

Employment Lands Precinct Plan – Eastern Creek Precinct (Stage 3) Assessment

SSD-30923027 – Compass 2 Warehouse & Distribution Centre

Lot 1 Eastern Creek Drive, Eastern Creek (Lot 1 DP 1274322)

Employment Lands Precinct Plan – Eastern Creek Precinct (Stage 3)		
Control	Compliance	Comment
3. Economic Development and Employment		
<i>(a) Establish a high quality industrial Precinct that provides diversity in employment opportunities and economic development to benefit Blacktown and Central Western Sydney.</i>	Yes	The proposal is anticipated to generate approximately 480 direct construction jobs and a further 438 ongoing jobs through its operation.
<i>(b) Provide a range of development consistent with the provisions of SEPP 59 and having regard to the location of the site in close proximity to the junction of the M4 Motorway and the M7 Motorway.</i>	Yes	The proposal involves a warehouse development that is permissible in the zone.
4. General Services		
<i>To develop a water supply system that conforms to the requirements of Sydney Water and Blacktown City Council.</i>	Yes	Refer to the Service Infrastructure Assessment.
<i>Develop a sewerage system that conforms to the requirements of Sydney Water and Blacktown City Council.</i>	Yes	Refer to the Service Infrastructure Assessment.
<i>(a) Ensure the safe and reliable provision of electricity; and (b) Ensure electricity supply meets the installation and operational requirements of the relevant service provider and the subsequent user demands.</i>	Yes	Refer to the Service Infrastructure Assessment.
<i>Ensure the supply of a telecommunications network that meets supplier and user demand.</i>	Yes	Refer to the Service Infrastructure Assessment.
<i>Ensure a safe and reliable gas supply.</i>	Yes	Refer to the Service Infrastructure Assessment.
5. Stormwater Management		



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General Controls:		
(a) <i>Development Applications must be accompanied by a site specific Stormwater Management Plan, designed to:</i> (i) <i>be consistent with the Precinct stormwater management system;</i> (ii) <i>be consistent with the latest stormwater quality control requirements of Blacktown City Council;</i> (iii) <i>include appropriate water quantity and quality control systems, accompanied by a management plan in accordance with Council and manufacturer's specifications;</i> (iv) <i>implement effective source controls of stormwater pollution and discharge;</i> (v) <i>retain, improve, and restore valuable features of the water environment;</i> (vi) <i>manage flooding and water quality problems on site to ensure that there are no adverse downstream impacts;</i> (vii) <i>ensure all permanent structures and devices are at source and off-line of any open watercourse and not within any riparian setback area;</i> (viii) <i>ensure sediment controls measures, stormwater quality improvement devices or other innovative technology to minimise water pollution;</i> (ix) <i>incorporate bank stabilisation, revegetation, energy dissipating structures and upstream detention basins to minimise erosion of waterways; and</i> (x) <i>revegetate waterways and drainage lines, and the provision of riparian setbacks to minimise salinity of waterways and nearby areas.</i>	Yes	Refer to the Civil Engineering Report, incorporating Water Cycle Management Strategy.



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<i>(b) Use of natural materials and channel forms are preferred to engineered forms as they provide improved habitat for native flora and fauna, and contribute to natural processes associated with flooding and water quality.</i>	N/A	Not applicable to the proposal.
<i>(c) Applicants are required to demonstrate that water sensitive urban design principles have been considered through the inclusion of water retention and reuse, minimisation of impervious areas, the use of grass swales, bio-retention systems, revegetation and regeneration of waterway areas and multiple use of drainage systems.</i>	Yes	The site drainage connections as proposed are consistent with the Stormwater Management Plan approved for the development sites surrounding Eastern Creek Drive as included in the <i>Old Walgrove Road, Eastern Creek Industrial Estate – Eskdale Creek Catchment Stormwater Strategy Report</i> (Calibre Consulting July 2016)) and the Basin 1 and 2 Design and WAE (Calibre Consulting, Ref: 15-004038, as provided by Blacktown City Council). The approved and constructed stormwater systems allow for two connection points for the subject land to the culverts located on the south of the property as depicted on the noted WAE drawings, and submission concept drainage designs. Given the proposed design is consistent with the approved and constructed drainage systems, it is not proposed to adjust the documented drainage connection location or arrangement.
<i>(d) Stormwater pollution loads generated from the developed site are not to exceed the Pollution Retention Criteria provided in the Water Quality Section of this Precinct Plan. This is to be demonstrated through the use of an appropriate stormwater quality model, such as MUSIC.</i>	Yes	A series of Stormwater quality improvement devices (SQID's) have been incorporated in the design of the estate.
<i>(e) Development adjoining riparian corridors and trunk drainage channels (including detention basins and wetlands) must include a 10m buffer zone consisting of a landscaped open space area that can tolerate occasional flooding.</i>	N/A	The proposal requires consideration to overland flow between Eastern Creek Drive and the nearby regional detention basin. The assessments show the overland flow between Eastern Creek Drive and the regional detention basin can be conveyed safely through the development site (with low hazard



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		categorisation), flood planning considerations are met and the site has suitable flood immunity to the known flood behaviour, acceptable flood risk has been demonstrated. The development floor level has been set allowing for freeboard to the overland flow path of greater than 0.5m during the 1% AEP flood event. Freeboard greater than 0.5m during the 1% AEP flood event has also been achieved to the adjacent regional detention basin. The requirements of Council and NSW Floodplain Development Manual are met for this development.
(f) <i>Stormwater management and drainage works are to be constructed in accordance with Council's drainage standards and other relevant guidelines and standards, including:</i> (i) <i>Managing Urban Stormwater: Strategic Framework (Draft) published by the Environment Protection Authority in March 1998;</i> (ii) <i>Managing Urban Stormwater: Treatment Techniques published by the Environment Protection Authority in November 1997;</i> (iii) <i>Managing Urban Stormwater: Council Handbook (Draft) published by the Environment Protection Authority in 1997; and</i> (iv) <i>Managing Urban Stormwater: Soils and Construction published by the Department of Housing in August 1998.</i> (v) <i>Water Sensitive Urban Design Guidelines – Technical Guidelines for Western Sydney, published by the Upper Parramatta River Catchment Trust and URS in May 2004.</i> (vi) <i>Stormwater Quality Control Policy, published by Blacktown City Council in June 2005.</i>	Yes	An assessment of flooding and overland flow has been completed and included in Section 7 of the Civil Engineering Report (Appendix 21 of the EIS), prepared by Costin Roe Consulting. The assessment is based on DRAINS as per the requirements set out in Council's Pre-DA meeting notes (PAM C21/11042).



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<i>(g) Adequate provision must be made for the collection and disposal of surface and roofwater runoff. All stormwater must be either reticulated to the street gutter or conveyed to a suitable location as approved by Council.</i>	Yes	Rainwater harvesting is proposed for this development with re-use for non-potable applications. Internal uses include such applications as toilet flushing while external applications will be used for irrigation. The aim is to reduce the water demand for the development by 80%.
Flooding Controls:		
<i>(a) Development is unsuitable within the 100 year ARI floodway. Within the 100 year ARI event flood fringe and flood storage areas, development shall comply with Council's latest flood policy and building code requirements.</i>	N/A	The subject site is not flood prone land.
<i>(b) Land between the 100 year ARI flood level and the PMF level must not be the site of development that, in Council's opinion, is: (i) development for community services, or (ii) development that involves the storage of hazardous materials.</i>	N/A	The subject site is not flood prone land.
<i>(c) Land between the 100 year ARI flood level and the PMF level may only be the site of development if appropriate measures are incorporated into structural design, materials and habitable floor levels to minimise flood risk to people and property.</i>	N/A	The subject site is not flood prone land.
<i>(d) The filling of land below the PMF level is prohibited unless it is demonstrated to Council's satisfaction that it will not result in any significant increased flood levels off site. Modeling will be required to verify that there is no adverse effect on flood behaviour.</i>	N/A	The subject site is not flood prone land.
<i>(e) Development shall be compatible with the nature of flooding and the requirements of the NSW Government's Floodplain Development Manual (2005).</i>	Yes	It is noted that the modelled 1% AEP flood extent does not encroach the subject property, hence no adverse impact to existing flood conditions or surrounding developments are associated with the proposed development. As noted the site



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		is not impacted by the regional PMF flood event and hence does not impact this event. Overall flood risk for the development, and from the development is considered low to negligible, and the development meets current council flood policy.
<i>(f) Natural flood storage volumes contained within channels and floodplains shall not be reduced. Filling within the floodplain is not encouraged. However, if substantial filling takes place then compensatory storage will be required elsewhere and detailed flood modeling shall be required to verify that there is no adverse effect on flood behaviour.</i>	Yes	Review of the available information, including Council's flood information, the regional detention basin designs, and Eastern Creek Drive culvert system. This information confirms the site is not subject to mainstream regional flooding, however needs to consider the overland flow path from Eastern Creek Drive. Allowance for conveyance of emergency overland flow (noting the 1% AEP flow with 50% blockage of the culverts is able to be conveyed without overland flow) has been included and assessed as part of the submission.
<i>(g) The filling of land within any riparian corridor is prohibited.</i>	N/A	Not applicable to the proposal.
Water Quality Controls:		
<i>(a) The stormwater quality control for the Precinct should maintain the impact of the development on the total water cycle and maximise the environmental, social and economic benefits achievable by using responsible and sustainable stormwater quality control measures.</i>	Yes	A series of SQID's have been incorporated in the design of the estate. The proposed management strategy will include the following measures: ▪ Primary treatment of external areas will be made via pit inserts. ▪ Tertiary treatment of the development will be made via one of two proprietary treatment systems. The treatment systems are proposed to be syphon actuated filtration systems housed in underground tanks. ▪ Some treatment will also be present by provision of rainwater reuse tanks on development sites through reuse and settlement within the tanks.



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<i>(b) A critical consideration is the on-going ecological sustainability of the riparian corridor within and downstream of the Precinct. To maintain stormwater quality to the required levels, a “treatment train” approach shall be taken where various types of pollutants are removed by a number of water quality devices acting in series. This system allows for flexibility with the individual on-lot development with a co-ordinate Precinct approach for the road system and regional drainage treatment.</i>	Yes	MUSIC modelling has been performed to assess the effectiveness of the selected treatment trains and to ensure that the pollutant retention requirements of Council’s Part J DCP 2015 have been met. The MUSIC modelling has shown that the proposed treatment train of STM will provide stormwater treatment which will meet Council’s and typical growth centre water quality reduction objective requirements in an effective and economical manner. Given the expected low source loadings of hydrocarbons and oil/grease and removal efficiencies of the treatment devices the requirements of the Council have been met.
<i>(c) Each development will be required to provide a water quality control mechanism to Council’s satisfaction. These could include an individual device or combination of devices to ensure that the appropriate water quality standard is achieved. Pollutants generated from development shall be treated on site.</i>	Yes	As above.
<i>(d) Best practice WSUD techniques are to be used for treating stormwater quality to the required standard and for the attenuation of flows to the predevelopment level. A combination of WSUD devices shall be used throughout the catchment to achieve the necessary treatment.</i>	Yes	The SEI for the development has been calculated at 2.94. This can be seen to be below the maximum allowable target of 3.5, hence the requirements of the SEI assessment have been met.
<i>(e) The pollution retention criteria within Council’s Stormwater Quality Control Policy and Engineering Design Guidelines are required to be met on a Precinct scale and individual development lot scale.</i>	Yes	As above.
<i>(f) An appropriate stormwater quality model (such as MUSIC) shall be used to demonstrate that the proposed stormwater quality control measures will meet the pollution retention criteria provided above.</i>	Yes	A MUSIC model has been used to demonstrate the proposed stormwater quality control measures will meet Council’s pollution retention criteria.



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Maintenance and Monitoring Controls:		
<i>(a) Where development incorporates stormwater treatment devices, WSUD measures or revegetation/enhancement of watercourses and riparian corridors occur, the developer will be responsible for the maintenance for 3 years beginning from practical completion. A maintenance plan prepared by a suitably qualified person shall be submitted to Council for approval.</i>	Yes	Understood and noted.
<i>(b) Where wetlands and revegetation/enhancement of watercourses and riparian corridors has occurred, an appropriately qualified horticulturalist/ecologist with experience in bush regeneration techniques and aquatic environments is to develop a wetland/watercourse and vegetation maintenance plan, and submit same to Council for approval. This maintenance plan is to include a macrophyte harvesting schedule, with harvesting and replanting to occur prior to handover to Council.</i>	N/A	Not applicable to the proposal.
<i>(c) For stormwater treatment devices, WSUD measures and watercourse/riparian corridors, a performance monitoring program is to be developed and implemented for the life of the maintenance period. This is to demonstrate that the stormwater treatment devices and WSUD measures are performing to the design criteria and that the watercourse and riparian corridor is establishing and meeting the requirement for revegetation and enhancement.</i>	Yes	Understood and noted.
<i>(d) Results from the maintenance and performance monitoring schedule are to be provided to Council on a 3 month basis.</i>	Yes	Understood and noted.



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<i>(e) If it is demonstrated that the stormwater treatment devices and WSUD measures are not performing to design requirements and watercourses and riparian corridor enhancement is failing, appropriate alteration are to be undertaken prior to hand over to Council.</i>	Yes	Understood and noted.
7. Environmental Management		
Ecologically Sustainable Development Controls:		
<i>(a) Development Applications are required to demonstrate that consideration has been given to:</i> <i>(i) measures that will reduce waste and conserve water (by including water recycling);</i> <i>(ii) measures to minimise run-off and stormwater generation;</i> <i>(iii) implementing total water cycle management by measures that include reducing consumption of potable water for non-potable uses, treating and recycling wastewater for re-use, minimising site run-off and promoting stormwater re-use;</i> <i>(iv) utilising recycled materials and renewable building resources;</i> <i>(v) promoting biological diversity by measures which include increasing habitat through appropriate retention, planting and maintenance of native flora considered representative of the area;</i> <i>(vi) implementing a waste management strategy and promoting the achievement of the 60 percent waste reduction target for New South Wales by measures including, utilising recycled materials and renewable building resources, and recycling</i>	Yes	Refer to the Civil Engineering Report, incorporating Water Cycle Management Strategy.



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<i>building and demolition materials for recycling and composting; and</i> <i>(vii) implementing energy conservation measures that include reducing energy consumption and increasing inherent energy efficiency through design and materials selection, and adopting energy management plans.</i>		
<i>(b) Development Applications are required to demonstrate that consideration has been given to promoting ecologically sustainable transport by measures that include:</i> <i>(i) complementing and reinforcing the development and use of the existing and planned integrated public transport, pedestrian and cycling networks servicing the site;</i> <i>(ii) encouraging increased reliance on public transport and reduced reliance on private vehicles for journeys to work and other trips, so as to reduce vehicle kilometers travelled; and</i> <i>(iii) providing levels of on-site parking aimed at reducing reliance on private vehicles for journey to work trips.</i>	Yes	The proposal has been supported by a Green Travel Plan.
Water Conservation Controls:		
<i>(a) Development should incorporate water efficient fixtures such as taps, showerheads, and toilet suites (cisterns and urinals). The fixtures must be rated to at least AAA under the National Water Conservation Rating and Labelling Scheme.</i>	Yes	There are a number of water efficiency initiatives that are proposed for the development; these include: ▪ Water efficient fixtures and fittings ▪ Water sensitive urban design measures ▪ Rainwater capture and reuse
<i>(b) Development Applications are required to submit a Site Water Management Plan that investigates, and where feasible, provides for the integrated management and</i>	Yes	Refer to the Civil Engineering Report, incorporating Water Cycle Management Strategy.



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<i>use of water. The Site Water Management Plan should demonstrate that other water sources have been considered including:</i> <i>(i) an integrated water collection and recycling system for capturing and recycling of roofwater;</i> <i>(ii) the reuse of greywater on site;</i> <i>(iii) the capture and reuse of stormwater from the site;</i> <i>(iv) treating and re-using any process water generated by the development; and</i> <i>(v) controlling the quality of waste water and stormwater to be disposed.</i>		
Energy Efficiency Controls:		
<i>(a) Applicants are required to demonstrate appropriate use of energy efficient materials during construction.</i>	Yes	Energy efficient materials and colours are proposed for the development, including the use of COlorbond (Surfmist colour) roofing.
<i>(b) Development should be planned to achieve maximum energy efficiency in building design through measures including building location, internal layout, design and materials use, and the selection of energy and water efficient building services, equipment and appliances, and the use of landscape elements for microclimate control. These measures should aim to achieve:</i> <i>(i) optimal solar access and natural lighting; and</i> <i>(ii) optimal natural heating, cooling and ventilation.</i>	Yes	Refer to the ESD Report for the proposal.
<i>(c) Development should incorporate energy efficient hot water systems, airconditioning, and lighting and lighting control systems.</i>	Yes	Refer to the ESD Report for the proposal.
<i>(d) An Energy Performance Statement ('EPS') is to be prepared and lodged with all Development Applications, if not participating in SEDA's Greenhouse</i>	Yes	Refer to the ESD Report for the proposal.



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<i>Rating Scheme. The EPS shall provide justification for the proposed energy efficiency measures by addressing:</i> (i) solar access; (ii) building form and construction; (iii) heating/cooling and ventilation; and (iv) lighting, water usage and appliances.		
<i>(e) Consideration should be given to the feasibility of any measures to substitute grid-source power with environmentally sustainable alternatives such as co-generation (i.e. recovery of waste energy) or photovoltaics.</i>	Yes	The proponent is targeting a 6 star Green Star rating for this development.
Air Quality Controls:		
<i>(a) Development Applications should provide an assessment, and identify necessary mitigation measures, to minimise the potential environmental impacts from air pollutants generated by the proposed development.</i>	Yes	Refer to Air Quality Assessment for the proposal.
<i>(b) Development Applications must comply with relevant Council, and government authority guidelines, to ensure no adverse environmental impacts occur both during and after development of the Precinct.</i>	Yes	Refer to Air Quality Assessment for the proposal.
Waste Controls:		
<i>A Waste Management Plan that complies with Blacktown Development Control Plan 1992 - Site Waste Management and Minimisation is required with each Development Application. As a minimum, the plan will be required to:</i> (a) identify any licensing requirements under the Waste Avoidance and Resource Recovery Act 2001; (b) document the type, classification and quantity of all waste that are likely to be generated during the development and post-development phases;	Yes	A Waste Management Plan has been prepared in accordance with Council's requirements.



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(c) <i>identify initiatives for reusing and/or recycling of waste; and</i> (d) <i>identify waste management protocols during the development and post development phases including:</i> (i) <i>storage and handling of waste on-site;</i> (ii) <i>transportation of waste;</i> (iii) <i>record keeping and target setting;</i> (iv) <i>compliance with obligations for notifying the relevant government authority; and</i> (v) <i>training and education of workers.</i>		
Contamination Controls:		
(a) <i>Applicants are required to submit a site specific contamination report and/or remedial action plan prepared by a suitably qualified person to confirm that the site does not pose a risk to human health or the environment.</i>	Yes	A Preliminary Site Investigation has been carried out, documenting that the subject site has previously been used for agricultural/grazing purposes, which is one of the activities listed in Table 1 of the former SEPP 55 guidelines. The proposed commercial/industrial land use of the site will be less sensitive than the former agricultural land use for the site, therefore considered suitable development of the subject site.
(b) <i>Development should be designed and managed to minimise the potential for polluting discharges, fugitive emissions and controlled spillages by appropriate site management techniques.</i>	Yes	An unexpected finds protocol be included in future construction management plans made for the proposed development.
(c) <i>All development must comply with the requirements of Council's Site Contamination Policy, and relevant government guidelines.</i>	Yes	Understood and noted.
Salinity Controls:		
(a) <i>Applicants are required to provide a salinity model for the site, describing the distribution and concentration of salinity within the soil and groundwater profile in order to identify any potential different zones that may</i>	Yes	Refer to the Groundwater Impact Assessment prepared for the subject site.



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<i>require different management strategies to be applied as a result of developing that site.</i>		
<i>(b) A Salinity Management Plan must be submitted with all Development Applications, outlining what actions are proposed to minimise the impact of:</i> <i>(i) development on the saline environment. Such measures could include minimising / decreasing recharge to saline groundwater tables and waterlogged / evaporation areas by appropriate drainage, and strategic tree planting; and</i> <i>(ii) the saline environment on development. Such measures could include drainage around buildings, fill rather than cut where practical, the use of building techniques and materials to resist saline attack, and moisture exclusion to prevent salt damage.</i>	Yes	The Groundwater Impact Assessment includes a Salinity and Acid Sulfate Soils Management Plan.
<i>(c) Development is to conform to the Western Sydney Regional Organisation of Councils, Western Sydney Salinity Code of Practice (March 2003).</i>	Yes	Understood and noted.
Noise and Vibration Controls:		
<i>(a) Development Applications should provide an assessment, and identify necessary mitigation measures, to minimise the potential environmental impacts from noise and vibration generated by the proposed development.</i>	Yes	Refer to the Noise and Vibration Impact Assessment.
<i>(b) Development Applications must comply with relevant Council, and government authority guidelines, to ensure no adverse environmental impacts occur both during and after development of the Precinct.</i>	Yes	Refer to the Noise and Vibration Impact Assessment.



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(c) <i>Where appropriate, development may need to be treated to minimise the impact from noise generated both on and off site.</i>			N/A		No exceedances are predicted at any receivers during all construction stages. Construction noise impacts are predicted to be below Noise Management Levels at all receivers, during all stages of construction. Given the distance and the proximity of major roadways, operational noise from the proposed facility will be inaudible above the prevailing ambient noise at all surrounding residential receivers. Operational noise emissions to surrounding industrial sites will achieve the amenity level recommended under the NPfl.																														
(d) <i>Consideration shall be given to:</i> <i>(i) the appropriate spatial arrangement of sensitive land uses;</i> <i>(ii) the sensitive location of buildings on lots; and</i> <i>(iii) the design of buildings to attenuate noise inside the building.</i>			Yes		Refer to the Noise and Vibration Impact Assessment.																														
(e) <i>The optimised noise level goals for the Precinct are outlined in Table 1. These goals will provide adequate protection to the noise amenity of residential areas surrounding the Precinct without unduly restricting the operation of development.</i>					The subject site is located within Zone 5, as per Figure 14 of the Eastern Precinct Plan (Stage 3). The proposa does not exceed any of the optimal noise level goals.																														
<table><tr><th>Period</th><th>Zone 1</th><th>Zone 2</th><th>Zone 3</th><th>Zone 4</th><th>Zone 5</th><th>Zone 6</th></tr><tr><td>Day</td><td>57 dBA</td><td>54 dBA</td><td>56 dBA</td><td>54 dBA</td><td>49 dBA</td><td>52 dBA</td></tr><tr><td>Evening</td><td>47 dBA</td><td>44 dBA</td><td>46 dBA</td><td>44 dBA</td><td>39 dBA</td><td>42 dBA</td></tr><tr><td>Night</td><td>42 dBA</td><td>40 dBA</td><td>40dBA</td><td>39 dBA</td><td>34 dBA</td><td>37 dBA</td></tr></table> Table 1 – Optimum Noise Level Goals			Period	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Day	57 dBA	54 dBA	56 dBA	54 dBA	49 dBA	52 dBA	Evening	47 dBA	44 dBA	46 dBA	44 dBA	39 dBA	42 dBA	Night	42 dBA	40 dBA	40dBA	39 dBA	34 dBA	37 dBA					
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Night	42 dBA	40 dBA	40dBA	39 dBA	34 dBA	37 dBA																													
8. Biodiversity																																			
Weed Management Controls:																																			



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(a) <i>Landscaping in accordance with an approved landscaping plan must be established as soon as practicable following completion of construction to prevent weeds from infesting disturbed ground.</i>	Yes	Refer to proposed Landscape Plan.
(b) <i>All mulch and topsoil utilised in landscaping must be certified weed free.</i>	Yes	Refer to proposed Landscape Plan.
(c) <i>Any plant species identified as a noxious weed within the Noxious Weeds Act 1993 is not permitted for inclusion in any landscaping scheme.</i>	Yes	No noxious weeds are proposed.
Feral and Domestic Animal Management Controls:		
(a) <i>Covered bulk rubbish bins are to be used during construction to ensure that there are not uncovered stock or rubbish piles.</i>	Yes	Understood and noted.
(b) <i>Development must incorporate refuse storage areas that are designed to prevent feral animals entering.</i>	Yes	Refer to the waste management plan.
(c) <i>Landscaping of all development sites, particularly those located adjacent to biodiversity conservation areas is to include native shrubs and trees.</i>	Yes	Refer to proposed Landscape Plan.
Bushfire Management Controls:		
(a) Development Applications relating to an area directly adjacent to land identified on Council's Bushfire Prone Land Map are to be accompanied by a bushfire hazard assessment that addresses: (i) provision of APZ's; (ii) fuel management, and the design and maintenance of landscaped areas within the APZ's; (iii) installation of radiant heat barriers at the boundary of a riparian corridor, in the event of an	Yes	Council's Bushfire Prone Land Map (BPLM) identifies the subject property as partially containing the 100 metre buffer zone from Category 1 Vegetation and therefore the subject site is considered 'bushfire prone'. It should be noted that due to recent development within the area the BPLM incorrectly maps industrial buildings and formed roads as Category 1 Vegetation.



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overlap between the riparian corridor with an APZ; and (iv) reduced setbacks to buildings into the APZ's, where appropriate radiant heat barriers (eg. masonry walls) are installed.		
(b) APZs can contain managed vegetation and can be utilised as areas of open space, access ways such as roads, and car parking and ancillary storage areas.	N/A	As above.
(c) A perimeter road or fire trail is required between all development and bushfire prone land. The perimeter access road can form part of an APZ	N/A	As above.
(d) APZ's are to be located wholly within the development site, outside of any conservation area or riparian corridor.	N/A	As above.
9. Heritage		
Indigenous Heritage Controls:		
(a) Applications for development of an allotment of land containing an identified conservation area shall demonstrate that satisfactory arrangements have been made for the ongoing protection, enhancement, and management of indigenous heritage values on that land.	N/A	The subject site is not within a conservation area.
(b) No development shall occur within an identified conservation area. A conservation management strategy is required for these areas to ensure that the conservation outcome is managed appropriately and that the heritage values are identified and maintained.	N/A	The subject site is not within a conservation area.



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(c) <i>Further consultation with local Aboriginal community groups is required to ensure that cultural and contemporary social values for the area continue to be considered, particularly during the formulation of the conservation strategy. The groups should be asked to provide recommendations for the treatment and interpretation of the identified conservation sites.</i>	N/A	The proponent has undertaken consultation with Heritage NSW during the preparation of the EIS, relating to the history of the subject site and extent of Aboriginal cultural heritage assessment that has already been undertaken within the subject site. As outlined in correspondence from Heritage NSW on 12 November 2021, it is understood that if the development area is within that covered by the existing AHIP and the conditions of the existing AHIP are being followed, then there is no requirement from Heritage NSW for any further assessment in relation to Aboriginal heritage. Heritage NSW have confirmed <i>that there is no further impact to Aboriginal objects or places proposed as a result of this proposal</i>. Heritage NSW also confirmed that they have no further interest in this proposal as it relates to Aboriginal heritage.
10. Traffic and Transport		
Pedestrian and Cycling Controls:		
(a) <i>Development should be consistent with the Roads and Traffic Authority, Action for Bikes – Bikeplan 2010, and Blacktown Bike Plan.</i>	Yes	Refer to the Transport Assessment prepared for the proposed development.
(b) <i>Facilities for pedestrians and cyclists should be designed in accordance with Austroads Guidelines, Parts 13 & 14, and the RTA NSW Bicycle Guidelines (November 2003).</i>	Yes	Refer to the proposed Architectural Plans.



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(c) Secure bike parking, showers and lockers should be provided at destination points.	Yes	Refer to the proposed Architectural Plans.										
(d) The cycleway network design should be integrated into the road hierarchy, ensuring that access along road corridors are clearly marked.	N/A	Not applicable to the proposal.										
(e) Pedestrian and cycle path networks should be designed to be safe, legible and convenient, by allowing integrated access within and external to the Precinct.	N/A	Not applicable to the proposal.										
(f) Pedestrian and cycle links are to be consistent with the traffic and transport plan for the Precinct.	N/A	Not applicable to the proposal.										
(g) Road crossings are to be located where there is adequate sight distances and suitable lighting provide at road crossings.	N/A	Not applicable to the proposal.										
(h) One bicycle locker or other suitable form of secure bicycle accommodation is to be provided per 600sqm of GFA of the office component.	Yes	The proposal includes 14 bicycle parking spaces.										
(i) Cycle and pedestrian paths should be designed and constructed in accordance with the following standards: <table><tr><th>Path Type</th><th>Minimum Widths (m)</th></tr><tr><td>Pedestrian within Road Reserve</td><td>3.75 for Collector Roads</td></tr><tr><td></td><td>3.5 for Local Roads</td></tr><tr><td>Shared Pedestrian/Cycle with Road Reserve</td><td>4.5</td></tr><tr><td>Off-Road</td><td>3.0</td></tr></table> Table 3 - Pathway Design Requirements	Path Type	Minimum Widths (m)	Pedestrian within Road Reserve	3.75 for Collector Roads		3.5 for Local Roads	Shared Pedestrian/Cycle with Road Reserve	4.5	Off-Road	3.0	N/A	Not applicable to the proposal.
Path Type	Minimum Widths (m)											
Pedestrian within Road Reserve	3.75 for Collector Roads											
	3.5 for Local Roads											
Shared Pedestrian/Cycle with Road Reserve	4.5											
Off-Road	3.0											
Transport Initiatives Controls:												
Applicants are required to provide a Travel Demand Management Program, to the satisfaction of DOP, which demonstrates the promotion of transport choices for visitors	Yes	A Green Travel Plan has been prepared for the development.										



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and employees to the Precinct. Such initiatives could include: (i) promoting a car pooling scheme for work related journeys; (ii) staff sharing scheme for fleet vehicles; (iii) use of taxis for work related journeys; (iv) provision of a mini-bus facility and interchange area; (v) providing staff with a discount or subsidy on public transport costs; (vi) employee cycling allowance; (vii) distribution of information regarding public transport services to employees; and (viii) provision of on-site facilities, which may include change rooms, showers, lockers and storage facilities, to encourage cycling and walking as a mode of transport.		
Parking Controls:		
(a) On street parking should be designed in accordance with Australian Standard Parking Facilities, Part 5 – On Street Parking.	N/A	Not applicable to the proposal.
(b) Off street parking should be designed to be consistent with the car parking standards of this Precinct Plan.	Yes	Refer to the Transport Assessment prepared for the proposed development.
(c) The following additional provisions apply: (i) car parking areas should be accessible to all parts of the development; (ii) signage to car parking areas should be clearly visible from the road providing access to the site to encourage the use of off street parking by both visitors and employees; (iii) the use of stack parking is not favoured; (iv) each individual development should provide at least one clearly marked and signposted disabled	Yes	The proposal has been designed to follow these additional provisions, namely: ▪ the inclusion of four (4) accessible spaces, being 2% of the total parking number ▪ the inclusion of landscaping within the carparking areas



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<i>parking space in close proximity to the main entrance to the building;</i> <i>(v) developments of more than 50 car parking spaces must provide at least 2% or part thereof of those spaces for disabled drivers, clearly marked and signposted for this purpose;</i> <i>(vi) all parking areas shall be constructed of hard standing, all weather material, with parking bays and circulation aisles clearly line marked;</i> <i>(vii) car parking areas shall be landscaped to provide shade and screening; and</i> <i>(viii) designated on site truck parking areas must be provided for applications that propose overnight parking, in addition to spaces provided for loading bays.</i>		



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Control				Compliance	Comment																																										
<table><tr><th>PARKING SPACE</th><th>WIDTH (m)</th><th>LENGTH (m)</th><th>TWO WAY AISLE WIDTH (m)</th></tr><tr><td>Staff parking</td><td>2.5</td><td>5.2</td><td>7</td></tr><tr><td>Visitor</td><td>2.7</td><td>5.2</td><td>7</td></tr><tr><td>Disabled</td><td>3.0</td><td>5.5</td><td>7</td></tr><tr><td>Parallel spaces</td><td>2.8</td><td>6</td><td></td></tr></table> Table 4 - Dimensions for Car Parking Spaces <table><tr><th>LAND USE</th><th>CAR PARKING REQUIREMENTS</th></tr><tr><td>Employment</td><td></td></tr><tr><td>Industrial</td><td>Buildings 7,500sqm or less – 1 space per 100sqm GFA.</td></tr><tr><td></td><td>Building greater than 7,500sqm GFA – 1 space per 200sqm GFA only for the area in excess of 7,500sqm where there is a specific end user which would not demand a higher rate and where employee parking is adequately catered for.</td></tr><tr><td>Commercial / Office</td><td>1 space per 40sqm GFA</td></tr><tr><td>Associated Showrooms</td><td>1 space per 45sqm GFA</td></tr><tr><td>Community Services</td><td></td></tr><tr><td>Shop</td><td>Shops 200sqm or greater – 1 space per 22sqm GFA</td></tr><tr><td></td><td>Shops less than 200sqm – 1 space per 30sqm GFA</td></tr><tr><td>Café / Restaurant</td><td>1 space per 10sqm of dining area, plus 1 space per 2 employees</td></tr><tr><td>Child Care Centre</td><td>1 space per employee, plus 1 space per 5 children, or part thereof, for parents and visitors.</td></tr></table> Table 5 - Car Parking Numbers				PARKING SPACE	WIDTH (m)	LENGTH (m)	TWO WAY AISLE WIDTH (m)	Staff parking	2.5	5.2	7	Visitor	2.7	5.2	7	Disabled	3.0	5.5	7	Parallel spaces	2.8	6		LAND USE	CAR PARKING REQUIREMENTS	Employment		Industrial	Buildings 7,500sqm or less – 1 space per 100sqm GFA.		Building greater than 7,500sqm GFA – 1 space per 200sqm GFA only for the area in excess of 7,500sqm where there is a specific end user which would not demand a higher rate and where employee parking is adequately catered for.	Commercial / Office	1 space per 40sqm GFA	Associated Showrooms	1 space per 45sqm GFA	Community Services		Shop	Shops 200sqm or greater – 1 space per 22sqm GFA		Shops less than 200sqm – 1 space per 30sqm GFA	Café / Restaurant	1 space per 10sqm of dining area, plus 1 space per 2 employees	Child Care Centre	1 space per employee, plus 1 space per 5 children, or part thereof, for parents and visitors.		
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11. Urban Design																																															
Site Analysis Controls:																																															
A site analysis based on a survey drawing produced by a suitably qualified person must be submitted with all Development Applications.				Yes	Refer to the proposal Architectural Plans.																																										



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Entrance Treatment Controls:				
(a) The entrance to the Precinct should be clearly visible, well sign posted, well lit and landscaped.	N/A	Not applicable to the proposal.		
(b) Entry to buildings should be clearly visible to pedestrians and be integrated into the form of the building.	Yes	The entrance to the site and buildings is via Eastern Creek, which is well articulated to provide clear direction.		
(c) Architectural features are to be provided at ground level giving an entrance element to the building and addressing the primary street frontage.	Yes	The office component of th development has been treated to promote visual interest and draw the attention of site visitors.		
(d) All entrance treatments, such as Precinct directory boards, must be located on private property, with appropriate positive covenants and restrictions on title to ensure that the ongoing management of such treatments.	Yes	Refer to the proposal Architectural Plans.		
(e) No form of advertising will be permitted on any entrance treatment facility.	Yes	Understood and noted.		
Siting and Setbacks Controls:				
(a) No building or hardstand area (concrete or bitumen pavement) shall be erected on any land within: (i) 20m of the front property boundary with Wallgrove Road, Old Wallgrove Road, and the M4 Motorway; (ii) 10m of the front property boundary with an industrial collector road; (iii) 7.5m of the primary front property boundary of any other road; (iv) 5m of the secondary street property boundary for corner allotments, provided that the building presents a satisfactory facade to the street with good design and landscaping elements;	Some alternates proposed	Setback	Required	Proposed
		Front property boundary	10m of the front property boundary with an industrial collector road	Hardstand: ▪ 10m to Eastern Creek Drive Building: ▪ 45m to Eastern Creek Drive
		Side and rear boundaries	3m of side and rear boundaries for any building and 2m for any hardstand area	Hardstand: ▪ 2.25m to the western boundary ▪ 2.0m – 3.0m to the eastern boundary



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(v) 3m of side and rear boundaries for any building and 2m for any hardstand area; (vi) 10m of the boundary (excluding public roads) of a: - conservation area; - riparian corridor - open space area; or - trunk drainage area. (vii) 2m of the top edge of a retaining wall or the top of the bank of a battered slope.				0.9m to the southern boundary 4.2m to 10m to the northern boundary Building: 0.6m to the western boundary (super awning structure) 7.8m to the eastern boundary 19.4m to the southern boundary 10.0m to the northern boundary
(b) The site coverage of the footprint of all buildings and canopy areas (excluding hardstand areas) to the area of the allotment on which it is to be situated shall not exceed 65% of the site area.	Yes	The site coverage of the proposal is 59.8%.		
(c) All setback areas should be landscaped in accordance with the Landscape Controls outlined in this Plan, and maintained as open space.	Yes	Setback areas are proposed to be landscaped.		
(d) Pedestrian access should be provided to all landscaped setback areas for maintenance and security purposes, but is not to be included within the designated open space buffer.	Yes	Refer to the proposal Architectural Plans.		
(e) No storage of any kind is permitted within the landscaped setback areas.	Yes	Refer to the proposal Architectural Plans.		



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(f) <i>The landscaped setback areas should be designed to contribute to the creation of attractive views from the public domain and reduce the perceived cumulative bulk and scale of development.</i>	Yes	Visual relief from Eastern Creek Drive is provided by a layering of the building elements from the office to the chiller and then the warehouse. Materials incorporated include glass walls, aluminium cladding, louvres, colourbond and precast concrete which is reflected on the architectural drawings. Visual relief from the future Honeycomb Drive extension is provided by various bands of colours to break up the bulk of the building. Further relief is also provided through the planting of fifty (5) large canopy trees along the north-eastern and south-eastern property boundaries. At their 10 year growth, these trees will substantially screen the built form development.
(g) <i>Council may increase the minimum setback where, in the Council's opinion, the proposed development is of a bulk and scale out of character with existing development within the Precinct, or where landscaping techniques are not sufficient to ameliorate the visual impact of the proposed development.</i>	N/A	Not applicable for the proposal.
Building Heights and Design Controls:		
(a) <i>Council encourages high aesthetic standards for building design. Applicants are encouraged to consider variations in fascia treatments, facade treatments, rooflines and section of building materials to achieve an attractive design.</i>	Yes	The architectural design, as submitted in Appendix 4 of the EIS, demonstrates that no blank walls are proposed. The warehouse elevations are articulated through variations in colour, finishes and banding. The proposed external finishes are clearly articulated on the elevation drawings within the Architectural Plans.
(b) <i>Applicants must give consideration to the following:</i> (i) <i>integration of building design with landscape elements;</i> (ii) <i>the impact of building heights on district views;</i>	Yes	Refer to the Architectural Design Statement.



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(iii) <i>building orientation and siting to optimise the use of natural elements, including topography, wind and sunlight, and maximise aspect and views;</i> (iv) <i>the articulation of building facades to provide visual relief from the public domain by using architectural elements such as:</i> ▪ <i>external structures, finishes, etchings and recessed patterns;</i> ▪ <i>decorative features, textures and colours; or</i> ▪ <i>locating offices and highlighting entries within front facades to reduce the apparent bulk and scale of the structure; and</i> ▪ <i>prevention of blank building facades.</i> (v) <i>building design to incorporate a hierarchy of spaces so as to assist in the legibility of the building and give significance to areas of importance;</i> (vi) <i>buildings on lots that have dual road frontage should be designed to ensure:</i> ▪ <i>the building addresses the road frontage from which vehicular access is gained;</i> ▪ <i>distinctive identifying architectural elements are incorporated to provide sufficiently and varied facades; and</i> ▪ <i>blank walls are avoided on the secondary road frontage.</i> (vii) <i>amenity of any adjoining conservation areas, and open space areas;</i> (viii) <i>the location of roller shutters, loading docks and other building openings so they do not detract from the overall appearance of the building. Where possible, roller shutters and the like should not be located on the principal street frontage; and</i>		



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(ix) <i>roof design to ensure visual interest and compatibility with the overall building design especially in areas of high visibility. Where visible from a public area, all rooftop or exposed structures including lift motor rooms, plant rooms etc, together with air conditioning, satellite dishes, ventilation and exhaust systems, are to be suitably screened and integrated with the building in order to ensure a properly integrated overall appearance. Natural lighting should also be incorporated into the roof design for large span buildings.</i> (x) <i>the location of above ground water tanks to ensure that they are not located forward of the front facade of the primary industrial building, and are not visible from the public domain. Water tanks must be screened with an extended fin wall or sited in a solid enclosure, surrounded by mature vegetation. Details (including elevations) of all water tanks must be submitted with the Development Application.</i>		
External Building Materials and Colour Controls:		
(a) <i>Applicants are required to submit a panel of external finishes and detail of coloured elevations when lodging a Development Application. A condition of development consent will refer to the approved schedule of finishes.</i>	Yes	Refer to the proposal Architectural Plans.
(b) <i>External finishes should be constructed of durable, high-quality and low maintenance materials.</i>	Yes	Refer to the proposal Architectural Plans.
(c) <i>All external walls of buildings used for office/showroom purposes should be constructed of brick, glass, steel, concrete, textured block work, pre-cast exposed</i>	Yes	Refer to the proposal Architectural Plans.



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<i>aggregate panels or other materials approved by Council.</i>		
<i>(d) External materials including masonry block work, galvanized iron, zincalume, timber or fibre cement should be painted or rendered.</i>	Yes	Refer to the proposal Architectural Plans.
<i>(e) External finishes should contain a combination of materials.</i>	Yes	Refer to the proposal Architectural Plans.
<i>(f) Where a side or rear elevation is visible from the public domain, the use of metal cladding must only comprise 50% of that walls building material. The use of metal cladding is discouraged on the front elevation of a building, unless it can be satisfactorily demonstrated that it forms part of an architectural design solution, in association with masonry, glass, and other high quality materials, and is on the office component only.</i>	Yes	Refer to the proposal Architectural Plans.
<i>(g) Any wall visible from the public domain must be finished with a suitable material that creates an attractive appearance to that facade of the building.</i>	Yes	Refer to the proposal Architectural Plans.
<i>(h) Roofs should be either pre-coloured coated masonry tiles or pre-coloured metal.</i>	Yes	Refer to the proposal Architectural Plans.
<i>(i) Building materials should be selected such that reflection is minimised and will not adversely affect adjacent development, vehicular traffic and public domain areas.</i>	Yes	Refer to the proposal Architectural Plans.
<i>(j) The following are examples of characteristics of building materials that should be considered in all developments: (i) energy efficiency; (ii) use of renewable resources; (iii) low maintenance; (iv) recycled or recyclable;</i>	Yes	Refer to the proposal Architectural Plans.



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(v) non-polluting; and (vi) minimal PVC content.		
Ancillary Buildings, Storage and Service Areas Controls:		
(a) Council encourages the provision of storage areas within the confines of the primary industrial building.	Yes	Refer to the proposal Architectural Plans.
(b) Council will not accept open storage areas that are visible from the public domain.	Yes	No open storage areas are proposed.
(c) Where any materials are to be stored outside the primary industrial building, the storage areas are to be fully enclosed with solid fencing, surrounded by mature vegetation, and sited as part of the primary industrial building.	N/A	Not applicable to the proposal.
(d) Open storage areas should not compromise truck or vehicle manoeuvring, and should not compromise the car parking provisions of this Precinct Plan.	N/A	Not applicable to the proposal.
(e) Ancillary buildings and storage sheds are to be located behind the setback lines and be consistent with the design of the main building to provide cohesion to the development appearance.	N/A	Not applicable to the proposal.
(f) Details of any proposed ancillary buildings, open storage and services areas must be submitted with all Development Applications.	N/A	Not applicable to the proposal.
Cut and Fill Controls:		
(a) Buildings should be designed to minimise the amount of cut and fill.	Yes	The proposed cut and fill is necessary for the proposed development.
(b) No cut, fill, or batters are permitted within the 10m setback of the boundary of a: - conservation area; - riparian corridor; - open space area; or	Some alternates proposed	Refer to the Civil Engineering Drawings and Civil Engineering Report.



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▪ <i>trunk drainage area.</i>		
<i>(c) Any embankment batters from the property boundary must be no greater than a grade of 3m in length to 1m in height, and landscaped to reduce erosion and provide suitable screening.</i>	N/A	Not applicable to the proposal .
<i>(d) Retaining wall elements must be no greater than 3m in height. All retaining walls must be screened by vegetation. Where filling requires a retaining wall element to be greater than 3m in height, the retaining wall shall be terraced to allow for a ratio of 3m in height to 1.5m in length. The 1.5m terraced area must be provided with suitable landscaping to screen the height of the retaining wall.</i>	Yes	All proposed retaining walls are less than 3m in height.
<i>(e) Notwithstanding (d), Council may consider a retaining wall element higher than 3m where it can be demonstrated that the retaining wall is structurally sound, is not visible from the public domain, and where it will not detract from the overall appearance of the development.</i>	N/A	Not applicable to the proposal .
<i>(f) Appropriate soil erosion and siltation measures are to be implemented on site. Details of the proposed measures are to be provided with the Development Application.</i>	Yes	Refer to the Civil Engineering Drawings and Civil Engineering Report.
<i>(g) A Development Application that includes cut and fill on a site adjoining a conservation area, open space area, or trunk drainage area is to address the potential environmental impacts of the proposed works on those areas.</i>	N/A	Not applicable to the proposal .
Fencing Controls:		
<i>(a) In general, no fencing other than a low feature wall may be erected at the entry driveway on any site within the</i>	Alternate proposed	The proposal includes pallisade type fencing to both site frontages for security.



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<i>Precinct. These walls should be used for retaining purposes, as garden beds or as landscaped features and should be integrated into the overall design of the development.</i>		
<i>(b) Where front fencing is required for safety and security it should be setback a minimum of 1 metre from the front boundary with landscaping placed between the fence and the street boundary. The fencing should consist of a decorative 2.1m high open wrought iron 'diplomat' style fence, finished, or similar, in either bottle green or black, and designed to integrate into the overall design of the development.</i>	Yes	The proposed fencing is setback at least 1m from the street boundaries.
<i>(c) All fencing materials used shall be to Council's satisfaction. Pre-painted solid metal fencing and solid fencing are not acceptable to Council.</i>	Yes	Refer to Architectural Plans.
<i>(d) Fencing along side boundaries may comprise chain wire mesh or similar, no greater than 2.1m in height, which is to be plastic coated dark green or black in order to allow visual surveillance of the setback areas.</i>	Yes	Refer to Architectural Plans.
Signage and Lighting Controls:		
<i>(a) Signage within the Precinct should be kept to a minimum, relate only to the use occurring on the respective property, and should identify the relevant business name.</i>	Yes	The proposal includes signage for business identification only.
<i>(b) Business identification signage should generally be attached to the wall of the main building and be designed to complement the architectural style of the building. Free standing signs will only be permitted where signs are integrated with the landscaping and where it is satisfactorily demonstrated that the</i>	Yes	Refer to assessment contained with the EIS.



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<i>proposed signage will not result in a detrimental impact on the visual character of the site and surrounding area.</i>		
<i>(c) Directional signs for car parking areas, loading docks, delivery areas and the like should be designed in an attractive manner and should be located at a convenient point close to the main access to a development site. The design, colouring, type and scale of signage erected within individual properties should also be considered to ensure consistency within the development.</i>	Yes	Refer to assessment contained with the EIS.
<i>(d) Signage is only to display the corporate logos and company names, and is not to occupy more than 10% of any facade or wall of a building, unless it can be satisfactorily demonstrated that the unique characteristics of the site or the building require a larger area of signage and that the signage will not result in a detrimental impact on the visual character of the site and surrounding area.</i>	Yes	Refer to assessment contained with the EIS.
<i>(e) Details of all signage must accompany Development Applications for a proposed building, including both free standing, fascia, and wall signs.</i>	Yes	Refer to assessment contained with the EIS.
<i>(f) The design and lux of any internal or spot lighting shall be designed to avoid off-site or traffic safety impacts such as reflection and glare.</i>	Yes	This will form part of detailed design.
<i>(g) No form of moving or flashing signage or lighting is permitted within the Precinct.</i>	Yes	Refer to assessment contained with the EIS.
<i>(h) Signage facing the M4 Motorway and M7 Motorway are to be designed to complement the architectural character of the building upon which they will be located. Such signage will need to demonstrate that it</i>	N/A	Not applicable to the proposal.



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<i>would not have a detrimental impact on the visual character of the site and surrounding area.</i>		
<i>(i) Any freestanding signs located within the setback to Wallgrove Road and the M4 must not be located within 10m from the property boundary so as not to affect the views and vistas along those roads.</i>	N/A	Not applicable to the proposal.
Private Open Space Controls:		
<i>(a) Each development shall be provided with at least 1 private open space area for the use and enjoyment of all employees of that development. The private open space area shall be suitably landscaped and directly accessible from the main office component of the development.</i>	Yes	The proposal includes a private open space area.
<i>(b) The private open space area shall be provided at a rate of 5% of the total gross floor area of the office component of the development or a minimum of 50 square metres, whichever is the greater, to a maximum area of 100 square metres.</i>	Yes	The proposal includes a private open space area that equates to approximately 106m ² (or 6% of the total GFA of the office component of the development).
<i>(c) In the case of a Strata or Community titled development, a common private open space area shall be provided at a rate of 5% of the cumulative total gross floor area of the office components within the development or a minimum of 50 square metres, whichever is the greater, to a maximum area of 100 square metres.</i>	N/A	Not applicable to the proposal.
<i>(d) Within the main private open space area a minimum square of 7m x 7m must be provided. The remaining area must have a minimum dimension in any direction of 2.5m. The area shall not be disproportionately elongated in shape.</i>	Yes	The private open space area is approximately 9m x 11.5m.
<i>(e) Small pockets of open space designed to enhance the appearance of the development will not be counted in</i>	Yes	Understood and noted.



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<i>the private open space allocation, neither will car parking areas, manoeuvring areas, nor landscaped setback areas.</i>		
<i>(f) The private open space area shall be embellished with appropriate landscaping, paving, tables, chairs, and the like for the use and enjoyment of employees.</i>	Yes	Refer to Architectural Plans.
<i>(g) In locating the private open space area consideration should be given to the outlook, natural features of the site, neighbouring buildings and open space in order to maximise the use and enjoyment of the area.</i>	Yes	Refer to Architectural Plans.
<i>(h) The private open space area shall be relatively flat and not contain impediments which unnecessarily divide the area or cause physical barriers to the full use of the area as a whole.</i>	Yes	Refer to Architectural Plans.
<i>(i) The area should be screened in such a manner that it is not directly visible from the public domain and to ensure that adequate sunlight access is provided to the area.</i>	Yes	Refer to Architectural Plans.
Safety and Security Controls:		
<i>(a) Development should comply with the NSW Government, Crime Prevention and the Assessment of Development Applications (April 2001).</i>	Yes	Refer to CPTED Report.
<i>(b) Buildings should be designed to overlook public domain areas and provide casual surveillance.</i>	Yes	Refer to CPTED Report.
<i>(c) Building entrances should be orientated towards the street to ensure visibility between entrances, foyers, car parking areas and the street.</i>	Yes	Refer to CPTED Report.
<i>(d) Appropriate lighting should be provided to all cycle and pedestrian paths, bus waiting areas, parking areas and</i>	Yes	Refer to CPTED Report.



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<i>building entries in order to provide a sense of safety and security for workers and visitors.</i>		
<i>(e) The development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.</i>	Yes	Refer to CPTED Report.
<i>(f) Consideration should be given to use of landscape elements so as not to compromise the perceived level of safety.</i>	Yes	Refer to CPTED Report.
<i>(g) Development, which in the opinion of Council has the potential to present a crime risk, will require a Crime Risk Assessment Report (Safer by Design Evaluation) to be prepared and submitted with the Development Application. The report should detail how the development responds to each of the abovementioned principles of minimising crime risk.</i>	Yes	Refer to CPTED Report.
<i>(h) A Site Management Plan may also be required to detail strategies to ensure site cleanliness, rapid repair of vandalism and graffiti, and removal or refurbishment of decayed physical building elements</i>	N/A	Not applicable to the proposal.
14. Landscaping		
Design and Planning Controls:		
<i>(a) Landscape issues, objectives, and requirements are to be incorporated into early site infrastructure and individual allotment design to maximise the quality and effectiveness of landscape outcomes.</i>	N/A	Not applicable to the proposal.
<i>(b) A landscape plan is to be prepared and submitted with development applications for each allotment.</i>	Yes	Refer to the Landscape Plan.



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<i>(c) Site planning is to consider the minimisation of extensive runs of façade providing appropriate functional landscaped breaks and tree planting to provide visual relief.</i>	Yes	Visual relief is provided by various bands of colours to break up the bulk of the building. Further relief is also provided through the planting of fifty (50) large canopy trees along the north-eastern and south-eastern property boundaries. At their 10 year growth, these trees will substantially screen the built form development.
<i>(d) Plant species should respond primarily to the locally endemic plant community of Cumberland Plain Woodland vegetation for tree and understorey species. Where these species are not applicable for a specific landscape design intent the rationale for species selection should be outlined on the Landscape Plan. In these cases Australian native species are preferable where design intent can be realised.</i>	Yes	Refer to the Landscape Plan.
Streetscape and Allotment Frontages Controls:		
<i>(a) The streetscape is to be designed and implemented as part of a coordinated programme to include all elements such as: (i) street trees; (ii) frontage planting zone; (iii) light poles; (iv) shared path and pedestrian paths with consistent alignments and setbacks to provide visual continuity to the street; (v) services; and (vi) driveways.</i>	Yes	Refer to the Architectural Plans and complementary Landscape Plan.
<i>(b) The design is to emphasise the effective integration of vertical elements (trees, light poles and allotment signage) as a coordinated composition providing a rhythm of regular layout and consistency of materials.</i>	Yes	Refer to the Architectural Plans and complementary Landscape Plan.
<i>(c) Services lids and above ground structures are to be minimised in the street frontages. Where possible</i>	Yes	Refer to the Architectural Plans and complementary Landscape Plan.



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<i>service lids are to be located adjoining pavement or kerbs to avoid small areas of turf or planting beds.</i>		
<i>(d) Street tree planting should be implemented in one programme to ensure tree planting is visually consistent in height, spread and form.</i>	N/A	Not applicable to the proposal.
<i>(e) Street tree planting and frontage planting zone is to be provided with an automatic trickle irrigation system installed below mulch level. The streetscape irrigation system is to be supplied by the water storage ponds to the north east of the site.</i>	N/A	Not applicable to the proposal.
<i>(f) A shared pedestrian/cycle path of 2.5 metres is to be provided along the northern side of the internal road system. The path surfacing shall stop at junctions with allotment driveways/access roads. Appropriate warning signs and line markings are to be provided at these junctions.</i>	N/A	Not applicable to the proposal.
<i>(g) A mass planted and mulched zone is to adjoin the footways, which is to extend from the road carriageway through into the building setbacks. The zone is to be planted with a consistent theme of low groundcover and mature vegetation. The mass planted zone is to be evenly graded towards the adjoining path at a grade of 10 metres in length to 1 metre in height.</i>	N/A	Not applicable to the proposal.
<i>(h) Level changes between the allotment and frontage are to be taken up in the zone from the fence line. Gradient of this zone shall not exceed 3 metres in length to 1 metre in height.</i>	N/A	Not applicable to the proposal.
Allotment Landscape Controls:		
<i>(a) Allotment landscape should be undertaken as part of an integrated design with site planning and building design to:</i>	Yes	Refer to the Architectural Plans and complementary Landscape Plan.



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<i>(i) reduce the scale of built form from the street and to other visible facades (including front and side facades);</i> <i>(ii) provide tree species with a canopy equivalent or larger than the height of the building at building corners and along façades to reduce visual impact and extent of continuous building façades;</i> <i>(iii) highlight architectural features and complement façade articulation;</i> <i>(iv) identify site and building entries, car park entries and parking areas, in coordination with signage;</i> <i>(v) mitigate adverse site conditions through buffering of western sun exposure, provision of shade, wind protection, and visual screening of poor views; and</i> <i>(vi) integrate usable and attractive external seating and amenity areas for staff incorporating paved area, soft landscape, and shade planting (and canopies where necessary).</i>		
<i>(b) Allotment landscape will incorporate hard and soft landscape elements in a coordinated design scheme including pavements, retaining walls, low walling and terracing, ponds, artworks, trees, garden bed planting, turfed areas, and irrigation.</i>	Yes	Refer to the Landscape Plan.
<i>(c) Local native species shall generally be preferred for all landscape plantings due to their suitability to the local conditions. Non native species may be considered in limited use to external courtyard areas to achieve seasonal climate management. Specimen tree plantings should have a minimum supply height of 1 metre, at planting. Mass plantings may use a variety of sizes including viro tubes.</i>	Yes	Refer to the Landscape Plan.



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<i>(d) Plant material for mass plantings to side and rear setback areas should preferably be sourced from plant material propagated from local provenance seed stock (eg Greening Australia).</i>	Yes	Refer to the Landscape Plan.
<i>(e) Allotment landscape is to be provided with an automatic trickle irrigation system installed below mulch level. The allotment irrigation system is to be supplied by the water storage tanks on individual sites storing roof runoff and hardstand runoff (where feasible). Planting schemes should recognise the conditions of the site and focus on species of generally low water demand.</i>	Yes	Refer to the Landscape Plan.
<i>(f) Irrigation systems are to incorporate soil moisture monitoring where possible to ensure that moisture levels are maintained at an appropriate level, reducing ongoing water demand, achieving optimum plant health, and minimising potential for increasing soil salinity problems.</i>	Yes	Refer to the Landscape Plan.
<i>(g) Landscaped areas are to be separated from vehicular access areas by an appropriate edge preferably a raised kerb. Fencing is not preferred due to its impact on visual character.</i>	Yes	Refer to the Landscape Plan.
<i>(h) Landscaped areas are to be separated from storage areas by an appropriate edge preferably low walling. Signage and management strategies are to be put in place to ensure that storage activities do not impact on, and extend into, landscaped areas. No storage is to be allowed in landscaped setback areas.</i>	Yes	Refer to the Landscape Plan.
<i>(i) Where possible existing native vegetation in good condition with SULE of medium to long duration (life expectancy over 15 years), is to be protected and</i>	N/A	Not applicable to the proposal, as there is no existing landscaping.



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<i>integrated into allotment planning and landscaped areas.</i>		
<i>(j) Areas subject to staged development within allotments shall be appropriately stabilised and subject to erosion control measures.</i>	N/A	Not applicable to the proposal.
Car Parking Controls:		
<i>(a) Allotment car parking areas are to be effectively landscaped to:</i> <i>(i) reduce visual impact from public domain;</i> <i>(ii) reduce heat generation and glare from hard paved surfaces;</i> <i>(iii) provide shade for parked vehicles; and</i> <i>(iv) maximise potential for soft drainage (non piped) to soft landscaped areas or collection zones.</i>	Yes	Refer to the Landscape Plan.
<i>(b) Car park layout is to maximise efficiency of access roads (ie parking both sides of access road) where possible to reduce the need for excess hard paved areas.</i>	Yes	Refer to the Architectural Plans.
<i>(c) Car park layout is to incorporate provision for large canopy tree planting at a maximum interval of 25 metres (9 parking bays) generally offset to maximise visual effect.</i>	Alternate proposed	While the proposal does include tree planting within the car parking areas, smaller trees (rather than canopy trees) are proposed. Refer to the Landscape Plan.
<i>(d) Tree plantings are to be provided with a minimum 2 metres (clear internal width) bay of deep soil conditions (minimum 600mm). Bays are to be provided with a raised kerb barrier (rounded adjoining accessways) and native groundcover planting.</i>	Alternate proposed	The tree planting within the car parking area are proposed to be 1.6m wide and 600mm deep. Refer to the Landscape Plan.
<i>(e) Car park lighting design is to be coordinated with preferred tree layout to avoid conflicts.</i>	Yes	To be provided as detailed design.
<i>(f) Dividing zones between parking bays should be landscaped as applicable to specific site conditions:</i>	Yes	Refer to the Landscape Plan.



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<i>(i) where pedestrian access will generate desire lines across the dividing zone, pedestrian trafficable wearing surface is required (eg stabilised gravel);</i> <i>(ii) where pedestrian access is not required and some infiltration drainage role may be provided, mass planted landscape areas (requiring flush kerb edge and wheel stops to car parking bays) must be provided; and</i> <i>(iii) where a major drainage role is envisaged and pedestrian access is not required, a gravel surfaced trench with collection pipework draining to on site storage or stormwater must be provided.</i>		
<i>(g) Clearly defined and appropriately surfaced pedestrian access links from parking areas to building entry points must be provided, incorporating kerb crossing ramps as required.</i>	Yes	Refer to Architectural Plans.
<i>(h) Car park landscape is to be provided with an automatic trickle irrigation system installed below mulch level. Irrigation services provision must be implemented before car park surfacing. The car park irrigation system is to be supplied by the water storage tanks on individual sites storing roof runoff and hardstand runoff (where feasible). Planting schemes should recognise the conditions of the site and focus on species of generally low water demand.</i>	Yes	The development will include irrigation for landscaped areas.
<i>(i) Irrigation systems are to incorporate soil moisture monitoring where possible to ensure that moisture levels are maintained at an appropriate level. This will reduce ongoing water demand, achieve optimum plant health, and minimise the potential for increasing soil salinity problems.</i>	Yes	The development will include irrigation for landscaped areas.



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*** end of assessment ***

