. Also refer to the TIA at **Appendix J**.	Y

Control	Requirement	Comment	Compliance
	increased until the required car park spaces have been provided on the site, corresponding to the land use outlined in Table C10.2. f) In the absence of specific requirements relevant to particular developments, the parking requirements in the RTA's "Guide to Traffic Generating Developments" (as updated) and Australian Standard AS 2890.1 and 2 - 2004 should be referred to as a guide. In the absence of all data, the applicant should revert to the use of first principles. g) Where relevant, development shall provide on-site loading facilities to accommodate the anticipated heavy vehicle demand for the site. h) Stacked parking will not be permitted for visitor spaces for any development. i) Stacked parking in commercial or industrial development may be permitted for employee spaces only, provided the number of stacked spaces does not account for more than 10% of the total required parking spaces. j) Car parking above ground level is to have a minimum floor to ceiling height of 2.8m so it may be adapted to another use in the future. k) Car parking and associated internal manoeuvring areas provided over and beyond the requirements of this DCP shall be calculated as part of the development's gross floor area. l) Where possible, natural ventilation is to be provided to underground parking areas with ventilation grilles and structures that are: i) integrated into the overall façade and landscape design of the development; ii) located away from the primary street façade; and iii) oriented away from windows of habitable rooms and private open space areas. m) Proposals for basement parking areas are to be accompanied with a geotechnical report prepared by an appropriately qualified professional and any other supporting information to the Development Application.		

Control	Requirement	Comment	Compliance
	n) For all residential development at least one car parking space for each dwelling shall be covered the second space may be "stacked" or "tandem" or located on a driveway.		
10.5.2 Access and Driveways 1) General Requirements	a) The road access to the site should provide for safe entry to and exit from the site. All vehicles must enter/exit the site in a forward direction. (This does not apply to single dwellings). b) The entry and exit from the site should provide for appropriate traffic sight distance in both directions, in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively. c) The design of the development driveway should take into consideration the traffic volumes of the surrounding road network. d) Driveways should be: i) Provided from lanes and secondary streets rather than the primary street, wherever practical; ii) Located taking into account any services located within the road reserve, such as power poles, drainage inlet pits and existing street trees; iii) Setback a minimum of 6m from the perpendicular of any intersection of any two roads; and iv) Located to minimise noise and amenity impacts on adjacent residential development. e) The driveway crossing and access roads shall be designed in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively. f) Driveway widths must comply with the relevant Australian Standards. g) Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard (AS2890.1). h) Access to basement parking shall have an entry threshold a minimum of 300mm above the top of the kerb. The threshold shall be increased within areas of flooding or local	All vehicles can enter and exit the site in a forward direction. Details regarding access are provided in **Section 5.2.1**. Also refer to the TIA at **Appendix J**.	Y

Control	Requirement	Comment	Compliance
	overland flows to a minimum of 300mm above the flood level. The design of the development shall ensure that floodwater cannot enter the car park in a 1% Annual Exceedance Probability (AEP) flood event. i) The required threshold should be set within the property to prevent cross fall greater than 4% within the footway area. j) No direct access will be permitted to the M4 Western Motorway.		
10.7 Bicycle Facilities	a) For commercial developments providing employment for 20 people or more, bicycle parking is to be in secure and accessible locations, and provided with weather protection, in accordance with AS2890.3:1993 Bicycle Parking Facilities. b) The following associated facilities are to be provided: i) Change and shower facilities for cyclists are to be conveniently located close to the bicycle storage areas; and ii) Where the building is to be strata-titled, the bicycle storage facilities and shower/change facilities are to be made available to all occupants of the building. c) Applicants should comply with the suggested bicycle parking provision rates for different land use types in the document 'Planning Guidelines for Walking and Cycling' (NSW Government 2004).	Sufficient open air bicycle parking is provided for employees and visitors.	Y
C11 Subdivision			
11.1 General Subdivision Requirements 1) Engineering Works	a) Where roads and other engineering works are required to support a proposed subdivision, details must be included in the development application. Applicants are advised to consult with Council's Development Services Unit in relation to any subdivision proposal.	Refer to the plan of proposed subdivision included in the plan set **Appendix A**.	Y
11.1 General Subdivision Requirements 2) Site Planning	a) Any proposed subdivision must demonstrate how the proposed subdivision design has taken into account the principles set out in Section C1 'Site Planning and Design Principles' of this DCP. This includes, but is not limited to: i) Site analysis and response to the site context; ii) Social impact of the proposed subdivision; iii) Economic assessment of the proposed subdivision; iv) Environmental assessment of the proposed subdivision;	These controls are not applicable to this type of development where the subdivision is concurrent with the development.	N/A

Control	Requirement	Comment	Compliance
	v) Urban design assessment of the proposed subdivision; vi) Compliance with the provisions of this DCP relating to specific land uses; vii) The allotment size, shape and orientation; viii) The alignment of roads with the natural topography; ix) Potential energy and water savings from subdivision design and allotment orientation; and x) The ability of proposed allotments to operate efficiently for the proposed use and potential future development. b) As part of any site analysis, the proposed subdivision must demonstrate its integration with the natural and physical features of the site including, but not limited to: i) Slope and orientation of land; ii) Opportunities for solar and daylight access to dwellings (if applicable); iii) Design of roads and access ways (individual site access); iv) Retention of special qualities or features such as trees or views; v) Availability of utilities; vi) Provision of adequate site drainage; vii) Possible need to retain the existing subdivision character; viii) Heritage and archaeological conservation; ix) Adequacy of each allotment considering relevant development standards for the proposed future use of the land; x) Relationship to adjacent subdivision patterns; and xi) Potential land use conflicts with adjacent lands. c) Existing vegetation and natural drainage lines should be retained and enhanced, wherever possible. d) Existing dams should be retained, where possible. e) Long and narrow allotments should be avoided. Allotments should have a maximum of 4:1 depth to width ratio. f) 'Battle-axe' allotments are discouraged by Council. No more than two allotments shall be served by a shared access corridor.		

Control	Requirement	Comment	Compliance
	Where a corridor is shared, reciprocal rights of way and easements for drainage shall be granted over the access corridor for the benefit of both allotments. g) Applications for subdivision need to demonstrate that each of the proposed allotments can support the proposed development/buildings by providing a Potential Development Area Plan. This Plan (based on a survey diagram) shall show the potential development area of each allotment (after taking into account setbacks that may be required to meet built form or environmental controls in this DCP). h) Applications should be accompanied by landscape plans indicating proposed landscaping (including streets and how they are positioned so as not to compromise the effectiveness of street lighting) and parking arrangements. i) New allotments should be located so as to protect, enhance or conserve areas of high scenic or recreational value. Council may consider subdivisions/buildings in these higher value areas where ridgelines, vistas and other geographic features are not interrupted or where building materials that blend with the environment are to be used.		
11.1 General Subdivision Requirements 4) Vegetation Management	a) Any subdivision proposal is required to address the objectives and controls set out in the Vegetation Management and Landscape Design sections with particular focus on the protection of existing vegetation. b) Not more than 10% of the vegetation on any site shall be cleared (or required to be cleared) as a result of any subdivision proposal. c) The design of any subdivision layout must ensure that the potential development pattern supported by the proposed subdivision design will be consistent with the existing landscape character of the area. d) A subdivision application on land identified as or adjacent to 'bushfire prone land' will need to address the controls set out in the Vegetation Management Section relating to bushfire protection and the	These controls are not applicable to this type of development where the subdivision is concurrent with the development.	N/A

Control	Requirement	Comment	Compliance
	provision of asset protection zones. Where possible, removal of significant vegetation is to be minimised. e) Tree protection measures must be provided in accordance with Australian Standard AS 4970-2009 Protection of trees on development sites.		
11.1 General Subdivision Requirements 5) Water Management	a) Any subdivision proposal is required to address the objectives and controls set out in the Water Management Section. The subdivision design should consider the following and incorporate measures to address: i) The potential impacts of any future development on water catchments and surface water quality; ii) The potential impacts of any future development on watercourses, riparian corridors and wetlands or other environmentally sensitive areas. Lot design may need to facilitate the fronting onto riparian land to facilitate surveillance and prevent degradation of these areas; iii) The potential for flood risk and damage to life and property and the need to provide safe emergency access/egress from the site; iv) Issues arising from stormwater and drainage requirements; and v) The potential for the site design to incorporate features of water sensitive urban design. b) Council will not approve any subdivision of lots where it is evident that a flood free building envelope and safe internal access from/to the public road cannot be provided. The building envelope for any dwelling should be flood free in a 1:100 Average Recurrence Interval (ARI) flood. Evidence of this must be provided as part of any application. c) Council will not support the subdivision of any land located in a floodway or areas of high flood hazard. d) Subdivision of land below the flood planning level in rural zones creating additional allotments will generally not be supported. However, Council may consider a subdivision application where the applicant can demonstrate that: i) the flood hazard is low;	Water Management controls are addressed in this compliance table.	Y

Control	Requirement	Comment	Compliance
	ii) flood free access can be provided; and iii) a minimum of 1,000m2 within each allotment is flood free, allowing for a dwelling and all ancillary works; e) Generally, land situated within existing residential, commercial and industrial zones may only be subdivided to enable its development for urban purposes where the level of the existing land to be developed is not lower than the 1:100 ARI flood. All lots created by such subdivision shall have the portion of the lot that can be built upon filled to a level at least 0.5m above the 1:100 ARI flood. f) Significant filling of flood planning land will not be supported. If minor filling is required on flood planning land, the provisions relating to flood liable lands will apply (refer to the Water Management section).		
11.1 General Subdivision Requirements 6) Land Management	a) Any subdivision proposal is required to address the objectives and controls set out in the Land Management section with particular focus on ensuring that the proposed subdivision is appropriate taking into consideration: i) Site instability due to geology, slope or landfill; ii) The need for excavation and fill to create developable allotments; iii) The potential for erosion and sedimentation; and iv) The potential for salinity. b) Any subdivision application must address whether the proposed site has any potential for contamination (in accordance with the Contaminated Land Management Act 1997), other than by normal grazing activities. If required by Council, the land will need to be remediated in accordance with legislative requirements before subdivision can be permitted.	Land Management controls are addressed in this compliance table.	Y
11.1 General Subdivision Requirements 8) Access and Transport	a) Any subdivision proposal is required to address the objectives and controls set out in the Transport, Access and Parking section with particular focus on ensuring that the proposed subdivision is appropriate taking into consideration: i)The appropriate location of land uses to minimise transport requirements; ii) Likely traffic generation; iii) Safe access and egress to the site; and	Access to each lot has been considered in the plan of subdivision with appropriate right of ways provided.	Y

Control	Requirement	Comment	Compliance
	iv) Appropriate lot sizes to provide facilities for cars, pedestrians and bicycles. b) Council will not approve any subdivision of new lots in situations where each lot cannot be provided with a safe access point to an existing public road. c) Council may not approve subdivision of allotments where access is to a Crown Road only. d) Site frontage must be sufficient to permit vehicular and pedestrian access to the site. e) A minimum allotment frontage of 25m must be provided when the allotment has a vehicle access point to a collector or major road. f) Council and the Roads and Maritime Services (RMS) require that access points are grouped at existing or limited access points whenever feasible to minimise the traffic impact and risk on additional access points to road networks. g) Where an internal road system is proposed to a new subdivision, the application must demonstrate a distinctive and hierarchical network of roads with clear physical distinctions between each type of road, based on function, capacity, vehicle speeds and public transport. h) Any proposed road system must provide acceptable levels of access, safety and convenience for all road users, while ensuring acceptable levels of amenity and protection from the impact of traffic. i) Council may levy a road contribution or require road upgrading for all proposed lots whether the lots are accessed by sealed or unsealed roads. The amount of the contribution will depend on the current standard of the road and the increased levels of traffic to be generated.		
11.1 General Subdivision Requirements 9) Noise and Vibration	a) Any subdivision proposal is required to address the objectives and controls set out in the Noise and Vibration section with particular focus on designing lots so sensitive buildings (especially dwellings) will have sufficient setbacks or noise mitigation measures to minimise noise and vibration impacts.	Noise from each lot has been considered in the Noise Impact Assessment (NIA) included at **Appendix O**.	Y
11.1 General Subdivision Requirements	a) Council will not approve of any subdivision of new lots where requirements for effluent/waste water	Sufficient infrastructure will be provided to each lot	Y

Control	Requirement	Comment	Compliance
10) Infrastructure and Service	disposal cannot be adequately met on each individual lot. b) Council will not approve of any subdivision of new lots where the provision of services, such as electricity, telephone and other centralised services, would result in additional costs not paid for by the applicant. c) Satisfactory arrangements will be required to be made with Sydney Water in conjunction with the submission of the subdivision application. Documentary evidence will be required of the consultation which has been undertaken.	independently as part of the development.	
C12 Noise and Vibration			
12.4 Road Traffic Noise Controls	1) General a) Council will not grant consent to any noise generating industrial development, commercial development or licensed premises unless it can be demonstrated that: i) The development complies with the relevant State Government authority or agency standards and guidelines for noise, as well as any relevant Australian Standards; ii) The development is not intrusive (as defined in the EPA's Industrial Noise Policy); iii) Road traffic noise generated by the development complies with the provisions of Section 12.1 Road Traffic Noise of this Section.	Refer to TIA and NIA at **Appendix J** and **O** respectively.	Y
C13 Infrastructure and Services			
13.1 Location of Easements for Infrastructure	1) Applicants should identify the type and location of infrastructure (including the easement) that is on the site and consult with the relevant service authority to determine whether the easement will be a constraint to development of the site. 2) Applicants should consider the likely impacts of locating adjacent to or on an easement and the likely land uses/activities proposed on the site. Buildings (including swimming pools) or the storage of flammable or explosive materials or flammable liquid carriers must not be located within easements. 3) Proposals that encroach into the easement will require the approval of the relevant service authority. It is recommended that applicants consult with	Easements for services infrastructure are marked on the Civil Plans at **Appendix E**.	Y

Control	Requirement	Comment	Compliance
	the relevant service authority as part of the initial stages of the development concept.		
13.2 Utilities and Service Provision 1) General	a) Any site analysis (see the Site Planning and Design Principles Section) should address the existing and proposed provision of services/utilities to a property and whether there is satisfactory capacity to address the required demand of the proposal. b) Satisfactory arrangements should be made with the servicing authorities for the provision of services to the property. c) Where possible, services (including easements) should not be located in areas where vegetation will be removed or damaged.	Easements for services infrastructure are marked on the Civil Plans at **Appendix E**.	Y
13.2 Utilities and Service Provision 3) Water	a) Sydney Water should be contacted regarding its requirements in conjunction with discussions with Council about development, subdivision and building applications. b) For some developments, it will be necessary to provide evidence to Council that consultation has been carried out when building and development applications are submitted. For most developments, provision of evidence that consultation with Sydney Water has been carried out will be a condition of consent. Please discuss this with Council's Development Services Department. c) Council is unlikely to grant consent to applications for developments which place unreasonable pressure on Sydney Water's supply capacity. d) It will generally be the applicant's responsibility to pay for or construct any increase in capacity of services.	Water will be provided to the site and each lot. The development is not likely to place unreasonable pressure on Sydney Water's supply capacity.	Y
13.2 Utilities and Service Provision 4) Electricity	a) Applicants are required to make satisfactory arrangements with Endeavour Energy for the provision of electricity and/or lighting to the site.	Arrangements will be made for electricity to be made available to each lot.	Y
13.2 Utilities and Service Provision 5) Telecommunications	Applicants are required to make satisfactory arrangements with Telstra for the provision of telephone and data cables. Telecommunication infrastructure in new release areas should provide the following: a) Multiple telecommunication services including high speed internet (including broadband), voice and data systems;	Arrangements will be made for telecommunications to be made available to each lot.	Y

Control	Requirement	Comment	Compliance
	b) Cabling for all telephone lines, cable TV and internet, built into all buildings from the outset; c) Underground telecommunications infrastructure; and d) Consideration of the provision of a centralised (C.A.T.V) system rather than individual antennae or dishes particularly for multi dwelling housing and residential flat buildings		
13.2 Utilities and Service Provision 6) Gas	Natural gas supplies are not available to many parts of Penrith's rural areas. Applicants are advised to discuss the provision of gas supplies with AGL Energy or the local gas delivery company	Noted.	
13.3 On Site Sewage Management Controls	New OSSM Systems a) Approvals are required for the installation and operation of all new OSSM systems. Installation and operational approvals will initially be assessed together. b) The installation and operation of OSSM systems are to be in accordance with Council's On-Site Sewage Management and Greywater Reuse Policy. c) A Wastewater Assessment Report is required to be submitted with an application for the installation of a new domestic OSSM system when the criteria of Council's On-Site Sewage Management and Greywater Reuse Policy have been met. d) A Wastewater Assessment Report is also required with an application for all commercial systems, in accordance with Council's On-Site Sewage Management and Greywater Reuse Policy	Not applicable to this development as sewerage will not be maintained on site.	N/A
13.4 Engineering Works and Construction Standards Controls	All engineering works shall be undertaken in accordance with the provisions of Council's: • Stormwater Drainage Specifications for Building Developments • Council's Water Sensitive Urban Design (WSUD) Technical Guidelines; • Engineering Design Specifications for Civil Works; and • Engineering Construction Specifications for Civil Works.	Noted. The Construction Management Plan can provide further details as required.	Y
D4 Industrial Development			

Control	Requirement	Comment	Compliance
4.3. Building Setbacks and Landscape 1) Setbacks	a) Setbacks for industrial development are to be in accordance with the standards specified in Table D4.1. These setback areas are to be landscaped, but may incorporate an off-street parking area if it can be demonstrated that the location of the car parking area: i) Is within a setback which is at least 13m wide and set behind a landscaped area which is at least 4m wide; ii) Promotes the function and operation of the development; iii) Enhances the overall design of the development by implementing design elements, including landscaping, that will screen the parking area and is complementary to the development; and iv) Does not detract from the streetscape values of the locality. Table D4.1: Lots fronting Andrews Road, minimum building setback 15m All other locations, minimum building setback 9m	Strictly speaking, the proposal does not include a 10m setback within the site to the Andrews Road frontage, however the intent of this numeric control (10m) is achieved through the site being setback approx. 15m to Andrews Road minimising impacts from the proposal on the roadway. Refer to **Section 4.12.1** DCP Variations for justification.	Y & N – Justified.
4.3. Building Setbacks and Landscape 2) Visual Impact of Buildings and Hardstand Areas	a) The landscape design within setbacks should consider the scale of the building and where appropriate, select and locate plants to help reduce the bulk and scale of the building. b) The visual impact of large expanses of wall should be reduced in scale by architectural treatment as well as by dense grove planting or other landscape design solutions. c) Where an industrial development contains large expanses of hardstand or paved areas, the applicant must demonstrate how the development application reduces the 'heat effect' and visual impact of these large expanses.	Landscaping is proposed within the setback of Renshaw Street and Andrews Road. Although a large amount of hardstand area is required for uses such as a service station, a sufficient amount of landscaping is also proposed to offset this.	Y
4.3. Building Setbacks and Landscape 3) Vegetation and Landscape	a) The siting and layout of a development should preserve all on-site trees, significant strands of vegetation, and remnant or native bushland in accordance with the requirements of the Vegetation Management and Landscape Design sections of this DCP. Where this is not practical, the development application must justify the loss of vegetation and outline what measures are to be taken to replace it.	Trees located along the sites southern boundary have been retained within the landscaping scheme where possible. All trees adjacent to the site within the stormwater channel will be retained. Landscaping is proposed on site in accordance with landscaping controls. Refer	Y

Control	Requirement	Comment	Compliance
	b) Development of land on the site of a heritage item or within the vicinity of a heritage item should occur in a manner that will not result in damage or destruction of vegetation associated with that item. c) Applicants should refer to the Landscape Design section of this DCP regarding the implementation and maintenance of landscaping for the site. d) Smaller scale and less visually prominent planting should be provided to add variety and interest in the appearance of the site. e) Landscape materials should cause minimal detrimental visual impact, and the use of subtle coloured materials and block or brick paving is encouraged. f) Paving and structures shall complement the architectural style of existing buildings. g) Outdoor staff break areas should be provided and integrated into landscape areas. These areas should be provided with shade and reasonable amenity. h) Shade trees should be provided in outdoor staff break areas and along pedestrian paths and walkways. i) Plant species should be carefully selected to meet service authority requirements in easement locations.	to the Landscaping Plan at **Appendix K**.	
4.4. Building Design Controls	1) Non-residential developments including mixed use developments, with a construction cost of $1 million or more are to demonstrate a commitment to achieving no less than 4 stars under Green Star or 4.5 stars under the Australian Building Greenhouse Rating system (now part of the National Australian Built Environment Rating System (NABERS)). a) NABERS can be used to rate commercial offices, shopping centres and hotels. b) Green Star can be used for projects from apartment buildings to schools, university buildings, hospitals, offices, shopping centres and industrial facilities. 2) All developments shall be designed to present a high standard of urban form incorporating innovative and attractive architectural design of all elevations and roof form; and appropriately reflect the important gateway entry roles of these precincts and the visually important access routes to the City.	Green star ratings can be detailed at CC stage. External materials and finishes are shown on the Plans at **Appendix A**. The design incorporates a high quality of building materials. Large wall surfaces are avoided through the use of articulation and clear glazing. Visual impacts have been discussed in **Section 5.3** of the SEE.	Y

Control	Requirement	Comment	Compliance
	3) Prominent elevations, such as those with a frontage to the street or public reserves or those that are visible from public areas, must present a building form of significant architectural and design merit. The construction of large, blank wall surfaces is not permitted. 4) Large elevations should be articulated by structural variations and/or a blend of external finishes including brick, masonry, pre-coloured metal cladding, appropriately finished 'tiltslab' concrete or a combination of these materials (see Figure D4.13). 5) Large unrelieved expanses of wall or building mass will not be supported by Council. They should be broken up by the use of suitable building articulation, fenestration or alternative architectural enhancements. 6) Particular care should be taken in regard to: a) Designing roof elements; and b) Locating plant and mechanical equipment including exhausts, so as screen them from a public place. 7) Architectural features, consistent with the overall design of the building, may be used to: a) Highlight entrances to buildings; and b) Accentuate pedestrian areas and provide improved climatic amenity, particularly for buildings that will experience high volumes of pedestrian movements, using techniques such as verandahs and awnings (see Figure D4.13). 8) The development must incorporate a variety of external finishes in terms of both colour and type of material used. The external finishes (walls, roof, awnings etc.) of the development are to be: a) Made from durable high quality, low maintenance, non reflective materials; b) Compatible with the overall design and form of the development; c) Selected for all built forms to ensure the entire development presents a homogeneous form; d) Considered in association with proposed plantings and landscape treatment;		

Control	Requirement	Comment	Compliance
	e) Considered for their ability to provide visual relief in large wall surfaces and elevations; and f) Selected to ensure the development complements the surrounding environment while reducing the temptation to vandalism and graffiti. 9) Courtyard and screen walls should be in the same material as the building facades. 10) Development within Precincts 4, 7, 8 and 9 identified as having high scenic or visual quality (see Section 4.2 of this Section under 'Controls') shall use primarily natural and earthy tones for external finishes. 11) Development applications for new buildings or additions to existing buildings are to be accompanied by a Schedule of External Finishes and Colours, demonstrating compliance with the above requirements. 12) Any office and administration component is to be located to the main frontage of the building and be designed as an integral part of the overall building, rather than a 'tack on' addition. 13) The main office administration component is to have a designated entry point that is highly visible and directly accessible from visitor parking and the main street frontage. 14) The entry, design and layout of the main office or administration component is to consider the principles of Universal Design and incorporate, if possible: a) A level or graded path from the car park area to the entrance; b) A level entry (no steps); c) An accessible toilet; d) Easy access doors and corridors; and e) Accessible placement of switches, power points and window controls. 15) Where the nature of the industrial development will attract clients/visitors to the site, consideration should be given to incorporating the above accessibility features into that part of the building likely to be used by clients/visitors. 16) All loading areas should be located towards the rear of allotments. Where possible, loading areas should be screened from the view of main road frontages		

Control	Requirement	Comment	Compliance
	through physical and/or vegetation screening (see Figures D4.7 and D4.9).		
4.5. Storage of Materials and Chemicals	1) External storage of goods must be avoided, wherever possible. Where the nature of the activity or the materials means that internal storage is impractical, all external storage areas must be located behind the front building setback. In addition, when assessing development applications involving external storage of goods, Council will take into consideration: a) The proposed height and on-site arrangement of stored goods; b) The visual impact of the storage area and how this is proposed to be minimized (orientation, screening with landscaping and/or solid fencing, etc.); c) Access arrangements; and d) Safety issues. 2) For sites with multiple frontages, either to roads or to the main western railway line, the location and orientation of external storage areas shall minimise visual impact from all potential view points (see Figures D4.9 and D4.14). 3) Rain water tanks are not to be visually intrusive from the main street frontage or other public areas (see Figures D4.9 and D4.14). 4) If the development involves the storage of chemicals on the site, a Chemical Use and Storage Report may be required (see Appendix F3 'Submission Requirements' for further details). A chemical use and storage report will not be required when: a) The use of chemicals is for routine cleaning and the chemicals to be used are of household or hospital grade; b) The total quantity of chemicals to be routinely used or stored on the site does not exceed 100 litres; c) The chemicals to be used or stored are not of sufficient acidity, alkalinity or strength to cause significant harm on skin contact, or to the environment if a spill were to occur; and d) The application outlines the methods proposed to be used to minimise the potential for spills.	External storage of goods (including chemicals) has been avoided. Visual impacts of storage areas will be minimal.	Y
4.6. Accessing and Servicing the Site	3) Industrial development shall, where appropriate, be designed to:	Vehicles can enter and exit the site in a forward	Y

Control	Requirement	Comment	Compliance
Controls	a) Allow all vehicles to enter and leave the site in a forward direction; b) Accommodate heavy vehicle parking and manoeuvring areas; c) Avoid conflict with staff, customer and visitor vehicular and cycle movements; and d) Ensure satisfactory and safe operation with the adjacent road system. 4) In determining access and servicing requirements, Council will take the following into consideration: a) The location, type and scale of the proposed development; b) The compatibility of the location and design of the car park with adjoining properties; c) Traffic Authority Guidelines and comments of the Local or Regional Traffic Committee(s); and d) The potential for the development to generate heavy vehicle movements. 5) Full details of the volume, frequency and type of vehicle movements shall be submitted with the development application. 6) In general, turning circles will be required to be provided to accommodate the largest type of truck which could reasonably be expected to service the site. All developments must be designed and operated so that a standard truck may complete a 3-point or semicircular turn on the site without interfering with parked vehicles, buildings, landscaping or outdoor storage and work areas. Large scale developments shall be designed to accommodate semi-trailers. In the case of the conversion of an existing development, should it appear that a truck turning circle may prove difficult, a practical demonstration may be required. 7) Council will assess the suitability of manoeuvring areas provided for large vehicles by reference to the Standard Vehicle Turning Templates which appear in Figures A.5a (small rigid truck), A.7a (large rigid truck) and A.9a (large articulated truck) of the Roads and Maritime Services publication "Policies Guidelines and Procedures for Traffic Generating Developments". 8) Adequate space is to be provided within the site for the loading, unloading and	direction. Access and parking is discussed in **Section 5.2**. Also refer to the TIA at **Appendix J**.	

Control	Requirement	Comment	Compliance
	fuelling (if applicable) of vehicles. These areas shall be screened from the road. 9) Car parks, aisles and manoeuvring areas shall be designed with function and safety in mind, and have minimum dimensions conforming with the Australian Standards 2890 Parking Facilities. The relevant parts of this standard are AS2890. 1 Off-street parking, AS2890.2 Commercial vehicle facilities and AS2890.3 Bicycle parking facilities. In addition, the following elements should also be considered: Where the nature of the industrial development will attract clients/visitors to the site, the following elements shall be included in the car park design: a) The internal (vehicular) circulation network is to be free of disruption to circulating traffic and ensure pedestrian safety; b) The car park should, where possible, be designed with wheel stop kerbs only, rather than a barrier kerb between parking areas and pedestrian pathways; c) The movement of pedestrians throughout the car park is clearly delineated by all users of the car park and minimises conflict with vehicles; d) Where parking spaces are to be provided for people with disabilities, these spaces are to be: i) Suitably located near entrances to the building, lifts and access ramps (if required); ii) Provided in accordance with AS1428.1 Design for Access and Mobility; and iii) Supplemented by the installation of appropriate tactile pavement treatments where required; Major developments such as multi unit industrial developments and other significant industrial developments shall make adequate provision for bicycle parking.		
4.7 Fencing	1) The location and design of fences, including the materials used to construct the fencing, should:	Fencing proposed is appropriate to the development. Black pool	Y

Control	Requirement	Comment	Compliance
	a) Be sympathetic to the natural setting and character in form, materials and colour; b) Maximise natural surveillance from the street to the building and from the building to the street; c) Minimise the opportunities for intruders to hide; d) Not impede the natural flow of stormwater drainage; e) Be located wholly on the property and not encroach on another property without the consent of the adjoining property owner(s). This includes land that may be owned by Penrith City Council or another public authority; f) Be constructed of non-combustible materials if located in an asset protection zone or in an area identified in a bushfire risk management plan; and g) Be structurally adequate, in accordance with the Building Code of Australia, and meets the Dividing Fences Act 1991. 2) Fencing proposals that require development consent shall be: a) positioned behind the landscaping and not along the front property boundary (as illustrated in Figure D4.16); b) in circumstances where on-site detention is required within the front setback then consideration can be given to locating fencing along the property boundary however, consideration must be given to the existing streetscape character; and c) a maximum height of 2.1m and of an "open" nature, e.g. decorative metal and coloured dark grey or black, or complement the adjacent fencing type. 3) Fencing may be positioned along the front property boundary only if: a) the site is not located on, facing or fronting: i) Andrews Road, Castlereagh Road, Christie Street, Forrester Road, Great Western Highway, Mulgoa Road, Old Bathurst Road, Parker Street or any other classified road or major road; or ii) The main road or collector road of the industrial precinct; and	style fencing will still provide natural surveillance.	

Control	Requirement	Comment	Compliance
	iii) it is decorative fencing that has an open style appearance (metal, pool type fencing); and iv) the fencing is complementary to the landscaping. 4) Fencing shall be integrated with the overall design of the development and associated security structures, where possible. 5) Where site security is required, fencing shall be constructed of black plastic coated 'Chain-link' fence or an approved alternative such as a metal palisade type fence. The overall height of fencing shall be no more than 2.4m. 'Chain-link' or similar fences are not suitable to the site frontage. 6) Consideration shall be given to the site's front fence being a reduced height particularly around the visitor or employee parking. Alternatively, the front of the premises shall be open to the street to provide a sense of address and to contribute to the streetscape. 7) Gates, security structures, letter boxes and signage must complement the fencing and be considered in the overall design of the development. 8) Landscaping adjacent to front fencing shall not form a tall dense screen, except where required to screen outdoor storage areas or plant and equipment. 9) For fencing behind the building setback line, Council will consider: a) Solid fencing up to a height of 2m; b) Fencing up to a maximum of 2.5m (measured from natural ground level), provided that any fencing above 2m is of an open style; c) Council may require such fencing to be screened with landscaping if viewed from the street or any public area, such as public open space. Appropriate landscaping can, for example, assist in minimising the occurrence of graffiti. 10) Barbed, razor or electric wire can be considered behind the building setback line, but must be mounted on the inside of the fence, so as not to be significantly visible from the street. Electric fencing must display appropriate warning signs and otherwise comply with all relevant legislation and standards.		

Control	Requirement	Comment	Compliance
	11) On sites abutting non-industrial lots, these variations will not generally be supported because of their impact on the amenity of the adjoining property or non-industrial streetscape. 12) Fencing along secondary streets, unless of an open style design, must be setback behind the required landscaping. 13) Service yards visible from a street must be adequately screened.		
4.8 Lighting Controls	1) Lighting details shall be provided as part of any relevant development application. 2) Lighting design should address the principles of CPTED (see the Site Planning and Design Principles section of this DCP) where there is significant pedestrian activity, late night work shifts or safety and security issues. 3) Adequate lighting should be provided to meet security requirements without excessive energy consumption. Lighting powered by solar batteries or other renewable energy sources is encouraged. The use of sensor lighting both internally and externally should also be considered. 4) External lighting shall be provided around doorways and windows, and in areas where goods and equipment are stored outside. 5) Where premises are used outside daylight hours, car parks and entrances shall be adequately illuminated. 6) Lighting is to be designed or directed so as to not cause light spill onto adjoining sites where there could be an impact on the adjoining site's operations, safety or amenity. 7) The use of lighting poles and fixtures in adjacent developments should be considered for improved precinct amenity. 8) All lighting shall comply with Australian Standard AS4282.	Lighting is proposed throughout the site and considered CPTED principles. Refer to Crime Risk Assessment included at **Appendix P**.	Y
D5 Other Land Uses			
5.2 Child Care Centres 1) Work Based Child Care Centres	a) Child care centres in business or industrial areas require special consideration in respect to environmental quality and land use conflicts. Particular attention must be paid to: i) Provision of an outdoor play area away from driveways or parking areas or any other source of noise or fumes;	The outdoor play area of the centre based child care facility is located in the back corner of the site, away from heavy trafficked areas. Consideration of the location of the childcare at the site is included in **Section 4.8** of the SEE.	Y

Control	Requirement	Comment	Compliance
	ii) Protection of children from dust, fumes, noise and vibration, or other potentially dangerous impacts from industrial uses; iii) Adequate safety provisions to prevent children from gaining access to other parts of the building or site; and iv) Depending on the location of the centre and the size of the site, requirements for a drop off area.		
5.2 Child Care Centres 2) Location	a) Any proposed centre which: i) Will cater for in excess of 40 children (including 2 or more centres in very close proximity which together will cater for more than 40 children); and ii) Does not propose to cater for 0 – 2 year olds; must demonstrate that the service to be provided meets an unmet need in the community. Unmet demand in the community can be assessed through waiting lists of centres in surrounding areas, a comparison of the number of children aged 0-5 recorded in the census for the area and the number of child care places available. b) Child care centres shall be located in close proximity to other community activities and facilities, such as schools, community facilities, places of public worship, parks that contains child play equipment, larger formal public reserves and local shopping centres. c) The site shall not rely on direct access from, nor be located on, a designated road, unless it can be demonstrated that the safe operation of the road and the amenity of the children attending the centre will not be affected. d) Access to the site shall not be located in a cul-de-sac, at an intersection, or on a minor residential road unless it can be demonstrated that additional vehicles associated with the child care centre will not create traffic conflict or have an adverse impact on the amenity of the locality. e) A child care centre shall not be located on land within an 85m radius of an existing or approved service station, or on land in a specific radius of an existing/approved	The demand for child care facilities in the area based on the demographics of Cranebrook is discussed in the POM at **Appendix I**. The child care centre is at least 85m from the proposed service stations underground fuel tanks fill point and is above the flood planning level.	Y

Control	Requirement	Comment	Compliance
	flammable storage area under State Environmental Planning Policy No 33 Hazardous and Offensive Development. f) A child care centre shall not be located on land that is directly opposite to or adjacent to (including behind) an existing and lawful sex services premises and/or restricted premises. g) A child care centre shall not be permitted on land on which there is an electricity transmission easement, mobile phone tower or similar, or on land immediately adjacent to those structures. Centres should be located at least 500m from mobile phone towers or electricity transmission easements. h) A child care centre should not be located on land below the flood planning level and on land that cannot be safely and effectively evacuated during a 1:100 ARI flood event. (See the Water Management section of this Plan for further details on the flood planning level and 1:100 ARI flood event).		
5.2 Child Care Centres 3) Design, Scale and Site Frontage	a) The scale and character of the development shall be compatible with surrounding development. b) The design of the child care centre must take into account nearby traffic generators, street design and the existing environment for pedestrians and cyclists. c) Sites must be of sufficient area to accommodate the child care centre, all required associated parking and traffic manoeuvring areas. d) To ensure the safe operation of car parking areas and the amenity of neighbouring residents, sites shall have a minimum frontage of 22m. e) Safe sight distances must be provided for all points of access to the site.	The scale and character of the centre based child care facility is compatible with surrounding development. Parking and access for the centre based child care facility has been discussed as part of the overall site in Section 5.2 and has been considered in the TIA included at **Appendix J**.	
5.2 Child Care Centres 4) Built Form	a) Child care centres catering for 15 or more children shall be purpose designed and built, to satisfy the requirements of this section and the requirements of the NSW Department of Community Services. Modifications to existing dwellings will not be supported. b) In residential areas, the built form of the child care centre shall be sympathetic to adjoining development in terms of height, bulk and scale.	The centre based child care facility is located at ground level and will be built to the required standards. The façade compliments the surrounding development and is not overly bright in colour.	Y

Control	Requirement	Comment	Compliance
	c) The external façade of the centre shall incorporate building materials and colours that complement the surrounding development. Council discourages the use of bright or garish colours. d) Whilst it is preferable that child care centres are located at ground level, this may not be possible in commercial or industrial areas. Applications for centres above ground level will need to address the following: i) Access for parents and caregivers to drop off/pick up children; and ii) Availability of outdoor play space, or its equivalent.		
5.2 Child Care Centres 5) Vehicle Access, Circulation and Parking	a) Vehicle circulation and car parking areas shall be designed to allow safe drop-off and collection of children as well as the safe movement and parking of staff, parents, visitor and service vehicles. b) Access driveways should not be located opposite, or in close proximity to, road intersections. c) Parking shall be provided in accordance with the standards in the Transport, Access and Parking section of this Plan. d) The parking area is to be designed to ensure: i) The safe drop off and collection of children, including direct, safe pedestrian access between the parking area and the entrance to the centre; ii) Safe movement and parking of staff, parents, visitors and service vehicles; and iii) All vehicles can enter and exit the site in a forward direction. e) Layout of the parking area must allow for safe access for service and emergency vehicles, such as ambulances, delivery and maintenance vehicles. f) Where the child care centre is located in the same building or development as other land uses, the parking and access arrangements for each separate use will need to be separately calculated and provided on site. g) A traffic impact assessment may be required for the development of a child care centre proposing to cater for 40 children or more. The assessment should address:	Parking and access for the centre based child care facility has been discussed as part of the overall site in Section 5.2 and has been considered in the TIA included at **Appendix J**. The location of the centre based child care facility on site ensures safety between vehicles and pedestrians.	Y

Control	Requirement	Comment	Compliance
	i) Site characteristics and the surrounding area; ii) Expected trip generation; iii) Parking requirements, including the design of parking areas, and any pick-up and drop-off facilities; iv) Existing traffic conditions and any future changes expected to the traffic conditions; v) Current road safety conditions, including an accident history in the locality; and vi) The expected impact of the proposed development on the existing and future traffic conditions.		
5.2 Child Care Centres 6) Noise	a) Outside playing areas shall be designed and located to minimise noise impact on any noise sensitive adjacent properties. Separation between boundary fencing and areas occupied by the children may be required. b) Where there may be noise impact on adjacent properties, fencing shall be of a height, design and material (e.g. masonry) suitable to contain noise generated by the children's activities. This ensures the children may play outside without time limitations in accordance with licensing requirements. c) Where a site may be affected by traffic, rail or aircraft noise, the child care centre shall be designed to minimise any impact on the children and staff. A report from an acoustic consultant may be required to support the proposal. (Design elements may include double glazing, insulated walls, locating sleeping rooms in protected areas and solid fencing). d) A noise impact assessment may be required for the development of a child care centre proposing to cater for 40 children or more, or where surrounding land uses may have an impact on the proposal. The objectives should be to limit the impact of the child care centre on adjacent properties, and also to limit the impact noise from external sources may have on the child care centre. While noise can be measured, the intent is to also minimise nuisance which is subjective by nature. This may be achieved either by	The outside play area has been located away from road frontages. The outdoor play area faces the adjacent lake and will not be affected by road noise impacts. Refer to the NIA at **Appendix O** for further details on compliance with noise criteria.	Y

Control	Requirement	Comment	Compliance
	physical separation, design and layout of the centre or by implementing noise mitigation measures, such as acoustic treatments to buildings. e) A noise impact assessment report should address the relevant provisions of the Noise and Vibration section of this Plan.		
5.2 Child Care Centres 7) Shade	a) Outdoor play areas and transition areas (between indoor and outdoor areas) are to be provided with appropriate safe shade requirements. Safe shade may be created by vegetation or shade structures. b) All active areas containing play equipment or areas where children play for extended periods of time (such as a sand pit) are to be shaded throughout the year. c) Movable play equipment used for active play should be placed in the shade. (This should be a combination of built and natural shade). d) All shade structures in the play areas should be designed in accordance with AS/NZS 4486.1. If located over play equipment, the shade structure should not have footholds or grip surfaces that will allow for climbing. e) Outdoor teaching areas are to be provided with year round protective shade. f) Outdoor eating areas are to be provided with year round protective shade. g) Other open areas are to be partially shaded. h) Any transition zone, between indoor and outdoor areas, such as a verandah, should be permanently shaded and protected in wet weather. i) The minimum width of a verandah should be 4m to allow for shaded play space underneath.	Appropriate natural and built shade structures are provided in the external play area. Refer to the Landscape Plan at **Appendix K**. The deck is 3m in width which, given the overall size of the deck (90sqm) is considered sufficiently sized for outdoor play underneath.	Y
5.2 Child Care Centres 8) Landscaping	a) Landscape planting shall complement the building(s) and the streetscape, and provide screening for car parking and outdoor playing areas. b) Landscaping shall be established prior to the use commencing. c) Childproof fencing and gates shall be provided around the outdoor play areas, and to the entrance of the child care centre. Details of all fencing shall be included on the landscape plan.	Landscaping is provided within the outdoor play space. Fencing and gates are provided for safety. A landscaped strip is provided along the southern (front) boundary of the childcare. Refer to the Landscape Plan at **Appendix K**.	Y

Control	Requirement	Comment	Compliance
	d) Landscape planting (a minimum width of 2m) shall be provided along the front boundary of the site. e) Additional landscape planting may be required along the side boundaries to integrate the development with neighbouring buildings and the streetscape, and to reduce the impact of vehicle lights on adjoining properties. f) A landscape plan shall be prepared and submitted with the development application, in accordance with the Landscape and Design section of this Plan. g) Plant species shall be chosen to address the characteristics of the site and shall: i) Provide protection from prevailing winds; ii) Provide screening to minimise impacts on privacy and/or the streetscape and adjacent buildings; iii) Provide shelter and shade; iv) Reduce reflection from bright surfaces; v) Emphasise pedestrian and vehicular routes; vi) Ensure visibility of outdoor playing areas; vii) Not include plants which may be toxic, create allergic reactions, or which are prickly or otherwise unsafe; and viii) Provide interest and variety to enhance children's experience.		
E3 Cranebrook, Part A - Waterside			
3.1.3 Site development controls 3.1.3.1 Floodway and lake system	1) The floodway and lake system shall be located generally in accordance with Figure E3.2: Key Design Elements (Waterside Corporate). 2) The floodway/main lake system shall have a width no less than that determined by Council having considered both flood conveyance requirements and modelled pre/post development flood impacts/variances for the 1% AEP (Annual Exceedance Probability), 0.5% AEP and 0.2% AEP local catchment and Nepean River flood events. 3) The lakes and lake foreshores (particularly the depth and grading) shall be designed to maximise safety. 4) Habitats, including islands, shall be constructed in each of the major lakes	The development is not proposing to alter the existing floodway and lake system at Waterside.	N/A

Control	Requirement	Comment	Compliance
	generally as indicated in Figure E3.2: Key Design Elements (Waterside Corporate) to provide habitat for local flora and fauna. 5) The floodway and lake system and their habitats are to be constructed and operated so as not to be conducive to mosquito breeding. 6) A recirculation system for the lakes shall be provided. The system must comprise components which will: a) Minimise the likelihood of stratification of lakes, if this is necessary due to lake depth; and b) Allow for full or partial draining of the lakes for maintenance purposes.		
3.1.3 Site development controls 3.1.3.2 Catchment water quality	1) Water quality is to be improved and maintained by every proposed development. 2) Adequate velocity and the controlled flow of water through the system shall be maintained at all times, to ensure the quality of the water and to reduce mosquito populations. 3) Water quality shall be enhanced by trapping and removing all debris. Gross pollutant traps are to be provided where the floodway enters the property at the Andrews Road boundary and where drainage from the south western corner of the public reserve enters the property at its eastern boundary. 4) Macrophyte planting is to be provided around the perimeter of the lakes to assist in the filtering of nutrients. 5) The use of fertilisers and other sources of nutrients may adversely impact on water quality and shall be minimised. 6) A process for monitoring the quality of discharges from this land is required to ensure system performance is maintained. This process, and agreed outcomes, shall be established through negotiation with the Penrith Lakes Development Corporation, Council, Department of Environment, Climate Change and Water. The monitoring process shall include maintenance of nutrient levels, and shall be undertaken on a regular basis. Details of the program shall be submitted with the development application/s for the construction of the lakes system.	Water quality will be maintained post development, as outlined in the Stormwater Management Plan at **Appendix F**.	Y

Control	Requirement	Comment	Compliance
3.1.3 Site development controls 3.1.3.3 Water quantity	1) A permanent water level shall be maintained within the lakes and lateral waterways. 2) An internal pumping system must be installed to enable the pumping of water between lakes, and the maintenance of water quality. 3) The pump system shall be enclosed, or provided with acoustic treatment or barriers, to ensure residents are not affected by the noise generated by its operation. 4) Water levels in the lakes and all laterals shall comply with the approved Water Management Plan (see 3.1.3.4 control (3)(c)).	The development is not proposing to alter the existing water pumping system at Waterside.	N/A
3.1.3 Site development controls 3.1.3.4 Management of the lakes system	1) A management plan for the regular maintenance of the lakes system shall be established and enforced. This shall include regular mowing and maintenance of the verges, pruning, structural and operational maintenance of the system, dewatering and desilting the lakes and ponds, and removal and replanting of the macrophytes as required. 2) Council shall not issue development consent for a proposal to subdivide or develop the site unless satisfactory arrangements have been made with Council for the ongoing maintenance and management of the lakes system. 3) As part of a development application submitted for construction of the lakes system, the following issues must be addressed: a) A proposal, which outlines the agreed responsibilities of all relevant parties, for the ownership and management of the lakes system. Satisfactory arrangements regarding this matter must be achieved prior to granting development consent for construction of the lakes system or subdivision of land; b) Means of improving water quality compared with existing water quality (at the time of submission), and the proposed water quality monitoring regime; and c) A Water Management Plan for the maintenance of the lakes system, including a	The development is not proposing to alter the existing maintenance or associated management plan at Waterside.	N/A

Control	Requirement	Comment	Compliance
	schedule of proposed maintenance activities, annualized operational costs, and capital replacement costs. The Water Management Plan should also address: i) The water quality and quantity discharge details, including expected changes in water quality and quantity to the existing system due to development (low flows, high flows, total over average rainfall year); ii) A plan for monitoring the quality of water discharge from the site; iii) The management of pollutants, such as oils, grass clippings, etc; iv) The control of exotic flora and fauna; v) Stormwater controls; vi) Groundwater effects (including any plans to draw from the groundwater for supply); vii) Sewer requirements (impact on existing sewer system and lake system); viii) Emergency controls; ix) The handling of water during the various stages of construction, as well as the final system (including site water management plan and sediment and erosion control measures); x) The incorporation of water management facilities; xi) The process of handling contaminated fill, if required; xii) Wastewater reuse and its impact on outflow (quality and quantity); xiii) Internal pumping and the impact on outflow; xiv) A Construction Management Plan in relation to leaching or deposition of materials into the lakes system and control of runoff; xv) A program for mosquito control; and xvi) Any other relevant matter identified in this section.		
3.1.4 Built form controls 3.1.4.1 Site and building works	1) All buildings on the site shall be designed and built such that their structural integrity can withstand flood flows generated by a flood equivalent to the Nepean River 'Flood of Record'- equating to the 0.5% AEP Flood Event. Damage potential is to be determined considering flood duration, flood depth and flow velocity such that buildings do not sustain structural damage or loss of load bearing capacity following	Flooding is discussed in **Section 5.5** of the SEE. All floor levels are proposed to be more than 0.5m above the 1% AEP flood level.	Y

Control	Requirement	Comment	Compliance
	immersion. Council will be guided by reference to available documentation provided in the 'Nepean Floodplain Management Strategy' in its determination as to whether flood compatible building design and material selection have been adequately considered. Appropriate modelling and mapping is to be undertaken to determine those areas of the site, which when fully developed, would present landform/ development characteristics where special flood compatible building design is required. 2) All lots should have their finished surface at least 0.5m above the 1% AEP flood level generated by local catchment or Nepean River flood flows, whichever generates the higher flood levels. 3) Where finished ground levels are not 0.5m above the 1% AEP flood event level, all floor levels shall be constructed a minimum of 0.5m above the flood level. 4) Finished surface and ground levels shall fall to property boundaries and along roads to achieve adequate drainage. 5) Stormwater from individual lots shall be captured and stored, where feasible, for future use in landscape maintenance. Dispersed points of discharge to the waterway system (using roads, paths or open spaces) shall be provided. This may include a piped drainage system and grassed swales through open space areas. 6) Roof and surface water not reused on each lot is to be discharged into the lake system in a controlled manner. 7) All stormwater being discharged into the lake system is to be free of harmful pollutants, contaminants, grass litter and biodegradable matter. 8) The stormwater system shall be designed and constructed in accordance with Council's engineering standards. 9) A Stage 2 Environmental Site Assessment must be submitted to Council as part of any development application for bulk earthworks. 10) Any contaminated land must be remediated in accordance with the land management requirements of this DCP.		
3.1.4 Built form controls	8) Parking within the front building setback may be considered where it can be shown	Parking is not proposed in the front setback.	Y

Control	Requirement	Comment	Compliance
3.1.4.2 Access and parking	that the objectives of Section 3.1.4.9 Landscaping and Open Space will be achieved. 9) Publicly accessible bicycle/pedestrian paths are to be provided as indicated in Figure E3.2: Key Design Elements (Waterside Corporate). 10) Pedestrian pathways and cycleways shall be linked to provide a safe, integrated and continuous pedestrian/cycle network around the lake system and within the site.		
3.1.4 Built form controls 3.1.4.3 Acoustic requirements	1) All development applications are to be accompanied by an acoustic report or noise impact statement prepared by a qualified acoustic consultant as follows: a) Where development is to provide the principal acoustic buffer between residential and industrial development, an acoustic report is required to demonstrate the development will satisfy the noise criteria of Waterside Clause of Penrith LEP 2010; and b) All other development proposals are to be accompanied by a noise impact statement prepared in accordance with and demonstrating compliance with the noise and vibration requirements of this DCP. 2) All acoustic measures must be designed to: a) be compatible with the flood characteristics of the estate; b) integrate with adjoining buildings; c) be aesthetically and visually pleasing; d) be compatible with the locality when viewed from both the residential and industrial areas of the estate; e) be constructed of robust and readily maintained materials that also minimise opportunities for vandalism; f) integrate with and accommodate the pedestrian/cycle network, riparian areas and landscaping within the estate; and g) creatively respond to site characteristics and constructed with visually permeable elements where they cross water bodies.	Refer to the NIA at **Appendix O** which shows compliance with the LEP/DCP controls as well as other applicable guidelines.	Y
3.1.4 Built form controls 3.1.4.4 Streetscape	1) Buildings adjacent to the residential zone are to be of a scale and design sympathetic to nearby residential dwellings.	The proposed is not adjacent to the residential zone. Architectural design along Andrews Road is of a high standard, utilising quality	Y

Control	Requirement	Comment	Compliance
	2) Development adjacent to residential houses should reflect the change in both detailing and massing and should not overlook private open spaces. 3) Architectural design along Andrews Road should be of a high standard, utilising quality materials and finishes. 4) Development is to provide a general image of buildings within a green setting, through the combination of appropriate setbacks and landscaping. 5) The aesthetic appeal of the street is to be maintained while providing a primary service role for vehicular and pedestrian access. 6) Roof plant must be effectively screened from view. 7) To soften the effect of development, landscaping must be of an appropriate scale and size consistent with the bulk and scale of buildings. 8) Service areas are to be placed to the rear or side of buildings, unless it can be established that they will not impact adversely on visual amenity or the acoustic requirements of this Section. 9) An integrated design for lighting is to be implemented throughout the site that is also complementary to the Waterside Residential lands.	materials and finishes, and is buffered by both site landscaping and landscaping in the existing stormwater channel.	
3.1.4 Built form controls 3.1.4.5 Building envelopes	1) The setbacks of buildings from the boundary are to be in accordance with Table E3.1: Building Setbacks below. 2) Minor variations in setbacks will be considered where they will contribute to a varied and attractive streetscape and do not compromise relevant objectives. Table E3.1: Andrews Road 10m Buildings fronting secondary and internal roads 5m Buildings on lots adjoining residential land and riparian corridors 5m	Strictly speaking, the proposal does not include a 10m setback within the site to the Andrews Road frontage, however the intent of this numeric control (10m) is achieved through the site being setback approx. 15m to Andrews Road minimising impacts from the proposal on the roadway. Refer to **Section 4.12.1** DCP Variations for justification.	Y & N – Justified
3.1.4 Built form controls 3.1.4.9 Landscaping and open space	1) The design of open space areas and buildings shall enhance existing views and create opportunities for additional views within and through the site. 2) The front building setback and setbacks to all public areas must be landscaped to soften building mass and roof forms.	The positioning of the centre based child care facility allows for views from the site to the adjacent lake area. Canopy trees are underplanted with shrubs and groundcovers. Landscaping along the Andrews Road frontage of	Y

Control	Requirement	Comment	Compliance
	3) The building setback adjoining residential development must be landscaped and used for that purpose only. 4) Landscaping must comprise canopy trees under planted with suitable shrubs and/or groundcover. 5) Landscaping along the Castlereagh Road and Andrews Road frontages of the site is to be of a consistent theme, comprised predominantly of native species.	the site has a consistent theme and comprises predominantly of native species. Refer to the Landscaping Plan at **Appendix K**.	

SEPP 64 Schedule 1 Assessment Criteria

Assessment Criteria		Comment	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 signs are considered compatible with the scale of the proposed building and also consistent with the character of the industrial area.	Y
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	No. There is no apparent advertising theme within the area.	N/A
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 is not of a scale to detract from any environmentally sensitive or residential areas.	Y
3) Views and vistas	Does the proposal obscure or compromise important views?	Proposed signs are generally wall mounted to the proposed buildings or presented as a pylon sign located within the site boundary. The proposed signage will not obscure or compromise important views.	Y
	Does the proposal dominate the skyline and reduce the quality of vistas?	As above. The signage will not dominate the skyline noting the 8m pylons are less than 0.5m above the proposed building heights.	Y
	Does the proposal respect the viewing rights of other advertisers?	The proposed signage does not obscure any advertising.	Y
4) Streetscape, setting or landscape	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale of the proposed signage has been designed to be proportionate to the scale of the building. The majority of the signage is set back from the streetscape and considered appropriate for the context of the site and locality.	Y

Assessment Criteria		Comment	Compliance
	Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signage will contribute to the visual interest of the site though incorporation into the built design(s).	Y
	Does the proposal reduce clutter by rationalizing and simplifying existing advertising?	N/A - the site is currently vacant and does not contain any signage.	N/A
	Does the proposal screen unsightliness?	The proposed signage does not screen unsightliness.	Y
	Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No. The height of the pylon signs are proposed at 8m which is below the LEP maximum building height control and surrounding developments.	Y
	Does the proposal require ongoing vegetation management?	No. Landscaping at the base of the pylon signs are groundcovers only.	Y
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?	The proposed signage has been designed to be consistent with the built form and design of the proposed mixed use development.	Y
	Does the proposal respect important features of the site or building, or both?	The proposed signage does not detract in any way from important features of the building or site.	Y
	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage uses innovative technology (eg digital menuboards) in accordance with design specifications.	Y
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?	The internally illuminated signage will be of an appropriate level of brightness for outdoor display.	Y
7) Illumination	Would illumination result in unacceptable glare?	No, the proposed illuminated signage will not result in excessive glare as the signs will be illuminated in accordance with the relevant Australian Standards.	Y
	Would illumination affect safety for pedestrians, vehicles or aircraft?	As above. The proposed signage is partially obscured due to onsite and offsite landscaping, resulting in no safety concern relating to illumination or light spill.	Y
	Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed illuminated signage will not generally be visible to residential accommodation.	Y
	Can the intensity of the illumination be adjusted, if necessary?	No, however, the brightness levels of LED signage will be appropriate for surrounding properties and roads.	Y
	Is the illumination subject to a curfew?	Signs will be lit during operational hours.	Y

Assessment Criteria		Comment	Compliance
8) Safety	Would the proposal reduce the safety for any public road?	The signs will not affect road safety on Renshaw Street or Andrews Road. No flashing or moving signs are proposed.	Y
	Would the proposal reduce the safety for pedestrians or cyclists?	No, the signage will not affect pedestrians or cyclists. The majority of the signs are affixed to the building away from pedestrian footpaths.	Y
	Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No, sightlines are not affected as all signage is located within the site bounds.	Y

APPENDIX C

Detailed Site Investigation

APPENDIX D

Waste Management Plan

APPENDIX E

Civil Plans

APPENDIX F

Stormwater Management Plan

APPENDIX G

Service Station Plan of Management

APPENDIX H

Take Away Food and Drink Premises Plan of Management

APPENDIX I

Centre Based Childcare Facility Plan of Management

APPENDIX J

Traffic Impact Assessment

APPENDIX K

Landscape Plan

APPENDIX L

Bushfire Assessment Report

APPENDIX M

National Quality Framework Assessment Checklist

APPENDIX N

SEPP 33 Risk Screening

APPENDIX O

Noise Impact Assessment

APPENDIX P

Crime Risk Assessment

APPENDIX Q

QS Report

APPENDIX R

BCA Compliance Report

ASIA PACIFIC OFFICES

BRISBANE
Level 2, 15 Astor Terrace
Spring Hill QLD 4000
Australia
T: +61 7 3858 4800
F: +61 7 3858 4801

CANBERRA
GPO 410
Canberra ACT 2600
Australia
T: +61 2 6287 0800
F: +61 2 9427 8200

DARWIN
Unit 5, 21 Parap Road
Parap NT 0820
Australia
T: +61 8 8998 0100
F: +61 8 9370 0101

GOLD COAST
Level 2, 194 Varsity Parade
Varsity Lakes QLD 4227
Australia
M: +61 438 763 516

MACKAY
21 River Street
Mackay QLD 4740
Australia
T: +61 7 3181 3300

MELBOURNE
Level 11, 176 Wellington Parade
East Melbourne VIC 3002
Australia
T: +61 3 9249 9400
F: +61 3 9249 9499

NEWCASTLE
10 Kings Road
New Lambton NSW 2305
Australia
T: +61 2 4037 3200
F: +61 2 4037 3201

NEWCASTLE CBD
Suite 2B, 125 Bull Street
Newcastle West NSW 2302
Australia
T: +61 2 4940 0442

PERTH
Ground Floor, 503 Murray Street
Perth WA 6000
Australia
T: +61 8 9422 5900
F: +61 8 9422 5901

SYDNEY
Tenancy 202 Submarine School
Sub Base Platypus
120 High Street
North Sydney NSW 2060
Australia
T: +61 2 9427 8100
F: +61 2 9427 8200

TOWNSVILLE
12 Cannan Street
South Townsville QLD 4810
Australia
T: +61 7 4722 8000
F: +61 7 4722 8001

WOLLONGONG
Level 1, The Central Building
UoW Innovation Campus
North Wollongong NSW 2500
Australia
T: +61 2 4249 1000

AUCKLAND
Level 4, 12 O'Connell Street
Auckland 1010
New Zealand
T: 0800 757 695

NELSON
6/A Cambridge Street
Richmond, Nelson 7020
New Zealand
T: +64 274 898 628

WELLINGTON
12A&B Waterloo Quay
Wellington 6011
New Zealand
T: +64 274 898 628