

Assessment of consistency with strategic and statutory plans

Table 1 – Metropolitan Strategy

Relevant planning and economic context (pp. 52-54)	Comments
Changes in the way businesses operate, driven largely by advances in technology, are having an impact on the way employment land is used.	As detailed in Section 3 of this report, the redevelopment strategy and design of buildings and structures meet the modern requirements for a cost efficient bottling and warehouse facility (ie. automated processes that minimise the handling and transfer of products).
Low margins and the shift to just-in-time production are leading to 24 hours a day/seven days a week operations, especially in the warehousing and distribution sector.	The expanded facility will continue to operate 24 hours a day/seven days a week to meet product demands.
Operations are being consolidated onto single sites, combining head office, back office, manufacturing and distribution activities etc.	The project represents consolidation of CCA operations and as it will increase the storage capacity of the facility significantly minimise the need to transfer finished products to other CCA warehouses and end users.
A compact approach to employment land location is required to support Sydney's competitiveness, to make best use of existing and new infrastructure, increase jobs close to where people live and reduce the extent of additional employment land. This means maximising the use of existing employment land.	The project represents economic use of existing industrial land and new infrastructure (eg. North-West T-Way). The proposal will increase employment density at the site so maximising the use of the existing employment land.

Table 2 – Parramatta Regional Planning Strategy

Relevant strategies for Parramatta Primary Centre	Comments
Develop employment opportunities and increase Parramatta's competitiveness.	By creating 105 new jobs and increasing the capacity, efficiency and employment density of the Northmead facility, the project furthers Parramatta's employment opportunities and competitiveness.
Ensure that regional private vehicle and freight traffic are catered for on the regional ring road system – James Ruse Drive / Cumberland Highway / M4 – to divert traffic around the Primary Centre.	As detailed in the Section 7.4 and the Traffic Report (Appendix O), the majority of private vehicles and all freight traffic will continue to access the CCA site via James Ruse Drive / Cumberland Highway / M4. The proposal will not adversely affect the capacity of on the regional ring road system.
Protect, enhance and interpret the natural and cultural heritage of the river system of the Primary Centre, including rehabilitation of natural watercourses and remnant vegetation.	No threatened vegetation will be affected by the project. Proposed measures for stormwater and water quality management have been designed to support the regeneration of the Toongabbie Creek riparian zone (see Section 7.13). CCA intends continuing its support for the rehabilitation of Toongabbie Creek riparian zone.
Control the height of development to conserve Parramatta's significant heritage qualities and to achieve sun access to major public open spaces.	As detailed in Section 7.3, the proposed HBW will not have an unacceptable impact on any significant heritage views. The HBW will not overshadow any public open spaces including of the walkway along the Toongabbie Creek riparian zone.
Monitor the social impact of development on communities of interest and implement actions to minimise adverse conditions.	As detailed in Section 7.15, the project will not have any adverse social impact. It consolidates a major employer on the site and creates 105 new jobs. CCA will monitor and mitigate any impacts of ongoing operations (such as noise and traffic) on the neighbouring community.

Table 3 – Sydney Regional Environmental Plan 28 – Parramatta

Aims for Parramatta Primary Centre	Comments
(a) to provide a planning framework for Parramatta to fulfil its role as a primary centre in the Sydney Metropolitan Region	The proposal supports Parramatta's role as a primary centre of the Sydney Metropolitan Region.
(b) to recognise the unique range of land uses in the Parramatta Primary Centre and foster interaction between the six Precincts ... to encourage their mutual development, while concentrating major commercial development in the City Centre Precinct	The proposal makes appropriate and economic use of an existing land use.
(c) to facilitate improvements to accessibility and urban design throughout the Parramatta Primary Centre, while preserving and promoting the heritage elements of the region	The proposal improves access arrangements to/from the site. The proposed design of the HBW is appropriate and in keeping with the locality.
(d) to consolidate, simplify and update the planning controls for the Parramatta Primary Centre to give effect to the Parramatta Regional Planning Strategy, 1999 and other related strategies	N/A
(e) to support growth in the Parramatta Primary Centre by improvements to public transport, in the form of an integrated regional transport system	By increasing employment density within an existing facility, in very close proximity to new public transport infrastructure (T-way), the proposal supports the implementation of this aim.
(f) to conserve and promote Parramatta's heritage as a framework for its identity, prosperity, liveability and social development	The proposal does not change the nature and use of the site and has no negative impact on Parramatta's heritage.
(g) to develop a strong, diverse and sustainable economy drawing on and expanding the unique economic base of the Parramatta Primary Centre,	The redevelopment project significantly consolidates the economic base of the Primary Centre
(h) to improve the quality of urban design and ensure the public domain is safe and attractive	As detailed in other sections of this report, the project has been designed to respect the surrounding urban context and character.
(i) to ensure development contributes positively to the quality of life of existing and future residents, visitors and workers through the provision of housing, employment and a range of services	The proposal increases employment opportunities and will not have adverse impacts on the quality of life of future residents, visitors and workers (see Section 7.14).
(j) to ensure ecologically sustainable development which produces positive gains in the quality of the ecological, social and economic environments, balancing present needs with the ability of future generations to meet their own needs. This includes adopting a precautionary principle to avoid uncalculated risk of environmental damage, and evaluating the full cost of decisions affecting the environment before making them	The proposal involves redevelopment of an existing industrial site, does not change the nature of the facility and is contained within the existing site boundaries. The project has incorporated a number of measures for ecologically sustainable development (see Section 7.16).
(k) to promote and retain different kinds of housing, including affordable housing which supports a socially and culturally diverse residential population,	N/A
(l) to emphasise and interpret the role of the Parramatta River and its foreshore as an important natural focus and link through the Parramatta Primary Centre, recognising the symbolic and historic links between key heritage items and precincts created by this Plan	This aim is not directly relevant to the proposal. Nevertheless, the proposal supports the rehabilitation of the Toongabbie Creek.
(m) to protect and promote Parramatta's natural resource assets by implementing the principles of ecological sustainability across all development, facilities, services and functions.	The proposal implements the principles of ecological sustainability as detailed in Section 7.16.

Aims for Westmead Precinct	Comments
(a) to encourage a vibrant Precinct with a distinct health and teaching identity	The proposal involves significant modernisation, improved efficiency and increased employment in the existing CCA facility. The project does not change the identity of the Precinct.
(b) to improve direct and efficient access to and through the Precinct from other parts of the Greater Metropolitan Region, and to improve linkage of Westmead Hospital to the public transport network	This aim is not directly relevant to the project. Nonetheless, as detailed in the Traffic Report at Appendix O , the proposed development will not have adverse impacts on the surrounding road network.
(c) to provide opportunities for a range of housing types	N/A
(d) to develop a mixed use centre of retail, residential, commercial and community services at the transport node serving the Precinct	The project consolidates the operation of the facility and increases employment along a major public transport route.
(e) to facilitate physical and business research links to other Precincts, especially the City Centre, Rydalmere and Camellia Precincts	The project supports local and State economic growth, and therefore, helps facilitate physical and business research links to other Precincts.
(f) to achieve environmental management best practice that protects and promotes the natural assets of the Westmead Precinct,	Proposed measures for stormwater and water quality management have been designed to support the regeneration of the Toongabbie Creek riparian zone (see Section 7.8). CCA will continue its support for the regeneration of the riparian zone.
(g) to improve the environmental performance of development in a way that minimises energy and resource use and noise, odour, dust, water, soil, air quality and contamination impact,	The proposal improves the environmental performance of the development, through upgrading the current facility and incorporating new or additional measures that minimise energy and resource use. Proposed construction and operations will not create adverse impacts in relation to noise, dust, water, soil, air quality and contamination (refer to the following sections and relevant specialist reports for detailed discussion).
(h) to protect and enhance local and regional biodiversity, maximising the extent and integrity of aquatic and natural land areas, in particular, the Parramatta River and Toongabbie Creek corridors.	The proposal facilitates the protection and enhancement of local and regional biodiversity, maximising the extent and integrity of aquatic and natural land areas in the Toongabbie Creek corridor through measures such as increased planting of native species on the site and best practice management of stormwater and sediment runoff (refer Sections 7.8).
Relevant Requirement	Comments
Clause 85: Objectives of Ecological Sustainability For the purposes of this Plan, the objectives for ecological sustainability are as follows: (a) to encourage environmental management best practice that protects and promotes the natural assets of the Parramatta City Centre, Harris Park, Government, Rydalmere and Camellia Precincts, (b) to improve environmental performance that minimises energy and resource use as well as off-site air quality, noise, odour, dust, water, soil and contamination impacts, (c) to protect and enhance local and regional biodiversity, particularly maximising the extent and integrity of aquatic and ecologically sustainable land areas along the corridors of the Parramatta River, the Duck River and their tributary creeks, (d) over time, to measurably improve the environmental quality of the Parramatta Primary Centre.	The proposed development complies with the Clause. Refer to Section 7.15 of the EAR

Relevant Requirement	Comments
Clause 86: Contaminated Land (1) If the consent authority has information that indicates that a site has been used previously or is being used for any activity that is likely to have contaminated the site, the consent authority must not consent to development of that site until it has made an assessment as to whether remediation is to be carried out. (2) In making the assessment, the consent authority may require the applicant for development consent to undertake a contamination assessment that will require the investigation of previous uses, sampling and testing of the land to show if the land is contaminated. (3) If it is shown that the land is contaminated and requires remediation, the consent authority may require that a remediation action plan be prepared by the applicant for development consent to show that the land can be remediated, to a standard that can accommodate the proposed use, prior to the determination of any application for development consent. (4) In determining whether or not to grant consent to an application, the consent authority must take into consideration any guidelines, protocols or standards known to it that are relevant to remediation procedures and the type of contamination of the land that have been published by the Environment Protection Authority and the Department of Infrastructure, Planning and Natural Resources. (5) When granting such a consent, the consent authority may impose, but is not limited to, conditions that: (a) require remediation of the land or any part of it to an appropriate standard, and (b) prohibit the carrying out of development on any part of the land pursuant to consent until the consent authority accepts in writing an independent site audit statement verifying the remediation of the land to an appropriate standard. (6) Nothing in this clause affects the application of <i>State Environmental Planning Policy No 55—Remediation of Land</i> to land to which this clause applies.	The proposed development complies with the Clause. The level of contamination on site has been assessed. The proposal can be developed subject to the incorporation of mitigation measures. Refer to Section 7.10 of the EAR and the Preliminary Environmental Site Assessment, prepared by Douglas and Partners in Appendix M.
Clause 88: Biodiversity Before granting development consent for any development, and before undertaking any works, the consent authority must be satisfied that: (a) the continuity of existing mangrove strands and salt marshes is maintained and adequate buffers are provided, and (b) any other nearby habitats and populations are preserved and opportunities identified for their enhancement through complementary landscaping, ecological restoration, habitat creation, planting and the form of the development, and (c) functional habitat is created through large continuous vegetated areas in preference to smaller, narrower, dispersed areas, and (d) linkages between existing aquatic and terrestrial ecological remnants are maximised.	The proposed development will not have an detrimental impact upon the: ▪ Existing mangroves or salt marshes; ▪ Nearby habitats; ▪ Vegetated areas including the riparian corridor of Toongabbie Creek; The proposed development complies with the Clause. Refer to Section 7.12 and Appendix H, Flora and Fauna Assessment prepared by Cumberland Ecology.

Relevant Requirement	Comments
Clause 89: Other Ecological Sustainability Development Controls Before granting development consent for any development, the consent authority must give consideration to whether: (a) a site water cycle management plan will be developed and implemented that addresses surface and ground water quality protection, surface water flow management, on-site retention, water sensitive urban design and stormwater, and (b) facilities and measures are included, wherever possible, for on-site management of trade waste and wastewater, as well as measures that have been developed to prevent environmental damage during flooding from on-site storage of waste and chemicals, and (c) a waste management plan will be developed and implemented that minimises the use of resources, and maximises the reduction, reuse and recycling of materials, and (d) all viable cleaner production measures are incorporated into the development, and (e) an energy management plan will be developed and implemented that focuses on the containment or reduction of greenhouse gas emissions through energy conservation or the use of alternative energy sources, and (f) a site air quality management plan will be developed and implemented to minimise local air quality impacts such as on-site dust, particulate and fuel emissions and impacts from traffic generated by the development, and (g) odour impacts will be assessed and mitigative measures employed that address adverse odour impacts from on-site activities or traffic generated by the development, and (h) the development will disturb contaminated river sediments in a way that creates a risk of water pollution and public health, and (i) in Camellia Precinct only, the development will disturb contaminated groundwater in a way that increases the risk of surface water pollution or concentration of groundwater under other properties, and (j) noise and vibration impacts have been assessed and mitigative measures employed consistent with the requirements of clause 75 so as to address unacceptable noise generated from the development or to address noise impacts from adjoining sites.	▪ The proposed development complies with the Clause. ▪ A Watercycle Management Plan is included as part of Appendix J, Water Management Report, prepared by Robert Bird Group; ▪ A Waste Management Plan, prepared by URS is included in Appendix T; ▪ A Greenhouse Balance Assessment, prepared by Heggies Australia, is included at Appendix R; ▪ An energy management plan will be prepared, refer to the Statement of Commitments. ▪ An Air Quality Management Plan is included as part of Appendix Q, Air Quality Assessment, prepared by Heggies Australia; ▪ The proposed development will not omit an odour; ▪ The proposed development will not disturb contaminated river sediments; ▪ A Noise Impact Assessment, prepared by Heggies Australia, is included at Appendix P.

Table 4 – Parramatta LEP 2001

Relevant Requirement	Comments
Clause 16.1: Objectives for development in the 4 Employment Zone (a) to encourage a range of employment enterprises that are compatible with existing land uses within both this zone and surrounding areas, and (b) to limit the extent of commercial development in the employment zone so as to ensure the viability of nearby business centres, and (c) to retain the predominant role of the City of Parramatta's industrial areas, and (d) to facilitate a range of non-industrial land uses that serve the needs of workers and visitors to land within this zone, and (g) to ensure that development improves the environmental quality of the City of Parramatta and that industries conform to best practice, environmental and hazard reduction standards, and (h) to ensure that development is carried out in a manner which does not detract from the amenity enjoyed by residents in adjoining localities or from the operation of local or regional road systems.	The proposed development complies with the Clause.
Clause 23: Excavation and Filing of Land (1) A person may excavate or fill land to which this plan applies only with development consent. (2) When assessing an application for consent required by subclause (1), the consent authority must have particular regard to: (a) the likely disruption of, or any detrimental effect on, drainage and flooding patterns, flood storage and soil stability in the locality, and (b) the effect of the proposed works on the likely future use or redevelopment of the land, and (c) the quality of the fill or of the soil to be excavated, or both, and (d) the effect of the proposed works on the existing and likely amenity of adjoining properties, and (e) the source of any fill material or the destination of any excavated material, and (f) the likelihood of disturbing relics. (3) Subclause (1) does not apply to: (a) any excavation or filling of land necessarily carried out to allow development for which consent has been granted under the Act, or (b) any excavation or filling of land which is considered by the prospective consent authority to be of a minor nature.	The proposed development complies with the Clause. Refer to Section 4.3 of the EAR and Appendix J, Water Management Plan prepared by Robert Bird Group. The effect of the proposed works on the likely future use or redevelopment of the land is considered negligible as any existing contaminates will be treated or removed. The site is disturbed land, the likelihood of disturbing relics is therefore negligible. If any relics are identified during excavation, processes in accordance with relevant legislation will be followed.

Table 6 –Parramatta DCP 2005

Relevant Requirement	Comments
Clause 4.1.3: Culture and Public Art 1. Development on sites over 5,000m² in area is required to provide and implement an Arts and Cultural Plan as part of the overall development. The plan is to include the provision of high quality artwork within the development in a publicly accessible location. 2. Arts and Cultural Plans are to be prepared having regard to links between the development site and any particular social or cultural sub-groups in the community, the settlement and indigenous history of Parramatta, or other culturally significant elements. Development on such land should be designed in a manner that considers and reflects those links. Historical and cultural elements, including buildings and archaeological features are to be interpreted and integrated with artworks.	CCA will consult with Parramatta Council regarding the development and implementation of a Arts and Cultural Plan. Refer to the draft Statement of Commitments.
Clause 4.1.4: Water Management Stormwater Drainage 1. Water sensitive urban design principles are to be incorporated into the design of stormwater drainage, on-site detention and landscaping and in the orientation of development. 2. Development is to be sited to minimise disturbance of the natural drainage system. 3. Impervious surfaces are to be minimised and soft landscaping used to promote infiltration and reduce stormwater run-off. 4. Adequate provision is to be made for the control and disposal of stormwater runoff from the site to ensure that it has no adverse impact on Council's stormwater drainage systems, the development itself, or adjoining properties. Stormwater drainage design criteria is to be in accordance with Council's Drainage Code E-4 . 5. On-site detention (OSD) will be required as outlined in the Upper Parramatta River Catchment Trust On-Site Detention Handbook. Council will permit the use of appropriately located rainwater tanks and/or other on-site retention measures in conjunction with OSD basins. 6. Stormwater, including overland flows entering and discharging from the site, must be managed. The site drainage network must provide the capacity to safely convey stormwater run-off resulting from design storm events listed in Council's Drainage Code E-4 (or any subsequently adopted Council guidelines). 7. Council will generally not permit the construction of stormwater drainage lines through public reserves. 8. The design and location of stormwater drainage structures, such as detention and rainwater tanks, is to be integrated with the landscape design for the site. Above-ground structures are not to be visually intrusive.	The proposed development complies with the Clause. Refer to Sections 4.8 and 7.7 of the EAR and Appendix J, Water Management Report prepared by Robert Bird Group.
Water Quality 1. Water sensitive urban design principles are to be designed and integrated into the development rather than relying on 'end of pipe' devices prior to discharge. Details are to be provided with the Site Stormwater Managements Plan. 2. Operating practices and technology are to be employed to prevent contamination of stormwater. 3. Runoff entering directly to waterways or bushland is to be treated to reduce erosion and sedimentation, nutrient and seed dispersal.	The proposed development complies with the Clause. Refer to Section 4.8 and 7.7 of the EAR and Appendix J, Water Management Report prepared by Robert Bird Group.

Relevant Requirement	Comments
Water Quality cont... 4. The expected average annual post-development pollutant loads in stormwater discharge from development classified as 'high pollution risk' are not to exceed the following: ▪ Grass pollutants – 70% of average annual load; ▪ Fine sediment – 80% of average annual load; ▪ Coarse sediment – 50% of average annual load; ▪ Nutrients – 45% of average annual load; and ▪ Hydrocarbons, motor oils, oil and grease – Which ever is greater: 90% of the average annual load or the total discharge from site of Total Petroleum Hydrocarbons (TPH) < 10 mg/L at all times.	
Water Efficiency Development is to incorporate relevant measures to facilitate water conservation All new commercial and industrial development is to demonstrate the measures proposed, using water sensitive urban design principles, to reduce water consumption.	The proposed development complies with the Clause. Refer to Section 4.8 of the EAR and Appendix J, Water Management Report prepared by Robert Bird Group.
Protection of Water Ways 1. Development is to make provision for buffer areas for the preservation and maintenance of floodway, riparian corridors and habitat protection. (Note: Council has specific setbacks for some waterways.) 2. Development abutting waterways is to be landscaped with local indigenous species to protect bushland and wildlife corridors and soften the interface between the natural landscape and the urban environment. 3. The piping or artificial channeling of natural watercourses and drainage channels is not permitted. Consideration is to be given to re-opening piped or lined drainage systems wherever feasible. 4. Development is to ensure that natural channel design principles are incorporated in any works on or in waterways. 5. Ongoing maintenance costs are to be considered in the design of any waterway protection features.	The proposed development complies with the Clause. Refer to Section 7.7 of the EAR and Appendix J, Water Management Report prepared by Robert Bird Group.
Protection of Ground Water 1. Operating practices and technology shall be employed to prevent contamination of groundwater. 2. Protection measures for groundwater are to be proportional to the risk the development poses. Where the potential risk to groundwater is high, a separate Groundwater Impact Report will be required.	The proposed development complies with the Clause. Refer to Section 7.7 of the EAR and Appendix J, Water Management Report prepared by Robert Bird Group.

Relevant Requirement	Comments
Clause 4.1.5: Soil Management 1. Development is to be designed and constructed to integrate with the natural topography of the site so as to minimise the need for cut and fill. 2. Soil loss from development is to be minimised through effective site management practices that reduce the impact of sedimentation on downstream waterways and drainage systems and that minimise wind blown soil loss. 3. Development is to minimise site disturbance, including impact on vegetation and significant trees. 4. Development that is likely to result in erosion and sedimentation is to be accompanied by details of the proposed method of on-site erosion and sediment control. Such details are to follow the guidelines in the NSW Landcom (2004) <i>Managing Urban Stormwater: Soils and Construction</i> and Council's Design and Development Guidelines.	The proposed development complies with the Clause. Refer to Section 4.3 and 8.2 of the EAR, Appendix G, Construction Staging Methodology and Appendix J, Water Management Plan prepared by Robert Bird Group.
Clause 4.1.6: Air Quality 1. Development that is likely to result in the emission of atmospheric pollutants, including odours, is to include operating practices and technology to ensure that the development does not contribute to increased air pollution. 2. Effective site controls during and after demolition and construction are to ensure that development does not contribute to increased air pollution.	The proposed development complies with the Clause. Refer to Section 7.6 of the EAR and Appendix Q, Air Quality Assessment, Prepared by Heggies Australia.
Clause 4.1.9: Biodiversity 1. Development is to be sited and designed to minimise the impact on indigenous flora and fauna, including canopy trees and understorey vegetation, and on remnant native ground cover species. 2. Preference is to be given to the planting of species indigenous to the vegetation community of the local area. Refer to Appendix Vegetation Communities for listing of appropriate species. 3. Development is to be sited and designed to minimise the impact on cultural trees and plantings and consideration is to be given to further planting of cultural trees and landscaping where appropriate. 4. Council will require the submission of a Statement of Flora/Fauna Impact (SFFI) for all development in or adjacent to bushland with respect to the impact on biodiversity. Development in or adjacent to bushland is to have regard to the impact on biodiversity. 5. Where a SFFI identifies species, populations or ecological communities listed under Schedules 1 and 2 of the Threatened Species Conservation Act, 1995, Section 5A of the Environmental Planning and Assessment Act, 1979 applies, and an "eight part test" must be prepared and submitted to Council in addition to the SFFI. 6. Preference is to be given to landscaping elements that provide/promote faunal habitat, e.g. natural rock, dry walling and frog ponds.	The proposed development complies with the Clause. Refer to Section 7.12 of the EAR and Appendix H, Flora and Fauna Assessment, Prepared by Cumberland Ecology.

Relevant Requirement	Comments
Clause 4.1.10: Landscaping 1. Natural features on the site, such as trees, rock outcrops, cliffs, ledges, indigenous species and vegetation communities should be retained and incorporated into the design of development. 2. Indigenous species, especially low water consumption plants, should be used in preference to exotic species, reflecting the vegetation communities of the locality. 3. Landscaping abutting the Environment Protection (Bushland) 7 Zone under Parramatta LEP 2001 is to be landscaped with local indigenous species to protect bushland and wildlife corridors and soften the interface between the natural landscape and the urban environment. 4. Landscaping is to be designed to integrate new development with the existing landscape character of the street and be sensitive to site attributes, existing landscape features, streetscape view and vistas. 5. Landscaping is to enhance the visual setting and accentuate the design qualities of the built form. Landscaping solutions are to be used to create a screening effect for visually obtrusive land uses or building elements. 6. Trees should be planted at the front and rear of properties to encourage tree canopy to soften the built environment and to encourage the continuity of the landscape pattern. 7. Landscaping is to be designed so as to minimise overlooking between properties. 8. Landscaping should provide shade in summer without reducing solar access in winter. 9. The amount of hard surface area is to be minimised to reduce run-off. Run-off should be reduced by directing the overland flow from rainwater to permeable surfaces such as garden beds. 10. Landscaped areas should be designed to require minimal maintenance by using robust landscape elements and using hardy plants with low fertilizer requirements. Industrial development. 1. 10% of the site area is to comprise soft landscaping (lawns, trees, shrubs). 2. Landscaping with a minimum width of 2.5m is to be provided surrounding car parking and outdoor storage areas. 3. Where sites have dual street exposure, landscaping is to be provided on both frontages. Clause 4.2.3: Building Form and Massing 1. Buildings are to be of a height that responds to the topography and the shape of the site. 2. The proportion and massing of buildings is to relate favorably to the form, proportions and massing of existing building patterns in the street. 3. Building height and mass should not result in unreasonable loss of amenity to adjacent properties, open space or the public domain.	The proposed development complies with the Clause. Refer to Section 4.10 and 7.10 of the EAR and Appendix F, Landscape Plans and Appendix K, Landscape Design Statement, Prepared by Clouston Associates. The proposed development complies with the Clause. Refer to Section 7.3 of the EAR and Appendix N, Visual Impact Assessment, prepared by Architectus.
Clause 4.2.6: Energy Efficiency The principles and properties of thermal mass, glazing and insulation are to be recognised and incorporated into the design of new buildings to achieve a high level of energy efficiency.	The proposed development complies with the Clause. Refer to Section 7.15, and 8.15 of the EAR.

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Relevant Requirement	Comments
Clause 4.5.1: Parking and Vehicular Access cont... 4. Development on arterial roads is to seek access via a secondary street where possible. 5. On site parking is to be provided at a rate sufficient for residents, employees, visitors and service vehicles as relevant to the development. 6. Car parking spaces are to be designed to ensure ease of access, egress and maneuvering on-site. The standards of AS 2890 are to be complied with. 7. Driveways are to be designed to avoid a long and straight appearance by using landscaping and variations in alignment. 8. Car parking areas and vehicle access ways are to be landscaped to integrate sympathetically with the development and the landscape character of the locality. Large car parking areas are to be broken up using landscaping. 9. The area between property boundaries and driveways, access ways and parking spaces is to be of sufficient width to enable landscaping and screen planting. 10. Car parking at ground level is not to encroach within building setbacks. 11. Where appropriate, reasonable provision is to be made for the parking needs of people with disabilities. Bicycle Parking- Relevant Design Standards ▪ Residential flat buildings, commercial, retail and industrial developments are required to provide adequate, safe and secure bicycle parking. ▪ The rate for commercial, retail and industrial development is 1 bicycle space per 20 motor vehicle spaces. ▪ Bicycle parking is to be provided in the form of Class 2 compounds, as specified in AS 2890.3 - Bicycle Parking Facilities. The parking facilities are to be located in the vehicle parking area. These facilities may be located in storage areas if access to parked bicycles is not impeded by the design of the storage area. Parking and Vehicular Access Design Standards for Industrial Zone ▪ 1 space per 70m² of gross floor area; ▪ Plus 1 loading bay/dock per 800m² gross floor area. Loading docks are to be designed to allow heavy vehicles to enter and leave the site in a forward direction, without interfering with visitor and employee parking.	
Clause 6.1: Signage Signs in the employment zone should permit the adequate identification of premises in a coordinated way while preserving the architectural qualities of the site. Signage should be incorporated into the architecture of the buildings on the site.	The proposed development complies with the Clause. Refer to Section 4.9 of the EAR and Appendix I, Photomontages, prepared by C3D Interactive.