

# STATEMENT OF ENVIRONMENTAL EFFECTS

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## GLENMORE PARK TOWN CENTRE REDEVELOPMENT – STAGE 1 19-31& 33 TOWN TERRACE, GLENMORE PARK

NOVEMBER 2021



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## GLENMORE PARK TOWN CENTRE

### GLENMORE PARK

NOVEMBER 2021

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# CONTENTS

1	BACKGROUND .....	3
1.1	Introduction .....	3
2	SITE ANALYSIS .....	5
2.1	Local and Regional Context.....	5
2.2	Site Analysis .....	7
2.3	Glenmore Park Town Centre Redevelopment Masterplan .....	9
3	PROPOSED DEVELOPMENT .....	11
3.1	Proposal Overview.....	11
3.2	Design Philosophy .....	11
3.1	Earthworks.....	11
3.2	Office Building (Building 1).....	12
3.3	Retail Building (Building 2).....	12
3.4	Terrace Dining Precinct .....	13
3.5	Parking and Transport .....	13
3.6	Landscaping .....	14
3.7	Signage.....	14
3.8	Accessibility .....	14
3.9	Waste Management and Loading Management .....	14
3.10	Noise.....	15
4	ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 .....	15
4.1	Division 2.5 – Local Planning Panel (IHAP).....	15
4.2	Section 4.10 – Designated Development.....	15
4.3	Section 4.47 – Integrated Development.....	15
5	ENVIRONMENTAL ASSESSMENT (SECTION 4.15 OF EP&A ACT) .....	16
5.1	STATE AND REGIONAL ENVIRONMENTAL PLANNING INSTRUMENTS .....	16
5.2	Local Environmental Planning Instruments.....	20
5.3	Development Control Plans .....	24
5.4	Crime Prevention Through Environmental Design (CPTED) Assessment.....	24
5.5	Impacts of Development .....	25
5.6	Submissions Made.....	25
5.7	Site Suitability .....	25
5.8	Public Interest.....	25
6	SUMMARY AND CONCLUSION .....	27



# APPENDICES

Appendix 1	SREP 20 Review
Appendix 2	Penrith DCP Assessment
Appendix 3	Site Survey Plan
Appendix 4	Architectural Drawings
Appendix 5	Civil Engineering Works
Appendix 6	Geotechnical Assessment
Appendix 7	Preliminary Site Investigation (Contamination)
Appendix 8	Access Review
Appendix 9	Regulatory Compliance
Appendix 10	Landscape Plans and Arborist Report
Appendix 11	Hydraulic Services
Appendix 12	Transport Impact Assessment
Appendix 13	Loading Management Plan
Appendix 14	Noise Impact Assessment
Appendix 15	Waste Management Plan
Appendix 16	Cost Estimate Report
Appendix 17	Preliminary Feasibility Fire Engineering Review
Appendix 18	Tanya Davies MP Letter of Support



# 1 BACKGROUND

## 1.1 Introduction

This Development Application (DA) has been prepared on behalf of Home Consortium (HomeCo) and seeks approval for the redevelopment of a section of the Glenmore Park Town Centre at 33-41 Town Terrace, Glenmore Park. The proposal is the first stage of a phased development of the entire Town Centre which will see the retention of the majority of the two existing shopping centre structures, with proposed extensions and infrastructure works that will deliver a modern and more site responsive Town Centre precinct.

This DA seeks to demolish a single storey commercial building, reconfigure the façade and public domain on the eastern side of the existing shopping centre structure, and construction of a new commercial building and retail building. The design of this proposal has been strategically configured to enhance the public domain on the eastern side of the Glenmore Park Town Centre while maximising views over the adjacent Ched Towns Reserve.

The proposed three storey building will allow for the introduction of commercial office space into the Town Centre and will diversify the land uses within the precinct while expanding employment opportunities. Likewise, additional employment will be generated through the provision of additional retail space in the proposed retail building.

This DA seeks approval for the following:

- Demolition of an existing single storey commercial building, awnings, stairs and ramps;
- Construction of a three-storey commercial office building with basement car parking and services area, and upper ground floor comprising of a common foyer area, which will accommodate business/commercial-type occupancy. Upper levels are proposed to comprise a medical centre;
- Construction of a single-storey pavilion style building for food and beverage type occupancies;
- Alterations to existing facades and reconfiguration of existing pedestrian terraces, ramps, stairways and pathways;
- Establishment of outdoor dining and associated awnings; and
- Signage.

The subject site comprises part Lot 9100 and Lot 9107 in DP102272 and has a total area of 4705m<sup>2</sup>. The site predominantly comprises of the public domain areas including footpaths, ramps, stairs, gardens and landscaped areas. A single-storey commercial building is located on the southern end of the site.

It is bounded by Town Terrace to the north and east, a McDonalds restaurant to the south and an existing Glenmore Town Centre shopping centre building to the west.

The Glenmore Park Town Centre is a strongly performing Town Centre and is located in an area that is experiencing rapid population and economic growth. The proposed development responds to market demand and the need to provide a broader range of retail offerings within the trade area, with the expansion incorporating additional specialty retail floorspace, a new office building and a new dining terrace.

The subject site is currently zoned *B2 Local Centre* under the *Penrith Local Environmental Plan 2010* (PLEP 2010) with a minor section zoned *RE1 Public Recreation*. The proposed development is permissible within the respective zones.

This report has been prepared pursuant to provisions of the EP&A Act and the *Environmental Planning and Assessment Regulation 2000*. The report addresses the heads of consideration listed under Section 4.15 of the EP&A Act as relevant to the proposed development. A detailed description of the proposed works and an associated assessment under the relevant planning controls are provided in this report below.

Table 1 demonstrates the documents and plans submitted with this Development Application and should be read in conjunction with this SEE.

**Table 1: Supporting Reports**

Appendix No.	Report Title	Author	Document Reference	Revision	Date
3	Site / Survey Plan	Real Serve	76946JP	0	01/12/2020
4	Architectural Drawings	Buchan		E	27/10/2021
5	Civil Engineering Works	Henry and Hymas	21Q16_DA_C000	01	20/10/2021
6	Geotechnical Assessment	JK Geotechnics	34445Brpt	0	30/09/2021
7	Preliminary Site Investigation (Contamination)	Douglas Partners	208929.00.R.001.Rev0	0	20/09/2021
8	Access Review	Morris Goding Access Consulting		0	29/10/2021
9	Regulatory Compliance Report	McKenzie Group		A	22/09/2021
10	Landscape Plans and Arborist Report	Elke	2109_b	A	01/11/2021
11	Hydraulic Services	Henry and Hymas	21Q16-H1000 21Q16-H1001	1	26/10/2021
12	Transport Impact Assessment	One Mile Grid	210763TIA001B-F	0	20/10/2021
13	Loading Management Plan	One Mile Grid	210763WMP001A-F	0	29/10/2021
14	Noise Impact Assessment	SLR Consulting	610.30579-R01-v1.0	0	20/10/2021
15	Waste Management Plan	One Mile Grid	210763WMP001A-F	0	29/10/2021
16	Cost Estimate Report	Napier and Blakeley	2745081401/KS	0	15/10/2021
17	Preliminary Feasibility Fire Engineering Review	Omnii		0	27/10/2021
18	Tanya Davies MP Member for Mulgoa – Letter of Support	Tanya Davies		0	15/10/2021

## 2 SITE ANALYSIS

### 2.1 Local and Regional Context

The subject site is located within the Town Centre of the suburb of Glenmore Park within the Penrith Local Government Area. It is approximately 5km from the Penrith CBD, 11km from the Western Sydney International Airport, 32km from the Parramatta CBD and 50km from the Sydney CBD. Town Terrace connects the site to the Glenmore Parkway, which serves as the suburb's main thoroughfare. Glenmore Parkway provides direct and easy access to major routes of Mulgoa Road, The Northern Road and the M4 Western Motorway.

To the north of the subject site is the northern portion of existing Glenmore Park shopping centre, a large at-grade car parking area and the Glenmore Park Youth and Community Centre (YCC). This section of the Town Centre was completed in 2018 and includes a Coles, ALDI and numerous other stores and restaurants. To the east across Town Terrace is the Ched Towns Reserve sporting fields, Bethany Catholic Primary School, a church and Glenmore Park High School. To the south is the site is bounded by a free-standing McDonald's restaurant with the Glenmore Parkway and residential areas further south. To the west is the existing of the older portion of the Glenmore Park Town Centre which includes a Woolworths and other specialty stores. The proposed development is located directly adjacent to this section of the Town Centre.

Glenmore Park is one the largest and most rapidly growing suburbs in the Penrith LGA, with the 2016 census reporting a population over 23,000. This has grown significantly since then due to the new Glenmore Park Stage 2 development in the south of the suburb, placing additional demand on the Glenmore Park Town Centre. With planning for the 2,600 dwelling Glenmore Park Stage 3 underway, the importance of the Glenmore Park Town Centre will increase significantly in the coming years as it's customer catchment area continues to grow.

The regional context subject site is shown in Figure 1 below.

Figure 1: Locality Plan



## 2.2 Site Analysis

The subject site comprises part of Lot 9100 DP1022720 and Lot 9107 DP1022720. The site has a total land area of approximately 4705m<sup>2</sup>. The site is mostly owned by Home Consortium, who also own the majority of the Glenmore Park Town Centre. A minor area on the easternmost portion of the site is owned by Council.

The site predominantly comprises of public domain areas outside the existing Glenmore Park shopping centre building including footpaths, ramps, stairs, gardens and landscaped areas. A single-storey commercial building is located on the southern end of the site.

It is bounded by Town Terrace to the north and east, a standalone McDonalds restaurant to the south and an existing Glenmore Town Centre shopping centre building to the west.

The site has no significant areas of vegetation. There are two large trees located within the site boundaries, specifically the feature fig tree in the circle planter and a eucalyptus adjacent to the parking area. Both of these trees are to be retained as part of the proposed landscape design.

The site is mostly zoned B2 Local Centre, with the minor Council-owned section adjacent to Ched Towns Reserve zoned RE1 Public Recreation.

The site contains no heritage items, nor is it located within a heritage conservation area. Likewise, the site is not constrained by natural hazard risks such as bushfires or floods either. The site slopes down to the east and north-east toward the neighbouring playing fields.

Figure 2: Site Plan



## 2.3 Glenmore Park Town Centre Redevelopment Masterplan

The Glenmore Park Town Centre is proposed to be redeveloped in line with a masterplan which envisions the precinct reconfigured, enhanced, and centred on a new town square. It is anticipated that proposed redevelopment will unify the Town Centre and reactivate the precinct with more active street fronts, improved pedestrian links between the two main elements and the addition of new commercial buildings.

The Glenmore Park Town Centre is identified as a strongly performing Town Centre and is located in an area that is experiencing strong population and economic growth. The proposed development responds to increasing market demand and the need to provide a broader range of retail offer within the trade area, with the proposed Town Centre redevelopment incorporating an expansion of specialty retail floor space, new office spaces, the redevelopment of the Youth and Community Centre (YCC), new dining spaces, improvements to the public domain and a new Town Square.

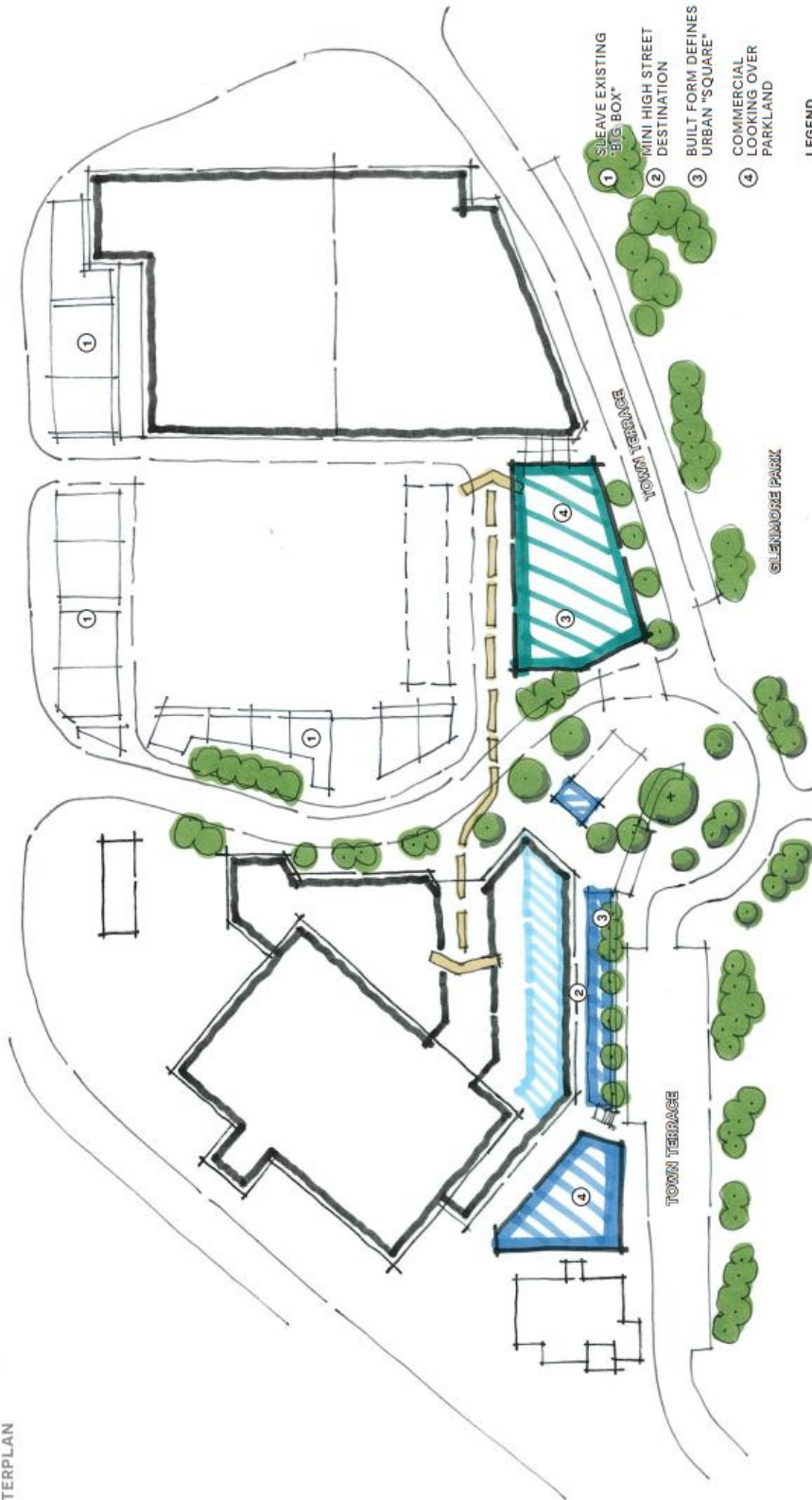
The masterplan for the Town Centre addresses the several built form and urban design issues with the precinct, including the inconvenient separation of the two main shopping centre structures, inadequate street and public domain activation and poor pedestrian accessibility. The sitewide masterplan will ensure what the redevelopment of the Town Centre will be coherent and orderly. It will allow for a more visually consistent, modern, and appealing design of the Town Centre while also improving walkability for pedestrians and shoppers.

Additionally, the increase in both retail and commercial floor space will allow for additional business and services to open in the Town Centre. This includes plans for a much-needed Service NSW branch and new health related facilities to reduce the pressure on services in nearby Penrith.

The Glenmore Park Town Centre Concept Masterplan is shown in Figure 3 below.

Figure 3: Glenmore Park Town Centre Concept Masterplan

**PROPOSED  
MASTERPLAN**  
MASTERPLAN



## 3 PROPOSED DEVELOPMENT

### 3.1 Proposal Overview

This Development Application seeks approval for Stage 1 of the redevelopment of the Glenmore Park Town Centre. The proposed works incorporate the construction of the two new buildings adjacent to the existing south building of the Glenmore Park shopping centre, as well as the reconfiguration of the eastern façade of the shopping centre and adjacent public domain to create a new dining terrace overlooking Ched Towns Reserve. Stage 1 of the redevelopment plays a key role in revitalising and embellishing the 'Eastern Edge' of the Glenmore Park Town Centre as it seeks to draw more activity to this area with a new commercial office building, alfresco dining areas and attractive landscaping.

The proposal is detailed in the plans provided as part of this report with a summary provided below.

#### Glenmore Park Town Centre Redevelopment - Stage 1

- Demolition of an existing single storey commercial building, awnings, stairs and ramps;
- Construction of a three-storey commercial office building with basement car parking and services area, and upper ground floor comprising of a common foyer area and business-type occupancy. Upper levels are to comprise a medical centre;
- Construction of a single-storey pavilion type building for food and beverage type occupancy;
- Alterations to existing facades and reconfiguration of existing pedestrian terraces, ramps, stairways and pathways;
- Establishment of outdoor dining and associated awnings; and
- Signage.

### 3.2 Design Philosophy

The design philosophy for the Proposal has been shaped by the concepts and overall vision for the Town Centre as outlined in the masterplan. The key objectives of the masterplan are to expand the floorspace of the Town Centre to cater to growing market demand, renew the precinct visually with modern, sleek designs, and improve pedestrian accessibility throughout the Town Centre.

In line with the objectives of the masterplan, the Proposal seeks to provide new office, retail, and dining spaces by better utilising the land to the immediate east of the existing shopping centre. This additionally improves the interface of the eastern side of the Town Centre with Ched Towns Reserve.

Furthermore, the Town Centre is on a considerably higher elevation than Ched Towns Reserve, therefore the design of the new buildings and dining terrace have been tailored to take advantage of the views over the vast, open space, as well as provide a visually attractive façade from the Reserve.

The proposal provides logical and permeable pedestrian routes connecting people where they want to go, with improved access to the Town Centre from Town Terrace, including improved access for those with disabilities.

### 3.1 Earthworks

The Proposal seeks to undertake bulk earthworks on the site to prepare the site for the development which will be necessary to achieve a more desirable built form. Significant excavation will be required on the southern end of the site to allow for the construction of the basement car park under Building 1 while fill will be required for the dining terrace and Building 2.

A Bulk Earthworks Cut and Fill Plan is included as part of the Civil Engineering Works Plans provided as Appendix 5 which outlines the proposed earthworks in detail.

A Preliminary Site Investigation (Contamination) was undertaken and concluded based on the information available that the potential for contamination at the site is low (refer Appendix 7). However, the investigation recommends that some intrusive sampling be undertaken to assess the contamination status of the site as well as to provide a (preliminary) waste classification assessment for off-site disposal purposes.

The Geotechnical Assessment included with this Development Application as Appendix 6 provides further detail on the subsurface conditions at the site and outlines potential geotechnical issues. The assessment concluded that the proposed development is feasible from a geotechnical perspective, provided the issues detailed in the assessment are taken into account as part of the design and construction.

### **3.2 Office Building (Building 1)**

The Proposal includes new commercial office building, located at 33 Town Terrace where there is currently a single storey commercial building with two tenancies. The Glenmore Park Town Centre has limited space; therefore, the proposed 3 level commercial building is a more efficient use of the space, and it will better integrate the 33 Town Terrace site into the Town Centre.

The building will provide three levels each with a floor area greater than 800m<sup>2</sup>. The large area of commercial floor space provided in this building will allow various new business and services to operate within the Town Centre, providing employment and benefitting the local community.

The location of the building is ideal. It is located on the eastern side of the Town Centre; therefore, it will not have any significant visual or amenity impacts on the existing residential areas to the west or south of the Town Centre.

An underground basement is proposed, which will provide 13 secure parking spaces. This will compensate for a number of on street parking spaces lost as a result of this development while providing additional car spaces.

It is noted that the service space and screens on the roof of Building 1 exceed the 15 metre maximum building height by approximately 0.4 to 0.8m metres. However, clauses and controls in both the Penrith Local Environmental Plan (LEP) 2010 and the Penrith Development Control Plan (DCP) 2014 permit building services to exceed the height limit granted the proposal design is consistent with the specified criteria. This matter is discussed in detail in section 5.2.1 and in Appendix 2.

Therefore, the minor departure of the of the service space from the maximum building height controls for the site are considered acceptable and no clause 4.6 Variation is required.

Refer to the Architectural Drawings provided with this Development Application as Appendix 4 for further details on Building 1.

### **3.3 Retail Building (Building 2)**

A new retail tenancy building is proposed on the northern section of the site. This single-story building, which has a floor area of 250m<sup>2</sup>, has been specifically designed for use as a restaurant or café and surrounded by outdoor dining. The exterior walls of the building will predominantly be glazed. This will create a more open and welcoming space, and better connect the indoor and alfresco dining areas. Reducing the separation between the indoor and outdoor is essential for creating vibrant and activated spaces.

The building is located at a prominent position within the Town Centre, therefore it has been designed with attractive materials and a unique roof form to serve as a point of interest within the precinct.

Refer to the Architectural Drawings provided with this Development Application as Appendix 4 for further details on Building 2.

### 3.4 Terrace Dining Precinct

A dining terrace is proposed parallel to the new sheltered walkway along the exterior of the existing shopping centre building. This terrace will provide 250m<sup>2</sup> of alfresco dining space for future restaurants and cafes in the tenancies located on the eastern exterior of the existing shopping centre building. This space will be able to seat approximately 100 patrons.

Along with Building 2, these outdoor dining areas will draw more people and activity to the Town Centre and create a livelier space.

Refer to the Architectural Drawings provided with this Development Application as Appendix 4 for further details on the dining terrace.

### 3.5 Parking and Transport

The proposal includes a new basement car park beneath Building 1. The basement car park will include 13 secure parking spaces. The proposed driveway to access this car park will however result in the loss of eight on-street car spaces on Town Terrace, while three more will be lost to create a new pedestrian crossing and a shared zone. As one of the spaces to be removed is for disabled parking, it is proposed that two spaces further north closer to access ramps to be dedicated as disabled parking.

The car parking provision requirements relevant to the proposal are generally set out in Section C10 of the Penrith City Development Control Plan 2014 (DCP 2014), which specifies 1 car space per 40m<sup>2</sup> of office space and 1 car space per 30m<sup>2</sup> of retail space. Based on these rates, the proposed development will require 69 car parking spaces.

As the proposal only includes 13 car parking spaces on-site, this equates to a shortfall of 56 spaces, when compared to the DCP requirements. Nevertheless, it is noted that the DCP states that:

*Council has the discretion to waive or reduce the number of car spaces required for a particular site if the reduced provision can be justified in a Traffic Impact Statement in terms of:*

- I. Proximity to public transport nodes;*
- II. Opportunity to share parking with another use; or*
- III. An empirical assessment of car parking*

Due to the proximity to of the site to public transport, a sufficient amount of car parking within the Town Centre and additional justification in the empirical assessment included in the Transport Impact Assessment (Appendix 12), the proposed car parking is considered acceptable.

The Glenmore Park Town Centre is serviced by the 794, 797 and 799 bus routes which provide access to the Penrith CBD and surrounding suburbs.

There will be 61 on street car parking spaces retained on Town Terrace, directly outside the development while 84 car parking spaces are available on Council-owned land to the north. Employees and customers will also utilise the existing 289 space on grade car park or the 359 space under cover spaces provided in the Town Centre.

Refer to the Transport Impact Assessment provided with this Development Application as Appendix 12 for further details on parking and transportation.

### 3.6 Landscaping

The landscaping proposed as part of this development seeks to better address the eastern interface of Building 1 and Building 2. The proposed landscaping intends to better connect pedestrian activity and usage through terraced gardens, seating facing east, stairs and ramps. This softens the sharp fall of the grade between the Town Centre buildings and the street level, creating a more accessible, human scale domain.

The landscape design retains two large feature trees, specifically the large fig in the circle planter and a eucalyptus adjacent to the car parking spaces on Town Terrace. The design also aims to reinforce and continue the local landscape character of the area by using species commonly used in Glenmore Park.

All the landscaping proposed is to be irrigated with rainwater. Irrigation either be above ground or sub surface drip irrigation and will be installed on programmable timers, with the exception of pop-up sprinklers for the circular turf area. This will guarantee the most efficient use of water, reduce maintenance works and ensure the landscaping within the development remains healthy and attractive.

### 3.7 Signage

The Architectural Drawings (refer Appendix 4) submitted with this application detail the location and size of signage associated with the development. The proposal seeks to include flush wall signage on the facades of Building 1 and 2 to allow for the identification of the business and services operating in these buildings.

The dimensions and positioning of the signage ensure that advertising at the site will achieve a restrained outcome whilst still ensuring the services provided at the site are identifiable.

An assessment of the proposal against the relevant provisions under *State Environmental Planning Policy No 64 – Advertising and Signage* is included in Section 5 of this report.

### 3.8 Accessibility

Accessibility is a key element in the design of office, retail and public spaces. Therefore, the Access Review Report included as Appendix 8 provides advice and strategies to maximise reasonable provisions of access for people with disabilities. The report concluded the proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be readily achieved.

### 3.9 Waste Management and Loading Management

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development. Bins for both the office and cafes uses will be stored within a dedicated bin storage area within the basement level Building 1. Further details on the management of waste generated from the development are included in the Waste Management Plan provided as Appendix 15.

The Loading Management Plan, provided as Appendix 13, seeks to mitigate risks associated with pedestrians walking within car parking areas adjacent to loading areas where large vehicles may occasionally be manoeuvring.

Overall, waste management and loading activities will be able to be easily undertaken at the proposed development with minimal disruption or disturbance to the surrounding area.

### 3.10 Noise

It is anticipated that there will be some impacts from the construction works on the site, however with reasonable work practices employed, such working within standard construction hours, the noise generated will not have significant impacts on the surrounding areas.

Noise generated from the additional traffic and from patrons in the dining areas were not found to be significant enough have any adverse effects on residential areas to the south and west.

An assessment of the acoustic impacts generated from the construction and operation of the proposed development is provided in the Noise Impact Assessment provided as Appendix 14.

## 4 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

### 4.1 Division 2.5 – Local Planning Panel (IHAP)

Independent Hearing and Assessment Panels (i.e. Local Panels) are now mandatory for all Sydney Councils. Panels are to be put in place so the process of assessment and determination of development applications with a high corruption risk, sensitivity or strategic importance are transparent and accountable

The proposal includes the redevelopment of a section of the Glenmore Park Town Centre. It does not meet the referral criteria (Conflict of Interest, Departure from Development Standards contained within an Environmental Planning Instrument or Sensitive Development) requiring assessment by the Local Panel, noting that assessment may be required if ten or more unique objections are submitted in relation to the proposal.

### 4.2 Section 4.10 – Designated Development

Section 4.10 of the *Environmental Planning & Assessment (EP&A) Act 1979* indicates that development is considered to be Designated Development where declared as such by any Environmental Planning Instrument or the Regulations.

Schedule 3 of the *EP&A Regulations 2000* outlines the criteria for development which is classified as Designated Development. Development classed as 'designated' requires particular scrutiny because of its nature or potential environmental impacts. Designated development includes development that has a high potential to have adverse impacts because of their scale or nature or because of their location near sensitive environmental areas, such as wetlands and coastal areas.

The proposed development does not satisfy the criteria within Schedule 3 of the *EP&A Regulations 2000* and is therefore not considered to be Designated Development as defined under the Regulations.

### 4.3 Section 4.47 – Integrated Development

Section 4.47 of the *EP&A Act 1979* outlines development that is considered to be Integrated Development, requiring concurrence/approval under a variety of Acts. The proposal is not classified as Integrated Development under Section 4.46 of the EP & A Act 1979 as none of the Acts apply to this development.

## 5 ENVIRONMENTAL ASSESSMENT (SECTION 4.15 OF EP&A ACT)

### 5.1 STATE AND REGIONAL ENVIRONMENTAL PLANNING INSTRUMENTS

#### 5.1.1 STATE ENVIRONMENTAL PLANNING POLICY NO 55 (REMEDIATION OF LAND)

SEPP 55 is a NSW-wide planning instrument relating to the remediation of contaminated land. When considering a Development Application, the consent authority must observe the requirements of SEPP 55. Under Clause 7, 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.*

Douglas Partners conducted a Preliminary Site Investigation (PSI) for the development site (refer to Appendix 7). The objective of the PSI was to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

The Investigation found that while the site was used for agriculture in the past, it was most likely used for animal grazing rather than intensive cropping, therefore the application of pesticides at the site in a farming context is considered unlikely. Furthermore, given that the site and surrounding land was subject to earthworks in the 1990s, fill at the site is likely to be engineered fill.

It is noted that the service station, although up-gradient of the site, is not in close proximity of the site and has not been listed by the EPA as a contaminated site. However, given the service station is less than 25 years old and appears to have a leak detection system (groundwater monitoring wells), it is unlikely it has had any contamination impacts on the subject site.

Based on the above, the potential for contamination at the site is considered to be low and no remediation works are required. However, the investigation recommends that some intrusive sampling be undertaken to assess the contamination status of the site as well as to provide a (preliminary) waste classification assessment for off-site disposal purposes. The necessary sampling will be undertaken prior to the commencement of Bulk Earthworks on the site.

#### 5.1.2 STATE ENVIRONMENTAL PLANNING POLICY NO 64 – ADVERTISING AND SIGNAGE

SEPP 64 applies to the entire State to ensure that signage is compatible with the desired amenity and character of an area and to ensure that signs provide effective communication in suitable locations.

The Architectural Drawings (refer Appendix 4) submitted with this application detail the location and size of the signage proposed on the new buildings. The dimensions of the signage ensure that they not visually clutter the area or detract from the appearance of the buildings whilst ensuring the business and services provided at the site are identifiable. The signage has been designed to complement the architectural style of the buildings and is appropriately sized and positioned on the buildings to be visible from the street.

The proposed signs are defined as *business identification signs* SEPP 64 and are defined as follows:

*Business Identification sign means a sign:*

- (a) That indicates
  - (i) The name of the person, and
  - (ii) The business carried on by the person, at the premises or place at which the sign is displayed, and
- (b) That may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include any advertising relating to a person who does not carry on business at the premises or place.

The proposed business identification signage is located on the eastern facades of Building 1 and Building 2 and will include signage to identify the business and services operating in these buildings.

Part 2 – Clause 8 of SEPP 64 states:

**Granting of consent to signage**

*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.

Clause 3(1)(a) states:

- (1) This Policy aims:
  - (a) to ensure that signage (including advertising):
    - (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

The proposal includes the delivery of a high-quality built form with the inclusion of signage which has been thoughtfully integrated into the overall building design and site layout.

The signage dimensions will achieve a restrained outcome, ensuring it communicates the necessary advertisement in a way which is compatible with the desired amenity and visual character of the new development and surrounding area and will not result in unnecessary or excessive displays. A review of the assessment criteria contained within Schedule 1 of SEPP 64 is provided below.

**Table 2: SEPP 64 Assessment**

SEPP 64 – Schedule 1 Review		
Assessment Criteria	Comment	Complies
1. Character of the Area <i>Is the proposal compatible with the existing or desired future character or the area or locality in which it is proposed to be located?</i>  <i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i>	The subject site is zoned B2 Local Centre and forms part of the Glenmore Park Town Centre. Controls under the Penrith LEP 2010 and DCP 2014 establish the bulk, scale and general character for the Centre. The proposal seeks to redevelop a section of the Town Centre and will improve compatibility with the surrounding land uses by delivering a modern character that and improving accessibility.  The proposed signage is highly compatible with the desired character for the site and broader area, with the signage integrated into the designs of the new buildings.	Yes
2. Special Areas	There are no sensitive areas in the vicinity of the site, nor is it adjacent to any residences.	Yes.

<p><i>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?</i></p>	<p>Nonetheless, the proposed signage ensures that the proposal retains effective advertising whilst not detracting from surrounding land uses.</p>	
<p>3. Views and vistas</p> <p><i>Does the proposal obscure or compromise important views?</i></p> <p><i>Does the proposal dominate the skyline and reduce the quality of vistas?</i></p> <p><i>Does the proposal respect the viewing rights of other advertisers?</i></p>	<p>The proposed development does not dominate the skyline or obscure or compromise important views.</p> <p>The proposed development, including the signage is consistent with the height of building controls applying the subject site, with all development less than 15m (excluding the plant space on Building 1 which is permissible – Refer to Section 5.2 for further detail).</p> <p>Existing advertising at the site is primarily for retailers within the existing Marketplace. Advertising for the McDonalds on Town Terrace will not be obstructed by the proposal nor will the existing signage on the shopping centre building.</p>	Yes.
<p>4. Streetscape setting on landscape</p> <p><i>Is the scale proportion and form of the proposal appropriate for the streetscape or landscape?</i></p> <p><i>Does the proposal contribute to the visual interest of the streetscape?</i></p> <p><i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i></p> <p><i>Does the proposal screen unsightliness?</i></p> <p><i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i></p> <p><i>Does the proposal require ongoing vegetation management?</i></p>	<p>The scale and proportions of the proposed signage is appropriate in the context of the proposed redevelopment and will contribute to the visual interest of the building. This is achieved as the signage contributes to the articulation in materials, colour, and illumination of the building.</p> <p>The proposed signage has been thoughtfully integrated into the overall building design and site layout. The signage is restrained, ensuring it communicates the necessary advertisement while not resulting in unnecessary clutter.</p> <p>The proposed signage does not protrude the tree canopy in the area and does not require any ongoing vegetation management.</p>	Yes.
<p>5. Site and Building</p> <p><i>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?</i></p> <p><i>Does the proposal respect important features of the site or building, or both?</i></p> <p><i>Does the proposal show innovation and imagination in its relationship to the site building or both?</i></p>	<p>The proposed signage has been thoughtfully integrated into the overall building design and site layout ensuring it is compatible with the scale, proportion and characteristics of the site and buildings.</p> <p>The proposed signage is restrained and integrated with the buildings, which avoids the signage from creating a cluttered appearance.</p>	Yes
<p>6. Associated devices and logos with advertisements and advertising structures</p> <p><i>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?</i></p>	<p>Illumination will be internal to the relevant signs and controlled via the relevant Australian Standards.</p>	Yes.
<p>7. Illumination</p> <p><i>Would illumination result in unsightly glare?</i></p> <p><i>Would illumination effect safety for pedestrians?</i></p> <p><i>Would illumination detract from the amenity of any residence or other form of accommodation?</i></p>	<p>There will be no negative impacts emanating from the proposed illuminated signage. The illumination will be delivered in accordance with the relevant Australian Standard relating to the light spillage.</p> <p>There are no residences or accommodation opposite the signage, therefore it will have no amenity impacts.</p> <p>Lighting will be utilised during the operating hours of the centre.</p>	Yes.

<p>Can the intensity of the illumination be adjusted, if necessary?</p> <p>Is the illumination subject to a curfew?</p>		
<p>8. Safety</p> <p>Would the proposal reduce the safety for any public road?</p> <p>Would the proposal reduce the safety for pedestrians or bicyclists?</p> <p>Would the proposal reduce the safety for pedestrians, particularly children by obscuring sightlines from public areas?</p>	<p>No signage is considered to provide a safety risk to vehicles, cyclists or pedestrians. The proposed signage is located on the facades of the new buildings within the property boundaries and with suitable distance from pedestrian/cycle paths.</p> <p>There are no sightlines impacted by the proposed signage.</p>	<p>Yes.</p>

### 5.1.3 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Schedule 7 of the SEPP (State and Regional Development) 2011, requires that development that has a capital investment value of more than \$30 million is to be determined by the relevant Sydney Planning Panel (SPP). An estimate of Capital Investment Value (CIV) is provided as Appendix 16, inclusive of a Cost Estimate substantiating the construction costs.

The estimate of CIV indicates that the proposal does not require referral to and determination by the Sydney Planning Panel.

### 5.1.4 SYDNEY REGIONAL ENVIRONMENTAL PLAN NO 20

The Sydney Regional Environmental Plan No. 20 (SREP 20) applies to the entire Hawkesbury-Nepean River catchment and sets out the policy framework to protect the environmental significance of the catchment. Clause 6 of the SREP 20 includes policies and strategies that must be considered when determining development proposals within the catchment.

A detailed review of the proposal's compliance with SREP 20 is provided in Appendix 1.

## 5.2 Local Environmental Planning Instruments

### 5.2.1 PENRITH LOCAL ENVIRONMENTAL PLAN 2010

The Penrith Local Environmental Plan (LEP) 2010 coordinates local environmental planning provisions for land in the Penrith LGA in accordance with the relevant standard environmental planning instrument under section 4.15 of the Act. The site is zoned 'B2 Local Centre' under the Penrith LEP 2010 (refer to Figure 4).

#### 5.2.1.1 Clause 1.2 - Aims of Plan

Clause 1.2 of the Penrith LEP 2010 outlines the aims of the plan. Consistency with the aims are outlined in Table 3:

**Table 3: Consistency with the aims of the Penrith LEP 2010**

Aim	Response	Consistency
(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts	This DA seeks to develop the subject site in the Glenmore Park Town Centre for commercial and retail purposes while enhancing the public domain; ensuring that opportunities for cultural activities are retained and improved. Accordingly, this proposal is consistent with this aim.	N/A
(a) to provide the mechanism and planning framework for the management, orderly and economic development, and conservation of land in Penrith,	The DA does not impact the achievement if this aim.	Yes
(b) to promote development that is consistent with the Council's vision for Penrith, namely, one of a sustainable and prosperous region with harmony of urban and rural qualities and with a strong commitment to healthy and safe communities and environmental protection and enhancement,	The DA is generally consistent with Council's vision for the Glenmore Park Town Centre outlined in Section E7 Part A Glenmore Park Stage 1 of the Penrith DCP 2014.  While the proposed location of Building 1 at 33 Town Terrace is not identified as a site for a new building per the DCP, the proposal seeks to integrate the site into the Town Centre and better utilise the key site. The site is located on the eastern side of the Town Centre and fronts on to the vast open space of Ched Towns Reserve, therefore it is an ideal location for the development of the proposed office building as it can take advantage of the views while having no impacts on the residential areas to the south and west.	Yes
(c) to accommodate and support Penrith's future population growth by providing a diversity of housing types, in areas well located with regard to services, facilities and transport, that meet the current and emerging needs of Penrith's communities and safeguard residential amenity,	This DA seeks to develop the subject site in the Glenmore Park Town Centre for commercial and retail purposes while enhancing the public domain. No residential development is included as part of this DA; therefore, this aim is not applicable.  The DA will however enhance the services and facilities in the Town Centre for the growing needs of the Glenmore Park area.	N/A
(d) to foster viable employment, transport, education, agricultural production and future investment opportunities and recreational activities that are suitable for the needs and skills of residents, the workforce and visitors, allowing Penrith to fulfil its role as a regional city in the Sydney Metropolitan Region,	This DA seeks to increase the diversity of land uses and employment opportunities within the Glenmore Park Town Centre. The addition of office space in the Town Centre will allow for the creation of new jobs close to homes, reducing travel times and traffic congestion on roads.	Yes

Aim	Response	Consistency
(e) to reinforce Penrith's urban growth limits by allowing rural living opportunities where they will promote the intrinsic rural values and functions of Penrith's rural lands and the social well-being of its rural communities,	This DA seeks to development the subject site in the Glenmore Park Town Centre for commercial and retail purposes while enhancing the public domain. The site is not located within or adjacent to any rural lands; therefore, this aim is not applicable.	N/A
(f) to protect and enhance the environmental values and heritage of Penrith, including places of historical, aesthetic, architectural, natural, cultural, visual and Aboriginal significance,	The subject site has no environmental, Aboriginal, historical, architectural, natural, cultural, or visual significance. The subject site was cleared and developed several decades ago as part of the initial Glenmore Park Town Centre development, therefore this development will not result in any detrimental impacts on the stated values. The proposed development will enhance the aesthetic, architectural and visual value of the site and surrounding area through the attractive, contemporary design of the proposed buildings.	Yes
(g) to minimise the risk to the community in areas subject to environmental hazards, particularly flooding and bushfire, by managing development in sensitive areas,	The site is located in the Glenmore Park Town Centre. It is not subject to environmental hazards such as bushfires or flooding, therefore it is suitable for the proposed development.	Yes
(h) to ensure that development incorporates the principles of sustainable development through the delivery of balanced social, economic and environmental outcomes, and that development is designed in a way that assists in reducing and adapting to the likely impacts of climate change.	The proposal has incorporated the principles of sustainable development where possible, including the maximisation of natural light, rainwater harvesting and the use of native and/or drought tolerant plants.	Yes

### Clause 2.1 – Land Use Zones

The subject site is zoned mostly *B2 Local Centre* with a minor section zoned *RE1 Public Recreation*. As outlined below, each of the proposed works are consistent with the current zoning pertaining to that land under the *Penrith LEP 2010*. Figure 4 provides an overlay of the subject site on the zoning map.

All works and land uses proposed under this application are permissible development under the *Penrith LEP 2010*.

#### **B2 Local Centre Zone**

The objectives of the *B2 Local Centre* zone are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide retail facilities for the local community commensurate with the centre's role in the local and regional retail hierarchy.*
- *To ensure that future housing does not detract from the economic and employment functions of a centre.*
- *To ensure that development reflects the desired future character and dwelling densities of the area.*

The proposed development will increase the range of business, entertainment and community uses at the Glenmore Park Town Centre, encourage employment during construction and operation of the new buildings and deliver a high-quality urban design outcome. The Town Centre is in a highly accessible locality within Glenmore Park with bus services and sufficient parking, therefore the subject site is capable of supporting further development.

The proposal will improve pedestrian access to the Town Centre from Town Terrace by providing direct access from street level to the new dining terrace. The proposal is wholly consistent with the objectives of the B2 zone.

### ***RE1 Public Recreation Zone***

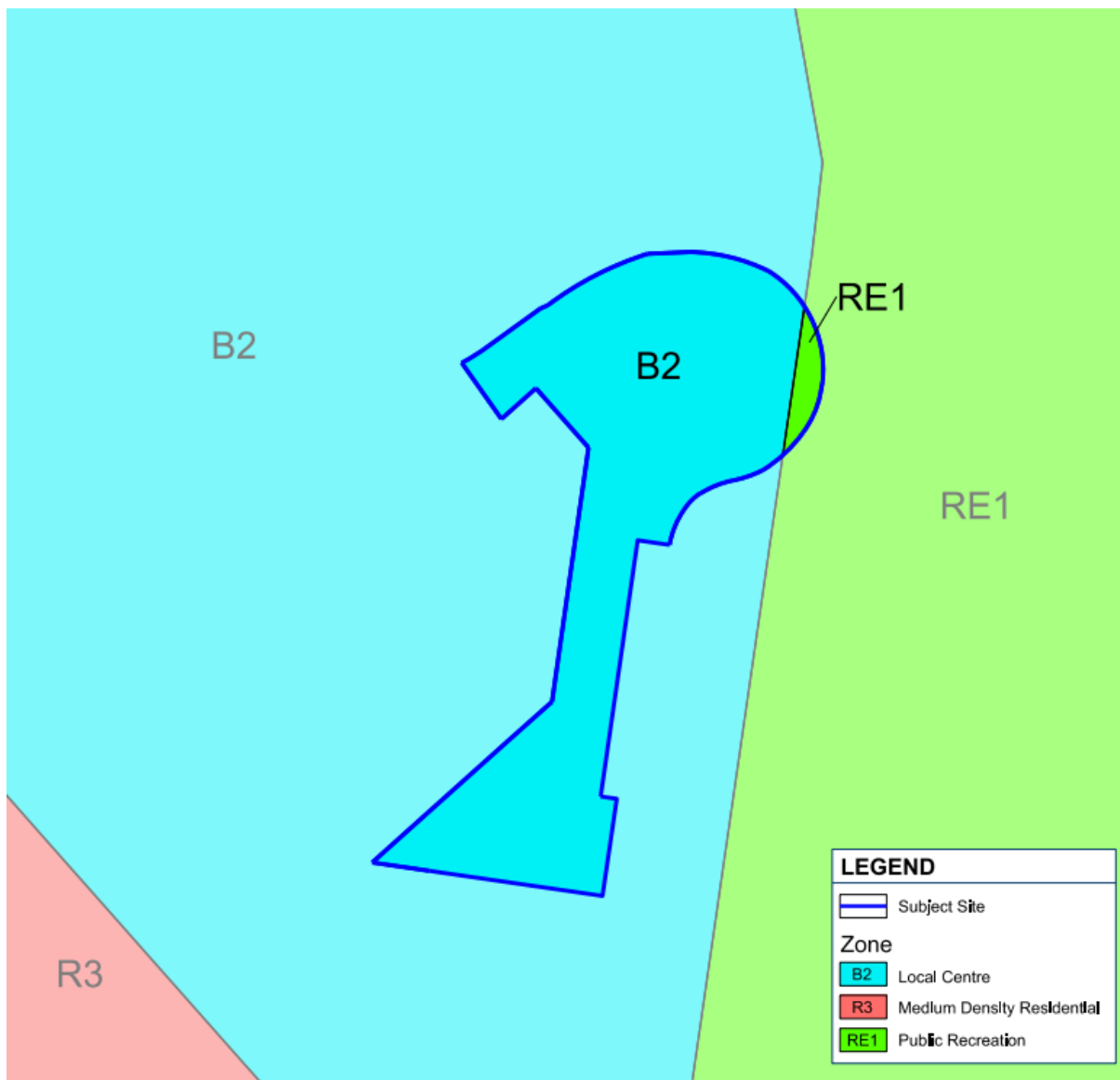
The objectives of the *RE1 Public Recreation* zone are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To ensure that development is secondary and complementary to the use of land as public open space, and enhances public use, and access to, the open space.*
- *To provide land for the development of services and facilities by public authorities for the benefit of the community.*

The proposed development does not include significant changes to the *RE1 Public Recreation* zoned section of the site. Works in this area will be limited to minor landscaping and planting, including regrading, and refreshing the turfed zones adjacent to Town Terrace.

The proposed works will not inhibit the use of the space for recreational purposes. The upgrades to the turfed areas and additional landscaping will enhance and improve space and make it consistent with the new landscaping within the Town Centre, ensuring the public domain surrounding the development is cohesive and attractive. The proposed works are wholly consistent with the objectives of the RE1 zone.

Figure 4: Zoning Map



**Clause 4.3 – Height of Buildings**

It is noted that the service space and screens on the roof of Building 1 exceed the 15 metre maximum building height by between approximately 0.4 – 0.8 metres. Notwithstanding, clause 5.6 *Architectural Roof Features* in the Penrith LEP 2010 states:

(3) *Development consent must not be granted to any such development unless the consent authority is satisfied that—*

(a) *the architectural roof feature—*

- (i) *comprises a decorative element on the uppermost portion of a building, and*
- (ii) *is not an advertising structure, and*
- (iii) *does not include floor space area and is not reasonably capable of modification to include floor space area, and*
- (iv) *will cause minimal overshadowing, and*

(b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.

The service space is located to the rear of the roof, minimising visibility from the street. Furthermore, the screens entirely block the view of the service space from the surrounding areas.

The service space is not capable of being modified into useable floor space and no advertisements or signage are proposed to be located on the screens.

Therefore, the minor departure from the of the service space from the maximum building height controls for the site are considered acceptable and no clause 4.6 Variation is required.

Refer to architectural plans provided with this Development Application as Appendix 4 for further details on Building 1.

## 5.3 Development Control Plans

### 5.3.1 PENRITH DEVELOPMENT CONTROL PLAN 2014

Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)* requires assessment of this Development Application under the provisions of the *Penrith Development Control Plan 2014*.

The Penrith Development Control Plan (PDCP) 2014 provides detailed planning and design guidelines to support the planning controls in the PLEP 2010. They affect the form, function and amenity of a development or area.

The tables provided as Appendix 2 include an assessment of the proposal under the design standards outlined in the Penrith DCP. The table indicates that the proposal is compliant with the objectives and standards of the DCP.

Within Appendix 2, Table 4 provides an assessment against Part C1 Site Planning and Design Principles 1.2.5 Safety and Security (CPTED) and Table 5 provides an assessment against Part C9 Advertising and Signage.

Table 6 provides an assessment against Section E7 Part A Glenmore Park Stage 1 which incorporates site specific controls for Glenmore Park, including part 7.2 Glenmore Park Town Centre.

The assessment of the Proposal against Part E7 of the PDCP 2010 acknowledges a minor departure from the site-specific building height controls and provides justification for the proposed outcome which achieves a modern and site responsive design outcome.

With regard to the assessments provided in Appendix 2, the Proposal has demonstrated it is generally consistent with the objectives of the PDCP 2014.

## 5.4 Crime Prevention Through Environmental Design (CPTED) Assessment

The proposed development has been designed in accordance with the principles of Crime Prevention Through Environmental Design, to maximise safety and usability of the facility. CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of cities and neighbourhoods. It aims to reduce opportunities for crime by employing design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

A review of the proposal under the relevant principles of CPTED Penrith Council's Safer by Design policy is provided in Table 4 in Appendix 2.

## 5.5 Impacts of Development

The proposal will contribute positively to the social and economic outcomes of the Town Centre and the wider Glenmore Park area. The proposal will form Stage 1 of the phased Glenmore Park Town Centre Redevelopment which seeks rejuvenate and improve the precinct to better cater to the needs of the growing local community. These include providing additional floor space, improving accessibility within the Town Centre and cosmetic upgrades to precinct to make it a more welcoming and appealing space for the community to use for shopping, leisure, working and socialising.

The economic benefits emanating from the development generally relate to the delivery of additional retail space and the introduction of new office space, allowing for the provision of more goods and services within the Town Centre to cater to the growing needs of the community. Additionally, these will increase the number and diversity of jobs within Glenmore Park.

Furthermore, the required construction works will promote economic and employment growth in the locality, through the need for various support services.

Further analysis of any impact of the development and the response to those impacts is provided throughout this report with specific attention directed to *Section 3.0 Proposed Development* and *Section 4.0 Environmental Planning and Assessment Act 1979*.

## 5.6 Submissions Made

In accordance with the provisions of the *Environmental Planning and Assessment Regulation 2000*, this application is required to be publicly notified in accordance with its Notification Policy.

## 5.7 Site Suitability

The site is suitable for commercial development as proposed. The subject site is zoned B2 Local Centre, and the proposal complies with the planning controls under the Penrith LEP 2010, including height of building requirements.

The proposal is an efficient use of land in a planned and zoned centre. The design process has identified the strengths and weaknesses of the site and will deliver an outcome that responds to the adjoining land uses whilst delivering broader retail options and commercial office spaces and efficient loading and services infrastructure required to operate the additions to the Town Centre.

Numerous environmental, economic and social studies and assessments have been prepared to support the proposal. Included in these assessments is a detailed traffic impact assessment demonstrating that suitable vehicle and pedestrian access to the site will be achieved under the proposal. The result of the studies and assessments prepared for the proposal demonstrate that the site is suitable and highly capable of being developed as promoted by this application.

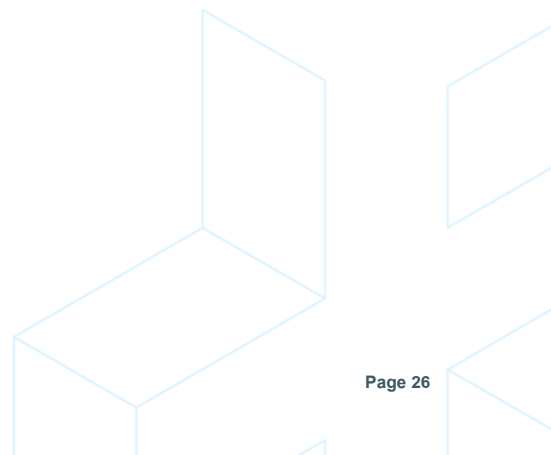
## 5.8 Public Interest

The proposed development is in the public interest. The proposal will initiate the redevelopment of the Glenmore Park Town Centre which will introduce a broader range of retail and commercial uses into the precinct whilst enhancing the public domain and pedestrian accessibility.

Glenmore Park and the adjacent suburbs are experiencing rapid population growth as a result of numerous housing development projects presently underway, therefore the demand on the existing shopping centres in the area will increase as well as the need for more jobs. This proposal will form a key part of the masterplan for the refurbishment and expansion of the Glenmore Park Town Centre, contributing to the creation of a high quality shopping, employment, entertainment and community hub for Glenmore Park and the surrounding residential localities.

The urban design outcomes under the proposal has been considered throughout the design process and the proposed development ensures that a permeable, legible and safe design outcome is achieved. The proposal creates improves the interface of the Town Centre with Ched Towns Reserve to the east.

The proposal will additionally provide a wider range of employment opportunities to through the addition of new commercial and retail space, boosting economic growth within Glenmore Park and the Penrith LGA.



## 6 SUMMARY AND CONCLUSION

This Development Application seeks approval for Stage 1 of the redevelopment of the Glenmore Park Town Centre which seeks to rejuvenate the precinct by providing additional floor space, improving accessibility as well as improving the subject site aesthetically.

The Proposal includes:

- Demolition of an existing single storey commercial building, awnings, stairs and ramps;
- Construction of a three-storey commercial office building with basement car parking and services area, and upper ground floor comprising of a common foyer area, which will accommodate business/commercial-type occupancy. Upper levels are proposed to comprise a medical centre;
- Construction of a single-storey pavilion style building for food and beverage type occupancies;
- Alterations to existing facades and reconfiguration of existing pedestrian terraces, ramps, stairways and pathways;
- Establishment of outdoor dining and associated awnings; and
- Signage.

As demonstrated in the architectural drawings prepared for the development, the proposal is an efficient use of land in a planned and zoned Local Centre. The design process has identified the strengths and weaknesses of the site and will deliver an outcome that responds to the adjoining land uses and delivers purposeful public domain whilst delivering broader retail and commercial options.

Numerous consultant assessments have been prepared to support the proposal and confirm the suitability of the site for development.

The subject site is currently zoned *B2 Local Centre* under the *Penrith Local Environmental Plan 2010*, and the proposed development is permissible within the B2 zone. The proposal is also consistent with other planning standards set out under the LEP, including height of building controls

The proposal has also been assessed against the requirements set out under the Penrith Development Control Plan 2010 including the site-specific controls for the Glenmore Park Town Centre under Section E7.2 of the PDCP 2010 and is generally consistent with the relevant controls.

In light of the suitability of the development and the associated benefits, the proposal is worthy of approval. We respectfully request that the application is approved in a timely manner.



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# APPENDIX 1

## SREP 20 ASSESSMENT

## **Clause 6 - Specific planning policies and recommended strategies**

### **Total catchment management**

**Policy:** Total catchment management is to be integrated with environmental planning for the catchment.

*Strategies:*

- (a) Refer the application or other proposal for comment to the councils of each adjacent or downstream local government area which is likely to suffer a significant adverse environmental effect from the proposal.*
- (b) Consider the impact of the development concerned on the catchment.*
- (c) Consider the cumulative environmental impact of development proposals on the catchment.*

**Response:**

- (a) No downstream Local Government area will suffer any significant environmental impact from the proposal.**
- (b) There will be minimal to no impact on the catchment from the development.**
- (c) There will be minimal to no cumulative impact on the catchment from the development.**

### **Environmentally sensitive areas**

**Policy:** The environmentally quality of environmentally sensitive areas must be protected and enhanced through careful control of future land use changes and through management and (where necessary) remediation of existing uses.

**Note.** Environmentally sensitive areas in the Hawkesbury-Nepean catchment are: the river, riparian land, escarpments and other scenic areas, conservation area sub-catchments, national parks and nature reserves, wetlands, other significant flora and fauna habitats and corridors, and known and potential acid sulphate soils.

*Strategies:*

- (a) Rehabilitate parts of the riverine corridor from which sand, gravel or soil are extracted so that attached aquatic plant beds are replaced and water quality and faunal habitats improved.*
- (b) Minimise adverse impacts on water quality, aquatic habitats, riverine vegetation and bank stability.*
- (c) Minimise direct and indirect impacts on land reserved or dedicated under the Forestry Act 1916 and conservation area sub-catchments in order to protect water quality and biodiversity.*
- (d) Protect wetlands (including upland wetlands) from future development and from the impacts of land use within their catchments.*
- (e) Consider the need to include buffer zones (such as adequate fire radiation zones) for proposals on land adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974 or the Forestry Act 1916.*
- (f) Consider the views of the Director-General of National Parks and Wildlife about proposals for land adjacent to land reserved or dedicated under the National Parks and Wildlife Act 1974.*
- (g) Consideration should be given to the impact of the development concerned on the water table and the formation of acid sulphate soils.*
- (h) New development in conservation area sub-catchments should be located in areas that are already cleared.*

**Response:**

- (a) There will be no impact on aquatic plant beds as a result of the proposed development.**
- (b) The proposal will not impact on water quality. Temporary sediment control will be installed during construction works to ensure protection of any water resources.**
- (c) The development is not within land reserved or dedicated under the Forestry Act 1916.**

- (d) No development is proposed within a wet land area.
- (e) No development is proposed within a potential buffer zone for land reserved or dedicated under the National Parks and Wildlife Act 1974 or the Forestry Act 1916
- (f) No development is proposed within land reserved or dedicated under the National Parks and Wildlife Act 1974 or the Forestry Act 1916
- (g) The development will have no impact on the water table and the formation of acid sulphate soils.
- (h) The proposed development site has been cleared of any vegetation as a part of bulk earthworks on the site.

#### Water quality

**Policy:** Future development must not prejudice the achievement of the goals of use of the river for primary contact recreation (being recreational activities involving direct water contact, such as swimming) and aquatic ecosystem protection in the river system. If the quality of the receiving waters does not currently allow these uses, the current water quality must be maintained, or improved, so as not to jeopardise the achievement of the goals in the future. When water quality goals are set by the Government these are to be the goals to be achieved under this policy.

**Note.** Aquatic ecosystems and primary contact recreation have the same meanings as in the document entitled **Australian Water Quality Guidelines for Fresh and Marine Waters**, published in 1992 by the Australian and New Zealand Environment and Conservation Council.

#### *Strategies:*

- (a) *Quantify, and assess the likely impact of, any predicted increase in pollutant loads on receiving waters.*
- (b) *Consider the need to ensure that water quality goals for primary contact recreation and aquatic ecosystem protection are achieved and monitored.*
- (c) *Approve development involving primary contact recreation or the withdrawal of water from the river for human contact (not involving water treatment), such as showers, only in locations where water quality is suitable (regardless of water temperature).*
- (d) *Do not carry out development involving on-site disposal of sewage effluent if it will adversely affect the water quality of the river or groundwater. Have due regard to the nature and size of the site.*
- (e) *Develop in accordance with the land capability of the site and do not cause land degradation.*
- (f) *Consider the need for an Erosion and Sediment Control Plan (to be in place at the commencement of development) where the development concerned involves the disturbance of soil.*
- (g) *Minimise or eliminate point source and diffuse source pollution by the use of best management practices.*
- (h) *Site and orientate development appropriately to ensure bank stability. Plant appropriate native vegetation along banks of the river and tributaries of the river, but not to prevent or inhibit the growth of aquatic plants in the river and consider the need for a buffer of native vegetation.*
- (i) *Consider the impact of the removal of water from the river or from groundwater sources associated with the development concerned.*
- (j) *Protect the habitat of native aquatic plants.*

#### **Response:**

- (a) **There is no predicted increase in pollutant loads on receiving waters. Sediment and Pollution controls will be implemented during works minimising any risk of harm to the environment.**
- (b) **The development does not incorporate the primary contact of water for recreation purposes.**
- (c) **The development will not involve the primary contact or withdrawal of water from a river.**
- (d) **The proposed works do not incorporate the disposal of sewage effluent.**
- (e) **The proposed development will not result in any land degradation.**
- (f) **Adequate erosion and sediment controls will be implemented as part of the proposed works.**
- (g) **Best management practices are to be employed.**
- (h) **Not applicable.**

- (i) The development does not require the removal of water from a river.
- (j) The proposed development will not impact on any native aquatic plants.

#### Water quantity

**Policy:** Aquatic ecosystems must not be adversely affected by development which changes the flow characteristics of surface or groundwater in the catchment.

*Strategies:*

- (a) Future development must be consistent with the interim or final river flow objectives that are set for the time being by the Government.
- (b) Ensure the amount of stormwater run-off from a site and the rate at which it leaves the site does not significantly increase as a result of development. Encourage on-site stormwater retention, infiltration and (if appropriate) reuse.
- (c) Consider the need for restricting or controlling development requiring the withdrawal or impoundment of water because of the effect on the total water budget of the river.
- (d) Consider the impact of development on the level and quality of the water table.

**Response:**

- (a) The proposed development will not detrimentally impact the flow of water.
- (b) The development will not increase stormwater run-off from a site.
- (c) The proposed development will not involve the withdrawal or impoundment of water from a river.
- (d) The development will have negligible impact on the water table.

#### Cultural Heritage

**Policy:** The importance of the river in contributing to the significance of items and places of cultural heritage significance should be recognised, and these items and places should be protected and sensitively managed and, if appropriate, enhanced.

*Strategies:*

- (a) Encourage development which facilitates the conservation of heritage items if it does not detract from the significance of the items.
- (b) Protect Aboriginal sites and places of significance.
- (c) Consider an Aboriginal site survey where predictive models or current knowledge indicate the potential for Aboriginal sites and the development concerned would involve significant site disturbance.
- (d) Consider the extent to which heritage items (either identified in other environmental planning instruments affecting the subject land or listed in Schedule 2) derive their heritage significance from the river.

**Response:**

- (a) The proposed development will not impact on the significance of any Heritage Item.
- (b) There are no Aboriginal sites or places of significance on the subject site.
- (c) The Aboriginal Heritage Assessment determined there are no Aboriginal sites or items within the subject site.
- (d) The proposed development will not impact on the significance of any Heritage Item.

# APPENDIX 2

## PENRITH DEVELOPMENT CONTROL PLAN 2014 ASSESSMENT

**Table 4: Compliance with Penrith DCP 2014 – Part C1 Site Planning and Design Principles 1.2.5 Safety and Security (CPTED)**

CPTED Principle	Proposal	Compliance
<b>Principle 1: Natural Surveillance</b>		
Locating public services in areas of high activity;	The Glenmore Park Town Centre is an area of high activity. The proposed development will further increase activity on the eastern side of the Town Centre making it an ideal and safe location for public services.	Yes
Providing clear sightlines between public and private places;	The proposed development, particularly the improved public domain, will have clear site lines to all areas, improving safety and security.	Yes
Avoiding blind corners in pathways, stairwells, hallways and car parks;	There are no blind corners within the proposed development. All public areas are highly visibly and well-lit which will improve safety.	Yes
Ensuring that the range of land uses within a building increases opportunities for natural surveillance;	The proposal includes a diverse range of land uses which will see activity at the site for the majority of the day. The continuous activity from workers in the office building in the morning to patrons at the restaurants at night will help deter anti-social behaviour from occurring in the space.	Yes
Providing natural surveillance into communal and public areas;	The open design of the proposed development and use of glazing will encourage natural surveillance by maximising visibility. The dining terrace areas and walkways are anticipated to be high activity areas, therefore they will deter antisocial behaviour from occurring.	Yes
Locating entries that are clearly visible from the street;	All entrances are highly visible from the street or the pedestrian walkway.	Yes
Designing fences that maximise natural surveillance from the street to the building and from the building to the street, and minimise opportunities for intruders to hide;	No fences are proposed as part of the development. Railing will be used to on ledges and stairs, however these will not obscure views in or out of the development.	
Installing security grilles, shutters and doors that allows natural observation of the street;	Not applicable.	N/A
Installing effective lighting in public places that does not produce glare or dark shadows; and	Appropriate lighting will be installed in the development to improve safety and security.	Yes
Ensuring that landscaping does not obstruct natural surveillance or provides a place to hide or entrap victims	The vegetation in the landscape design has been appropriately selected to prevent the obstruction of sightlines or create excessive shadowing. The vegetation canopy of plants and trees are either below or above eyeline to maintain site lines.	Yes
<b>Principle 2: Access Control</b>		
Ensuring buildings are clearly identified by street number;	The new buildings will include signage and numbering	Yes
Providing clear entry points;	The entry points to the new buildings will be clear and easily accessible.	Yes
Creating landscapes and physical locations that channel and group pedestrians into target areas;	The stairs, walkways and landscaping have been designed to channel pedestrians through the development.	Yes
Using vegetation as barriers to deter unauthorised access;	Not applicable.	N/A
Using building materials/security that reduces the opportunity for intruder access;	High quality materials have been used to prevent vandalism while adequate lighting and security systems will deter or prevent intruders.	Yes
Designing public spaces that attract rather than discourage people from gathering;	The Proposal has been designed to be a welcoming, vibrant space for the community to work, dine and socialise. High quality materials, ample dining space and attractive landscaping and lawns will entice people to gather.	Yes
Restricting access to internal areas or high-risk areas such as loading or service areas;	Access to internal areas will only be permitted by staff.	Yes
Ensuring there are appropriate security measures in place commensurate for the range of land uses within a building/development; and	Appropriate security and surveillance measures will be employed once the development is complete.	Yes
Ensuring that parking areas are clearly identified by signage to prevent unintended access and to assist persons trying to find their car.	Adequate signage for the basement parking and street parking will be installed where necessary.	Yes

<b>Principle 3: Territorial Reinforcement</b>		
Having distinct transitions/boundaries between the public and private areas; and	The majority of the development will be publicly accessible; however, areas for staff only or services areas will have visible signage and/or require access keys to enter.	Yes
Clearly defining spaces to express a sense of ownership and reduce illegitimate use/entry.	N/A	N/A
<b>Principle 4: Space Management</b>		
Creating a 'cared for' image through proper maintenance regimes;	The proposed development will be maintained with the rest of the Town Centre to ensure the space appears clean, well maintained and safe.	Yes
Rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements;	The proposed development will be maintained with the rest of the Town Centre to ensure the space appears clean, well maintained and safe.	Yes
Using materials that reduce the opportunity for vandalism; and	High quality, durable materials will be used to reduce and discourage vandalism.	Yes
Encouraging design that promotes pride and a sense of place for the community.	The design of the proposal is attractive, modern and welcoming. It has been designed to be a space for all members of the community to enjoy.	Yes

**Table 5: Compliance with Penrith DCP 2014 – Part C9 Advertising and Signage**

<b>DCP Control</b>	<b>Proposal</b>	<b>Compliance</b>
<b>9.1 General Requirements for Signs</b>		
<b>1) General</b>		
a) Signs are to be designed and located to: <ul style="list-style-type: none"> <li>i) relate to the use of the building;</li> <li>ii) be visually interesting and exhibit a high level of design quality;</li> <li>iii) be constructed of high quality, durable materials;</li> <li>iv) be wholly contained within the property;</li> <li>v) have only a minimal projection from the building;</li> <li>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;</li> <li>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</li> <li>viii) be sympathetic to the existing character of the area and the particular architectural/urban design utilised in any improvements scheme.</li> </ul>	<p>The signage proposed will be limited to the names and/or logos of the businesses within Building 1 and Building 2.</p> <p>The signage will be made of high quality, durable materials to ensure they remain attractive and look compatible with the high quality finishes of the building facades.</p> <p>Only flush wall signage will be used; therefore all proposed signage will be wholly contained within the property and have minimal projection from the building facades.</p> <p>Business identification signage is widely used within the Glenmore Park Town Centre, therefore the signage proposed as part of this development will not be inconstant with the character of the area. All signage will face Town Terrace and Ched Towns Reserve, therefore it is not anticipated to have any visual impacts on residential areas. Notwithstanding, signage has been designed to integrate with the building design, minimising visual impact and clutter from the public domain.</p>	Yes
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.	Only business identification signage is proposed.	Yes

c) Signs painted or applied on the roof are prohibited;	No signage is proposed on the building roofs.	Yes
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.	The proposed signage will be of high quality and does not detract from the appearance of the building.	Yes
e) Flat standing signs are only permissible where the main building is set back 3 metres or more from the street alignment.	No applicable.	N/A
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.	There is not a significant amount of signage in this section of the Glenmore Town Centre. The position of the signage flush on the facades of the new buildings will also prevent visual cluttering of the precinct.	Yes
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.	No tree removal will be required for the installation of the signage. All proposed signage will be located high enough to not require tree pruning maintenance. Appropriate sized vegetation has been selected in front of signage to prevent this.	Yes
h) The dominant design of any sign must relate to business identification rather than product advertising.		
<b>2) Signs and Road Safety</b>		
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.	All the proposed signage is located on the building facades away from the road. The proposed signage will not impact road safety.	Yes
<b>3) Inappropriate Signs</b>		
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);	None of the listed inappropriate signs are proposed as part of this development.  Only flush wall signs are proposed on the facades of Building 1 and Building 2 which will be visible enough to allow the businesses to be identified without cluttering the precinct or detracting from the appeal of the buildings.	Yes

<ul style="list-style-type: none"> <li>vi) Signs displayed on an awning blind or external window blind;</li> <li>vii) Hoardings (excluding those required during construction);</li> <li>viii) Billboards;</li> <li>ix) Bulletin boards;</li> <li>x) Signs in the nature of posters attached directly onto walls, roof surfaces or any street furniture;</li> <li>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;</li> <li>xii) A-frame or sandwich board signs (except where specific controls have been prepared and adopted by Council);</li> <li>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;</li> <li>xiv) Signs that are located on land which advertises businesses that are not being conducted on that land;</li> <li>xv) Vertical or horizontal projecting signs;</li> <li>xvi) Fin signs; and</li> <li>xvii) Above awning signs.</li> </ul>		
<b>4) Desirable Signage Design</b>		
<ul style="list-style-type: none"> <li>a) The following signs are permitted by Council: <ul style="list-style-type: none"> <li>i) Fascia signs;</li> <li>ii) Under awning signs;</li> <li>iii) Flush wall signs;</li> <li>iv) Top hamper signs;</li> <li>v) Painted window signs; and</li> <li>vi) Advertising panel signs.</li> </ul> </li> </ul>	Flush wall signage are proposed which is permitted by Council.	Yes
<b>9.4. Commercial, Mixed Use and Industrial Zones</b>		
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.	No advertisement signage is proposed.	N/A
2) All advertising is to be – <ul style="list-style-type: none"> <li>a) constructed of high quality, durable materials;</li> <li>b) considered in conjunction with design and construction of buildings;</li> </ul>	The signage will be made of high quality, durable materials to ensure they remain attractive and look compatible with the high quality finishes of the building facades.  The signage proposed will be limited to the names and/or logos of the businesses within Building 1 and Building 2.	Yes

<p>c) restricted to one sign identifying the name of the occupants and/or products manufactured or produced on the site; and</p> <p>d) contained wholly within the site</p>	<p>Only flush wall signage will be used; therefore all proposed signage will be wholly contained within the property and have minimal projection from the building facades.</p> <p>While Building 1 will have larger signage of the façade of the top floor, a second smaller directory board is proposed on the ground level adjacent to the entrance. Due to the size of Building 1 and location within the Town Centre, the signage is not out of scale or character.</p>	
<p>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.</p>	<p>Signage is proposed on the eastern façade of Building 1. Due to the size of Building 1 and location within the Town Centre, the signage is not out of scale or character.</p>	Yes
<p>4) The sign is to be contained fully within the confines of the wall or awning to which it is mounted.</p>	<p>All signage will be flush wall signage and will not protrude excessively from the building facades.</p>	Yes
<p>5) In the case of multiple occupancy of a building or site:</p> <p>a) Each development should have a single directory board listing each occupant of the building or site. Multiple freestanding signs will not be supported;</p> <p>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.;</p> <p>c) One under awning sign shall be permitted for each shop, unit, office, suite, etc. 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;</p> <p>d) The minimum distance between under awning signs shall be 3m; and</p> <p>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.</p>	<p>While Building 1 will have larger signage of the façade of the top floor, a second smaller directory board is proposed on the ground level adjacent to the entrance. Due to the size of Building 1 and location within the Town Centre, the signage is not out of scale or character.</p> <p>The signage for all Building 1 tenants will be consistent in size and located together to avoid visual clutter.</p>	Yes
<p>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.</p>	<p>Not applicable.</p>	N/A
<b>Illuminated signs</b>		
<p>7) Illuminated signs are not to detract from the architecture of the supporting building during daylight.</p>	<p>The lighting will be incorporated into the signage therefore will not detract from the architecture of the buildings during the daytime.</p>	Yes
<p>8) Illumination (including cabling) of signs is to be:</p> <p>a) Concealed; or</p> <p>b) Integral with the sign; or</p> <p>c) Provided by means of carefully designed and located remote or spot lighting.</p>	<p>Illumination will be integral with the signage; therefore, no cabling will be visible.</p>	Yes
<p>9) The ability to adjust the light intensity of illuminated signs is to be installed where Council considers it necessary.</p>	<p>The light intensity can be adjusted if deemed necessary by Council.</p>	Yes

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.	There are no residences or accommodation in the immediate vicinity of the signage, therefore it is not anticipated to have any impacts.	Yes
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.	Not applicable.	N/A

**Table 6: Compliance with Penrith DCP 2014 – Section E7 Part A Glenmore Park Stage 1**

DCP Control	Proposal	Compliance
<b>7.2 Glenmore Park Town Centre</b>		
<b>7.2.4 Land Use Controls</b>		
1) This section allows flexibility for the location of uses, except as follows: a) Development along the Main Street and the Town Square should have active retail premises on the ground floor such as café, restaurants and shop fronts.	The proposed Building 2, located on the corner of Main Street and Luttrell Street/Town Terrace is intended to be used as a ground floor café or restaurant with licensed outdoor seating areas on all street facing sides of the building. This will assist in increasing the street activation and vibrancy of the Town Centre.	Yes
b) Development along the Luttrell Street frontage should, where possible, be used for community services, offices and retail purposes to activate Luttrell Street.	The Proposal includes a new office building on the southern section of the site. Community services such as a Service NSW and health facilities are proposed to be included in this building. These services along with the new dining terrace and restaurant will help activate the street and create a more vibrant public domain by drawing more people to this side of the Town Centre.	Yes
c) Future land uses on the site are to complement and extend the range of the existing activities within the centre.	The proposed land uses are appropriate for the Town Centre and will be beneficial to the precinct by making it a more desirable and convenient place to shop, dine and socialise. The proposal will create additional floor space and broaden the variety of businesses and services offered in the Town Centre.	Yes
d) The Main street is to be primarily a high quality vibrant pedestrian oriented street, which allows for local access to both public transport options, taxis, cyclists as well as a limited amount of short term parking for shoppers on both sides of the street.	There is an existing bus stop on Main Street within the site boundaries. No changes are proposed to the bus stop or the area immediately surrounding it.  New ramps are proposed from Main Street up to the new Building 2 and dining areas helping activate the Street further.	Yes
<b>7.2.5.3 Street Setbacks and Building Alignment</b>		
1) Setbacks are to be generally consistent with those shown in Figure E7.5. Architectural features and other projections such as car park ramps which may encroach into this setback area are subject to appropriate design guidance by council officers and assessment.	There is no setback line for Luttrell Street/Town Terrace	Yes
2) Glenmore Parkway should have a minimum 3m setback to be consistent with the existing setback with a minimum average setback of 6m.	This proposal is not located on the Glenmore Parkway; therefore, this control does not apply.	N/A
3) Luttrell Street should have a variable setback with a minimum zero setback to create an active edge, where appropriate.	The proposal creates an activate edge along the Luttrell Street/Town Terrace frontage.	Yes

4) Buildings along the Main Street and in the Town Square should be constructed to the front street alignment to create an active edge.	The proposal does not front these areas; therefore, this control does not apply.	N/A
5) Long continuous walls and facades are to be avoided. All walls, particularly those addressing the peripheral road boundary, are to incorporate architectural design treatments to reduce the visual mass and bulk.	There are no long continuous walls or facades proposed with the built form, various materials and colours providing interest from every visible angle of the development. The façade of Building 1 gently curves and has aluminium timber-look fins to provide interest and reduce the visual mass of the building.	Yes
6) Development must demonstrate that it does not adversely impact on the adjoining community centre. Figure E7.6 illustrates the relationship of new buildings located to the rear of the community centre.	The development is separated from the Community Centre by Main Street. The proposed development will not have any adverse impacts of the Community Centre.	Yes
<b>7.2.5.4 Building Height Controls</b>		
1) New buildings should comply with the relevant maximum heights as shown on Figure E7.7.	The maximum building height for the subject site is 10 metres in Figure E7.7. Building 2 has a proposed height of 15 metres to roof level. While this is inconsistent with the DCP, it complies with the 15 metre height limit for the site in the Penrith LEP 2010. The 5-metre variation from the DCP maximum building height will permit an additional floor on Building 2, which is considered necessary for the development and will be beneficial for the Town Centre.	Yes
2) Other building elements including plant or roof top treatment, may exceed the height controls provided that the consent authority is satisfied that the specific elements either represents a positive addition to the streetscape or the element won't be visible from the public realm and/or is generally screened from view from the street level within the public domain.	The plant space is located on the roof of Building 1. While exceeds the 15 metre height limit by approximately 0.4-0.8 metres, it has been positioned at the rear of the roof to prevent visibility from the street and is additionally covered with screens to prevent it being visible from the wider public realm.	Yes
3) Proposals for buildings that exceed the specified heights must demonstrate through an urban design analysis that the built form outcomes will be consistent with the built form objectives of this Section of the DCP.	<p>It is noted that the service space and screens on the roof of Building 1 exceed the 15 metre maximum building height by approximately 0.4-0.8 metres. However, section 7.2.5.4 <i>Building Height Controls</i> in Part E7 Glenmore Park of the Penrith DCP 2014 includes the following control:</p> <p><i>2) Other building elements including plant or roof top treatment, may exceed the height controls provided that the consent authority is satisfied that the specific elements either represents a positive addition to the streetscape or the element won't be visible from the public realm and/or is generally screened from view from the street level within the public domain.</i></p> <p>The service space is located to the rear of the roof, minimising visibility from the street. Furthermore, the screens entirely block the view of the service space from the surrounding areas.</p> <p>Therefore, the minor departure from the of the service space from the maximum building height controls for the site are considered acceptable and no further design analysis is required.</p> <p>Further discussion on the height of Building 1 is provided in Section 5.2.1.</p>	Yes
<b>7.2.5.5 Building Exteriors</b>		
1) Articulate exterior facades to provide visual interest.	The facade of the proposed redeveloped area of the Town Centre has been designed to provide visual interest through a variety of materials and finishes, as well as architectural treatment. Additionally, façade of Building 1 gently curves and has aluminium timber-look fins to provide interest and reduce the visual mass of the building. For additional details, refer to the architectural plans (Appendix 4).	Yes
2) External walls should be constructed of high quality and durable materials and finishes.	The exterior materials of all buildings and structures proposed are of high quality and are suitable for the climate and conditions of the site. For additional details on the specific materials and finished proposed, refer to the architectural plans (Appendix 4).	Yes

3) To assist articulation and visual interest, avoid large expanses of any single material.	There are no long continuous walls or facades proposed with the built form, various materials and colours providing interest from every visible angle of the development. The façade of Building 1 has aluminium timber-look fins on the glass windows to provide interest and reduce the visual mass of the façade, while also controlling sunlight into the interior.	Yes
4) Maximise glazing for retail uses but break glazing into modulated rhythmic sections to avoid long expanses of glass.	Glazing has been used on Building 2 to allow views into and out of the restaurant and tie the outdoor and indoor dining areas together, creating a more vibrant, active space.	Yes
5) Ensure that reflections from building materials that may negatively impact on the surrounding residential precinct's amenity are avoided.	The subject site is not in the immediate vicinity of any residential dwellings; therefore, it will not have any impacts on residents. Furthermore, the use of architectural fins, the orientation of the buildings eastward and the row of trees opposite the development will make it unlikely that there will be any impacts from reflections off the facades at all.	Yes
6) Encourage the use of display windows that are regularly rearranged/ designed during afterhours and evening time	The proposed development incorporates a terrace dining precinct that is anticipated to remain active across the day and evening. This will ensure a vibrant setting that will add to the vitality of the Centre.	
7) Long continuous walls are to incorporate design treatments to reduce the visual mass and bulk by a variety of architectural and design treatments including landscaping.	The façade of Building 1 gently curves and has aluminium timber-look fins to provide interest and reduce the visual mass of the building. Similarly, Building 2's exterior predominantly comprises of glazing to reduce the separation between the indoor and outdoor dining areas which is essential for creating vibrant and activated spaces.  For additional details, refer to the architectural plans (Appendix 4).	Yes
8) Rooftop plant and equipment are to be integrated into building/roof forms or screened in a manner compatible with the building design and to minimise visual and acoustic impacts.	The plant space is located on the roof of Building 1. It has been positioned at the rear of the roof to prevent visibility from the street and is additionally covered with screens to prevent it being visible from the wider public realm. This will also reduce any acoustic impacts generated from the plant.	Yes
9) Roof forms are to be visually interesting, well-proportioned and consist of good quality, non-reflective, neutral toned and coloured material.	The roof forms of all proposed buildings and awnings are of durable, good quality, non-reflective materials.  The shapes, finishes and attractive colours used on all roof forms provide visual interest.	Yes
<b>7.2.5.6 Interface with Residential Areas</b>		
1) New development of the site must not significantly diminish the amenity of residents on Glenmore Parkway.	The site is not located in the vicinity of residential dwellings; therefore, it will not have direct impacts on the amenity of residents. While this proposal seeks the delivery of a revitalised eastern façade, including new commercial building and retail floor space, it is anticipated that this will provide additional amenity to the surrounding residential population, providing opportunities for employment, as well as leisure, retail and service activities	N/A
2) Loading/unloading areas and access to underground parking should be designed to minimise noise and amenity impacts on adjacent residents.	The site is not located in the vicinity of residential dwellings; therefore, the underground parking will not have impacts on the amenity of residents.  Nonetheless, the loading area is located within the basement carpark of Building 1; therefore, noise will be not have significant impacts on the public domain.  A loading management plan is included as Appendix 13.	Yes
3) Loading/unloading areas are to be integrated into the design of the development with consideration of visual and landscaping screening as appropriate.	The loading/unloading area for Building a is located in the basement ; therefore, it is well integrated into the development and will not be visible from the street. Additionally, no changes to the existing loading areas of the Centre are proposed.  A loading management plan for Building 1 is included as Appendix 13.	Yes
4) Provide quality architectural treatment to all external sides of the site.	The exterior materials of all building and structures proposed are of high quality and the designs have been shaped to be attractive and eye catching whilst still being in character with the Town Centre. For additional details refer to the architectural plans (Appendix 4).	Yes

5) Where vehicular service areas are above ground, implement noise reducing design elements, e.g. solid berm earth walls and /or acoustic wall panels.	No new above ground vehicular service areas are proposed as part of this development.	N/A
<b>7.2.5.7 Landscape Design</b>		
1) New development along all external boundaries shall incorporate landscaping that screens or softens building elements and spaces from the surrounding residential precincts.	The Proposal includes a landscape plan (Appendix 9) which has been designed to beautify and soften the public domain areas outside the new buildings and along the dining areas. The mature, large trees within the site are being retained and incorporated into the landscape design.  Additionally, tall trees within Ched Towns Reserve screens the view of the Town Centre from the surrounding residential areas.	Yes
2) Landscaping treatments along with improved pedestrian amenity shall be integrated into the design of new entry points and gateways from the surrounding street network to the town centre.	The Proposal will rejuvenate the landscaped areas along the south-eastern side of the Town Centre. Presently, the landscaping in this area acts like a barrier between the street and the Town Centre. The proposed design seeks ease accessibility and the flow of pedestrian into and out of the Town Centre by breaking up the landscaping on the east side with new stairs between terraced landscaping providing direct access from the street into the dining areas.	Yes
3) Recycled and re-used water should, where possible, be used to irrigate new landscaped areas.	Harvested rainwater will be used to irrigate the landscaped areas.	Yes
4) The use of plants with low water consumption characteristics is encouraged.	The landscape design has only incorporated native or hardy plants to reduce water consumption and maintenance. Refer to Appendix 10 for further details.	Yes
5) Street furniture and other public domain elements are integrated into the design of all public spaces and may include: a) Seats b) Litter bins c) Lighting d) Street and information signs e) Bicycle racks f) Planter boxes g) Other items suitable to the function of each public space h) Shade structures i) Awnings j) Water features k) Public art	A new awning is proposed over the walkway between the existing shopping centre and the new buildings which will be transparent to allow natural light into the walkway and dining terrace.  Planter boxes and raised planters will be used on the terrace.  Adequate lighting will be installed in the development to improve safety. Additionally, LED garden lighting will be used on all planters.	Yes
6) Provide deep soil zones for landscape areas.	Deep soil zones have been used where possible to enable the planting of larger vegetation.	Yes
7) Landscape is integrated with public and street lighting to not diminish the effectiveness of existing lighting.	The lighting within the proposed development will not diminish the effective of existing lighting in the Town Centre.	Yes
8) Minimise changes in level and enhance access for those who may be disabled.	Due to the significant difference in levels between the Town Centre and Town Terrace, stairs are the most effective way to provide direct access from the street level. Notwithstanding, there will be multiple ramps in the development to provide access.	Yes

9) Embrace Universal design initiatives.	The Proposal has incorporated Universal design initiatives to ensure the Town Centre is an inviting and accessible space for all members of the community. Disabled access has been provided at multiple points to ensure everyone can access the space.	Yes
10) Ensure landscape enhances views and vistas to and from the town centre's open spaces contributing to passive surveillance and providing visual vitality to the overall streetscape.	The species of vegetation selected for the landscaping have specifically chosen to allow views and light in certain areas while others have been used to provide shade or to frame and define sections of the development. Small, deciduous trees have been used along the dining terrace to allow winter sunlight and summer shade.	Yes
11) The width of the main street (east-west link) is to be in accordance with Figure E7.8.	This Proposal does not involve works in the road reserve or Main Street.	N/A
<b>7.2.5.8 Public Domain</b>		
<b>1) Pedestrian Amenity and Weather Protection</b>		
1) Weather protection is to be provided for all new development as indicated in Figure E7.9.	The development will provide new sheltered walkways along the length of site from Main Street to the rear of Building 1 in accordance with Figure E7.9.	Yes
2) The design of new development should consider where practical, the ability to incorporate weather protection measures from the existing centre to new centre and underground parking.	The development will allow provide sheltered access between the existing centre and the new buildings, including the underground parking at Building 1.	Yes
3) Weather protection must be consistent in appearance and relate to new or existing building facades.	The awning has been designed and uses similar modern materials as the new buildings, giving the whole development a sleek, consistent appearance. For additional details, refer to the architectural drawings (Appendix 4).	Yes
4) Provide under awning lighting to facilitate night use and to improve public safety.	Appropriate lighting will be installed under the awnings to improve safety at night.	Yes
<b>2) Pedestrian Access and Mobility</b>		
1) The design and provisions of facilities for accessibility including car parking must comply with Australian Standards AS1428.	The proposed design of the development complies with accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities and parking. For further detail, refer to the Access Review provided as Appendix 8.	Yes
2) The development is to provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.	Ground level, barrier free access to all buildings and the dining terrace will be possible from Main Street on the northern side of the site.	Yes
3) The development must provide visually distinctive accessible internal access, linking to building entry points and the public domain.	All the buildings and the dining terrace will be accessible from the sheltered walkway providing easy access between the various areas of the Town Centre.	Yes
4) Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours and comply with the relevant Australian Standard.	Appropriate flooring materials will be used throughout the development. For additional details, refer to the architectural drawings (Appendix 4).	Yes
5) Pedestrian pathways are to accommodate adequate lighting and consistent style of way finding signage/graphics.	Appropriate lighting will be used on the walkways, especially under awnings, to improve safety.	Yes
6) Future development must maintain safe and unimpeded paths of travel from bus stops and existing pedestrian links and crossovers to the site.	The proposed development will not have any impacts on the existing bus stop to the north of the subject site. Furthermore, the development will enhance the existing pedestrian links and improve accessibility to this section of the Town Centre.	Yes
7) Any new development proposing basement car park shall make provision to connect the proposed and existing development.	A 13 space basement car park is proposed under Building 1. Stairs and a lift from the car park will connect to the walkway between the new development and the existing centre.	Yes

<b>Permeability</b>		
1) Through site links are to be provided as indicated in Figure E7.10.	The proposed development is consistent with Figure E7.10.	Yes
2) New through site links should connect to existing through site links, arcades and pedestrian ways, where possible.	New links are proposed between the dining terrace and sheltered walkway and the street level footpath to better connect the Town Centre with the wider public domain.	Yes
3) Comprehensive way finding signage is to be provided throughout the site.	Way finding signage will be installed where necessary in the new development.	Yes
4) Designated pedestrian routes are to be well designed incorporating the following elements, natural and artificial lighting, seating and other street furniture appropriate for public use.	The pedestrian routes within the development will have adequate natural and artificial lighting. Seating and street furniture is not proposed to avoid cluttering and congesting the sheltered walkway between the dining terrace and existing centre building.	Yes
5) All entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.	The entrance to the development will be clearly visible from Town Terrace with the landscaped terraced gardens and stairs welcoming pedestrians into the Town Centre.	Yes
6) Provide safe and legible pedestrian access to and from car park.	Stairs and a lift will provide safe access from the basement carpark to the ground and upper floors.	Yes
7) Future development is to provide safe pedestrian movement through the car park to the centre.	Stairs and a lift will provide safe access from the basement carpark to the ground and upper floors.	Yes
8) New development along Luttrell Street (eastern) frontage to incorporate pedestrian links to the site in accordance with Figure E7.10.	The proposal improves the existing pedestrian links and will include new links to provide better access to the Town Centre from the street level.	Yes
9) Improve existing links along the eastern terrace south of Main Street through to Luttrell Street.	The proposal seeks to enhance the pedestrian link from Main Street to Luttrell Street with new ramps and stairs.	Yes
<b>3) Active Street Frontages and Address</b>		
1) Active frontage uses are defined as one or a combination of the following at street level: a) Entrance to a retail premises. b) Shop front. c) Glazed entrance to an active commercial premises located on the ground floor, such as reception. d) Café or restaurant if accompanied by an entry from the street	The proposal includes active frontages as per this definition.	Yes
2) Active street frontages are to be located at the ground level of all buildings located in those areas shown in Figure E7.11.	The proposal has included active street frontages in accordance with Figure E.77.	Yes
3) Only open grill or transparent security shutters are permitted to retail frontages or approved innovation.	No open grill or security shutters are proposed.	N/A
4) Restaurants, cafes and the like are to consider providing operable shop fronts.	Future restaurants/cafés along the dining terrace and the in the new tenancy at Building 2 will have operable shop fronts to active the Town Centre and create a more vibrant space.	Yes
<b>4) Internal Building Circulation Space</b>		
1) Pedestrian retail access paths are to:	No internal retail access paths are proposed as part of this development.	N/A

a) Be direct and publicly accessible during business trading hours.		
b) Be designed as an accessible path for all persons.		
c) Have active frontage on either side by the full length.		
d) Have, where possible, access to natural light for part of their length and at all openings.		
e) Where air conditioned, have clear glazed doors to at least 50% of the entrance.		
<b>7.2.6 Car Parking and Access</b>		
1) Vehicle access points to the centre shall be provided generally in accordance with the Access Plan, shown on Figure E7.12.	The vehicle access point for the proposed underground car park is provided in accordance with Figure E7.12	Yes
2) Vehicle access widths and grades are to comply with the Australian Standards.	The proposed vehicle access point width and grades are in compliance with Australian Standards.	Yes
3) Design of driveway crossings must be in accordance with Council specifications for Vehicle crossovers.	The design of the driveway crossing complies with Council's specifications.	Yes
4) The driveway threshold is to be designed to prevent ingress of stormwater.	The driveway threshold has been designed to ensure stormwater is appropriately channelled to prevent ingress to the basement parking of Building 1.	Yes
5) Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing.	High quality finishes will be used within and outside the underground car park.	Yes
6) Vehicular driveways should be located wherever practical as follows: a) Setback a minimum of 6m from the tangent point in the kerb. b) Located taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees.	The proposed new driveway is not located near a tangent point. There are no existing services or trees in the road reserve. The loss of parking spaces as a result of the driveway will be compensated for with the basement carpark.	Yes
<b>7.2.6.2 Access, Servicing and Manoeuvring</b>		
1) All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn.	The position of the driveway will permit vehicles to easily enter and exit with site.	Yes
2) The final location for the ingress of large trucks to the northern boundary of the site from Glenmore Parkway is subject to detailed design and traffic analysis.	This control does not apply to the Proposal.	N/A
3) Loading/unloading facilities are to be: a) Separated from customer parking and circulation path of other vehicles. b) Integrated into the design of developments and screened from the street. c) Located away from circulation paths of other vehicles. d) Designed for commercial vehicle circulation and access complying with AS2890.2.	A loading management plan is included as Appendix 13.	Yes
4) The Main Street is to be a traffic calmed roadway together with raised thresholds for pedestrian cross over points and a reduced speed limit. Vehicular traffic is to give way to pedestrian at the raised threshold location/s.	This control does not apply to the Proposal.	N/A

5) Traffic calming devices are to be provided along the Main Street for safe pedestrian movement.	This control does not apply to the Proposal.	N/A
6) Traffic calming devices are to be considered along Town Terrace to reduce speed and truck movements as appropriate.	A new pedestrian crossing is proposed across Town Terrace directly inline with new stairs leading up to the dining terrace.	Yes
7) Generally, provision must be made for all vehicles, including emergency vehicles, to enter and leave the site in a forward direction.	This control does not apply to the Proposal; however, the Proposal will not prevent the emergency vehicle access to the site.	N/A
8) For large scale retail and commercial development, consultation is to occur with Westbus regarding future bus access routes to the site.	The proposal will not impact bus routes or bus stops within the town centre.	N/A
<b>7.2.6.3 On-Site Parking</b>		
1) Car parking is to be provided in accordance with the rates outlined in the Transport, Access and Parking Section of this Plan, unless it can be demonstrated that a lesser rate can still achieve sufficient parking provision to meet the needs of the shopping centre.	The proposal will result in the loss of 11 on-street car parking spaces and includes new 13 basement car spaces. There will be 61 on-street car parking space directly outside the development.	Yes
2) Accessible car parking spaces are to be provided and designed in accordance with the requirements with the Building Code of Australia and AS2890.	Disabled car parking spaces are provided in the basement and on-street directly outside the development adjacent to access ramps in in accordance with the requirements with the Building Code of Australia and AS2890.	Yes
3) The car park and all its components including but not limited to driveway, aisle and ramp widths, ramp grades, and car space dimensions are to comply with the relevant Australian Standard (AS 2890.1 2004) – Parking Facilities – Off-Street Car Parking, as amended.	The basement carpark has been designed in accordance with the relevant standards. Refer to the Access Review provided as Appendix 8 for further detail.	Yes
4) Where possible, natural ventilation is to be provided to underground parking areas with ventilation grills and structures that are integrated into the overall façade of the development and located away from the primary street frontage.	No natural ventilation grills or similar are proposed, however the basement carpark has been designed in accordance with the relevant standards and adequate ventilation is provided for the size of the carpark.	Yes
5) Short term parking is to be provided along one side of the Town Terrace east/west spine road.	This control does not apply to the Proposal.	N/A
6) 4 Council car spaces and driveway access adjacent to community centre are to be retained and integrated into design. These spaces are to be dedicated parking spaces for the community centre.	This control does not apply to the Proposal.	N/A
7) Proposals for basement parking areas are to be accompanied with a geotechnical report prepared by appropriately qualified professional and other supporting information to the Development Application.	A geotechnical report has been included with this Development Application and is included as Appendix 6.	Yes
<b>7.2.6.4 Site Facilities and Services</b>		
1) The provision of site facilities such as bicycle storage and associated amenities, toilets and parents change rooms, accessible toilets, public telephones and staff facilities are to be considered as part of any redevelopment of the site.	Adequate staff facilities and toilets are proposed to within Building 1. No other additional site facilities are considered to be necessary for this stage of the Town Centre redevelopment, particularly due to the limited space within the subject site.	Yes
2) Air conditioning, service vents and other associated structures should be: a) Located away from street frontages	No air conditioners, services vents or similar will be visible from the street. The plant space will be located on the roof of Building 1 at the rear behind screens.	Yes

b) Located in a position where the likely impact is minimised		
c) Adequately set back from the perimeter wall or roof edge of buildings		
d) Where it is to be located on the roof it should be integrated into the roof scale design and in position where such facilities become a feature in the skyline at the top of the building.		
<b>7.2.7.1 Energy Efficiency</b>		
1) Integration of shading devices and ventilation of building faces where practical, in order to reduce solar energy loads at high luminance periods of the day.	Aluminium fins on the façade of Building 1 as well as strategic tree planting will be used to reduce sunlight and heat.	Yes
2) Using an architectural design to harness natural light into spaces where practical through integration of light wells, sky lights and voids to reduce lighting energy consumption.	Half of the new awning roof will be transparent to allow natural light into the walkway, reducing the need for artificial lighting during the day.	Yes
<b>7.2.7.2 Water Management and Water Sensitive Urban Design</b>		
1) The following water saving measures to be incorporated into new development: a) Water fixtures (low flow shower heads and taps, dual flush toilets, low flush/ water efficient urinals, etc.) are to be 3 stars (WELS Scheme) or better rated. b) Select water efficient plants and/ or, indigenous vegetation for landscape in accordance with Council's preferred species. c) Use non-potable water for watering new gardens and landscape features.	All water fixtures in the proposed development will be water efficient. Only hardy native or drought resistant plants have been selected for the proposed landscaping to reduce water consumption. The proposed landscaping will be irrigated with harvested rainwater.	Yes
2) A Stormwater Management Plan is to be prepared that identifies how the quantity and quality of urban runoff from the site will be managed on the site as part of any major redevelopment of the centre.	Refer to the Civil Engineering Plans provided as Appendix 5.	Yes
<b>7.2.8 Waste Management</b>		
1) Development applications involving major demolition or construction works should include proposed waste management strategies.	A Waste Management Plan is included as Appendix 15.	Yes
2) Such strategies could include any of the following: a) Proposals for recycling and reuse of construction and demolition materials. b) Use of sustainable building materials that can be reused or recycled at the end of their life. c) Handling methods and location of waste storage areas, such that handling and storage has no negative impact on the streetscape, building presentation or amenity of occupants and pedestrians. d) Procedures for the on-going sustainable management of green and putrescibles waste, garbage, glass, containers and paper, including estimated volumes, required bin capacity and on-site storage requirements.	A Waste Management Plan is included as Appendix 15.	Yes
3) Details of the management of waste by future tenants are to form part of the Waste Management Plan for any redevelopment of the centre.	A Waste Management Plan is included as Appendix 15.	Yes

4) A Waste Management Plan for the site is to be implemented as part of any redevelopment of the site, in accordance with the Waste Management Section of this Plan.	A Waste Management Plan is included as Appendix 15.	Yes
<b>7.2.9 Safety and Security (Crime Prevention through Environmental Design)</b>		
1) For any large scale retail and commercial development an assessment is to be provided in accordance with the CPTED principles.	The Proposal is consistent with the CPTED principles. The proposal has been assessed against the CPTED principles in Table 4 above.	Yes
2) Applicants should refer to the Site Planning and Design Principles Section of this Plan and address the CPTED principles in their development application.	The Proposal is consistent with the CPTED principles. The proposal has been assessed against the CPTED principles in Table 4 above.	Yes
<b>7.2.11.1 Town Square</b>		
This Proposal is not located within or directly adjacent to the Town Square, therefore these controls do not apply.		N/A
<b>7.2.11.2 Community Centre Building</b>		
This Proposal is not located within or directly adjacent to the Community Centre Building, therefore these controls do not apply.		N/A
<b>7.2.11.3 Management Plan</b>		
1) Prior to the final approval of any further development of the town centre a Plan of Management is to be prepared and submitted to Council for approval. The Plan of Management shall incorporate measures for the ongoing care, control and maintenance of both the public and private domain and shall differentiate those lands and facilities, which will remain in private ownership.	A new Plan of Management will be prepared and submitted to Council following the lodgement of this Development Application with Council.	Yes

# APPENDIX 3

## SITE / SURVEY PLAN

# APPENDIX 4

## ARCHITECTURAL DRAWINGS

# APPENDIX 5

## CIVIL ENGINEERING WORKS

# APPENDIX 6

## GEOTECHNICAL ASSESSMENT

# APPENDIX 7

## PRELIMINARY SITE INVESTIGATION (CONTAMINATION)

# APPENDIX 8

## ACCESS REVIEW

# APPENDIX 9

## REGULATORY COMPLIANCE

# APPENDIX 10

## LANDSCAPE PLANS

# APPENDIX 11

## HYDRAULIC SERVICES

# APPENDIX 12

## TRANSPORT IMPACT ASSESSMENT

# APPENDIX 13

## LOADING MANAGEMENT PLAN

# APPENDIX 14

## NOISE IMPACT ASSESSMENT

# APPENDIX 15

## WASTE MANAGEMENT PLAN

# APPENDIX 16

## COST ESTIMATE REPORT