

Design Guidelines Summary Table

Guidelines	Consistency
3.6.1 General guidelines	
C3 Locate activity including offices, entries and pedestrian areas fronting proposed streets and ensure buildings address streets to improve surveillance and visual interest.	The proposed building layout is consistent with the Concept Plan approval which provides for activation and street address where possible. The significant changes in ground level between Rooty Hill Road South and the supermarket does not allow for an active building frontage at this location and therefore the frontage has been addressed with a landscaping and an architectural screen. Refer to Section 5.3 of the EIS.
C4 Buildings visible from the Parklands or from a residential area are to be designed with pitched or skillion roof-forms, that reflect the traditional Australian aesthetic.	Complies. The proposal includes a sloping roof to add visual interest to the built form.
C5 Provide effective sun-shading for windows, wall surfaces and building entries (other than loading docks) by the use of design elements such as overhanging eaves and awnings, under crofts, colonnades and external sun shading devices including screens.	The reconfigured built form massing approved under MOD 2 internalised the pedestrian circulation areas and the detailed design includes a covered pedestrian mall to offer effective sun-shading. The proposal also includes overhanging eaves, awnings and extensive planting to provide sun-shading across Lot 2.
C6 Provide articulated and well detailed elevations including the use of projections and recesses, a variety of quality materials, externally expressed structures and framing systems, glazing, sun shade structures, colours and other forms of architectural detailing. Blank building facades facing street frontages are not permitted.	The proposed elevations are articulated with projections, recesses and varied roof heights. A variety of quality materials have also been incorporated into the design to enhance the visual interest of the development.
C7 Parking areas and service loading areas are to be located behind the landscape setback, be integrated into site layout and building design, and not dominate the primary streetscape of an allotment.	The parking and service areas are all located behind a landscaped setback and integrated into the building and landscape design of the Lot. It is noted that the loading dock fronts Rooty Hill Road South, however this is consistent with the Concept Plan and will not be visible from the road due to the change in site levels, architectural screening and vegetation. The proposed location of the loading dock allows for the separation of public access from the heavy vehicle movements associated with the loading dock.
3.6.2 Street address	
C1 All buildings to provide a clearly defined pedestrian entry with a canopy, recess, awning and/or colonnade facing the primary street frontage to distinguish that entry	All building entries are clearly defined with canopies, signage and design treatments.
C2 Where an allotment has its primary street frontage to the Access Road a minimum of 40% of the primary building facade at ground level is to be activated by the inclusion of offices, showrooms, building entryways and the like, located to face the street	Over 40% of the primary building façade of the food and drink premises fronting the internal access road is activated by glazing. The proposed adjacent deck also provides an activated space fronting the access road. It is noted that this application does not seek approval for the detailed design of the pad site or child care centre.

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3.6.4 Site coverage	
C1 A maximum site coverage of 60% applies for each individual lot unless it can be demonstrated that greater site coverage will not adversely impact upon amenity of the streetscape or adjoining allotments.	Complies. The site coverage of Lot 2 is approximately 30.7%.
3.6.5 Materials and finishes	
C1 External materials are to be high quality and durable products and colours that complement the natural landscape character of the locality.	A variety of high quality and durable materials and finishes are proposed as identified on the material schedule at Appendix A.
C2 Primary facades are to be articulated with a minimum of two primary materials.	Complies. Refer to Materials Schedule within the Architectural Plans at Appendix A.
C3 The use of colourbond wall cladding combined with expressed timber and steel detailing is encouraged.	Complies. Refer to Materials Schedule within the Architectural Plans at Appendix A.
C4 Use natural colours and earth tones.	The proposal includes natural colours and earth tones in-keeping with the landscaped setting of the site.
C5 Brighter colours should only be used to define building entries and signage. Large proportions of brightly coloured elevations are not appropriate.	No large proportions of brightly coloured elevations are proposed.
C6 Exposed structures and framings systems are encouraged to break down the bulk of the building.	Exposed structures and framings (such as timber elements) are proposed to break down the bulk of the buildings.
3.6.6 Parking	
C1 Access routes to car parking areas are to be clearly identified.	Access routes to car parking areas will be identified with signage.
C2 Any parking areas located adjacent the building, is to include a 5m minimum landscaped setback to screen visual impact of car parking from the street.	A minimum 5m landscape setback is provided around the parking areas.
C3 Visitor parking is to be clearly marked and easily identifiable and be located closest to the building's main entry.	Car parking is easily identifiable and located around the building's entrances.
C4 All car parking outside the building footprint to be integrated with landscaping to provide shade and visual amenity.	An extensive network of planting is proposed across the car park to provide shading, visual amenity and assist with stormwater drainage.
C5 Allow for shared car parking arrangements between neighbouring allotments for efficient use of access driveways.	The proposed access to Lot 2 is provided in accordance with the Concept Plan and is via the shared internal access road.
C6 Incorporation of tree planting throughout the carpark to improve amenity and micro-climate effect.	The proposal includes extensive tree planting throughout the car park.
C7 A minimum 1500mm wide landscape strip is to be provided between banks of car parking to provide shade and minimise visual impact of car parking.	Complies. Refer to Architectural Plans at Appendix A.

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C7.1 Permeable pavements and asphalt to assist with detention of stormwater	Central planted zones throughout the site have been designed to complement the stormwater drainage network Refer to Landscape Plans at Appendix C										
C7.2 Planting pits with flush kerbs and wheel stoppers that allow overhang of cars into planting pit	Complies. Refer to Section 5.4 of the EIS and the Landscape Drawings at Appendix C.										
C7.3 Parking areas must incorporate a minimum of 1 tree per 8 parking spaces and achieve a 35% coverage of hard stand areas by mature tree canopy.	Complies. Refer to Section 5.4 of the EIS and the Landscape Drawings at Appendix C.										
C8 A dedicated area for bicycle parking is to be provided within the car park and shall include bicycle racks or similar.	Complies. Refer to Section 5.14 of the EIS and the Landscape Drawings at Appendix E.										
C9 Car parking is to be provided in accordance with the minimum rates in the table below:	Complies. Refer to Section 5.14 of the EIS and the Landscape Drawings at Appendix E.										
<table border="1"> <thead> <tr> <th>Use</th> <th>Rate</th> </tr> </thead> <tbody> <tr> <td>Bulky Goods</td> <td>1 space/60sqm GFA</td> </tr> <tr> <td>Large Format Retail</td> <td>1 space/25sqm GFA</td> </tr> <tr> <td>Retail</td> <td>1 space/25sqm GFA</td> </tr> <tr> <td>Childcare Centre</td> <td>1 space/employee, plus 1 space/6 children</td> </tr> </tbody> </table>	Use	Rate	Bulky Goods	1 space/60sqm GFA	Large Format Retail	1 space/25sqm GFA	Retail	1 space/25sqm GFA	Childcare Centre	1 space/employee, plus 1 space/6 children	
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3.6.7 Allotment landscaping

C1 Landscaping within the setbacks facing future woodland to contain only endemic Cumberland Plain Woodland species.	Complies. All trees are endemic Cumberland Plain species.
C2 Landscaping is required in the side and rear setbacks of buildings if visible from the street, car parking areas or other areas considered publicly accessible. In addition, the perimeter of open storage areas is to be landscaped to provide buffer screening from public view.	The proposal includes a landscaped buffer around the site which screens operational facilities from public view.
C3 Low water demand drought resistant vegetation is to be used in landscaping areas, including native salt tolerant trees to high saline affected areas.	Complies. All vegetation is drought tolerant. Proposed trees have good salt tolerance.
C4 Mulching cover is to be incorporated in landscaped areas (excluding drainage corridors).	Complies. Refer to Landscape Plans at Appendix C.
C5 All landscaped areas are to be separated from vehicular areas by means of a kerb, dwarf wall or other effective physical barrier.	Complies. Refer to Landscape Plans at Appendix C.
C6 Planting of vegetation is to consider passive surveillance. Excessively dense vegetation that creates a visual barrier is to be avoided.	Complies. Excessively dense vegetation within the landscape setback has been avoided to ensure passive surveillance is maintained.
C7 Undeveloped areas are to be stabilised to prevent soil erosion. Landscaping including mulching, may be required around the perimeter of undeveloped areas.	Complies. All areas are developed and either treated with native turf or garden bed planting and mulch.
C8 WSUD principles are to be employed to direct surface run-off to areas of planting where possible (Figure 43).	Complies. Central planted zones throughout the site to complement the stormwater drainage network. Refer to Landscape Plans at Appendix C.

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3.6.8 Private domain signage	
C1 Advertising signage for the business hub should be kept to a minimum and should relate only to the use occurring on the respective property and is to identify the relevant business names.	The provision of signage is addressed at Section 5.7 of the EIS. The proposed signage only relates to uses occurring at the site.
C2 A maximum of 3 freestanding signs are permitted fronting Rooty Hill Road South. All other signage is to be incorporated into the design of the building.	Complies. 1 freestanding sign is proposed along the Rooty Hill Road South frontage.
C3 Signs are permitted on the pedestrian entries, one on the awning, transom or below parapet that is sized so that it is visible and legible from the principal road frontage and one adjacent to the pedestrian entry door.	Complies. Refer to the Signage Strategy at Appendix A and Section 3.8 of the EIS.
C4 Freestanding signage such as a directory boards for buildings or sites including those with multiple occupancies are to be limited to 2 structures at the entry to the site from a public road, along the road frontage. Freestanding signage must be located within the signage zones as indicated in Figure 52.	Complies. Refer to the Signage Strategy at Appendix A and Section 3.8 of the EIS.
C5 Pylon signage is not to exceed 10m in height from ground level.	Complies. The proposed pylon signage has a maximum height of 10m.
C6 For single developments, the total permissible signage and advertisements are not to exceed 1sqm of advertising per 3m of street frontage.	The proposal is for a retail centre and a signage strategy has been prepared to reflect the nature of this development type. Refer to the Signage Strategy at Appendix A and Section 3.8 of the EIS.
C7 Directional signage for car parking areas, loading docks, delivery areas and the like are to be well designed and located at a convenient point close to the main access to a development site.	Complies. Refer to the Signage Strategy at Appendix A.
C8 The placement, colouring, type and scale of signage erected within individual properties are to be consistent throughout the development and complementary with the architectural style of the building (Figure 46).	Complies. Refer to the Signage Strategy at Appendix A and Sections 3.8 and 5.7 of the EIS
C9 Signs are not to create a hazard for traffic or pedestrians.	Complies. Refer to the Signage Strategy at Appendix A and Sections 3.8 and 5.7 of the EIS.
C10 Roof signs or signs that break the roof line of a building are generally not permitted. In exceptional circumstances a roof sign or a sign which breaks the roof line of a building may be permitted where it forms an integral part of, and enhances, the architecture of a building.	No roof signage is proposed.
C11 Private domain signage is to be located so as not to obstruct sight lines of motor vehicles or trucks, or impede pedestrian movement.	Complies.
C12 Signs are not to cause environmental damage to trees or large shrubs. Animated signs with erratic or flashing movements are not permitted.	Signs will not damage surrounding vegetation or include erratic or flashing movements.

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C13 Illuminated signage is to minimise light spill in to the night sky and into the adjacent parklands.	Noted. Illumination of the signage can be controlled.
C14 Illuminated signage is also to be energy efficient and to have a consistent light level with the general level of lighting which illuminates shadows and enhances the safety of adjoining public areas	Noted. Illumination of the signage can be controlled
C15 Illuminated signs which feature exposed lamps or neon tubes are permitted only where they do not detract from the architectural quality of the buildings	Complies.
C16 No support, fixing, suspension or other systems required for the installation of signage is to be exposed, unless designed as an integral feature of the sign. Conduits, wiring and the like is to be concealed	Complies.
C17 The location, size and form of any freestanding signage for the retail pad sites will be subject to detailed assessment at the development application stage	N/A – this application does not include the detailed design of the pad sites.
C18 Shopfront signage for individual retail tenancies are to be assessed as part of detailed development applications	This detailed design application includes shopfront signage.
3.6.10 Recycling and waste management	
C1 Waste separation, recycling and reuse facilities are to be provided on site.	Complies. Waste and recycling facilities are provided. Refer to Section 5.18 of the EIS and Appendix N.
C2 Waste facilities are to be fully integrated with the design of the building and/or landscaping.	Waste facilities are integrated into the design of the building and are hidden from public view through landscaping and the change in level between Rooty Hill Road South and the waste collection point.
3.6.11 Outside storage	
C1 Storage of any kind is not permitted within the front setback area.	No outdoor storage is proposed within the development.
C2 Development applications proposing external processes and/or outdoor or open storage areas are to provide details of the parts of the site to be so used, the specific materials to be stored and proposed screening. Outdoor storage areas are not to interfere with access, manoeuvring and parking arrangements.	
3.6.12 Rooftop mechanical plant	
C1 Rooftop structures (including plant rooms, air conditioning and ventilation systems) are to be incorporated into the design of the building to create an integrated appearance.	Complies. The rooftop has been designed to allow for the concealment of mechanical plant.

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3.6.13 Sustainable building design	
C1 Developments are to demonstrate how the design is capable of achieving an ESD level equivalent to a 4 star Green Star standard. Where a GBCA Pilot Tool is available, the applicant may choose to utilise it for the DA submission.	Complies. The building is targeting a 6 star Green Star rating. Refer to ESD Report at Appendix H.
C2 Buildings are to install rainwater tanks to meet a portion of supply such as outdoor use, toilets or laundry	Rainwater collection is proposed to provide non-potable water to service WC and urinal flushing and landscape irrigation
C3 The roof area should be directed to a rainwater tank and should be maximised to both increase the effectiveness and reliability of the reuse system	
C4 Development is to incorporate water efficient fixtures such as taps, shower heads and toilets. The fixtures are to be rated to at least AAA under the National Water Conservation Rating and Labelling Scheme. Where the building or development is water intensive, specific water conservation objectives are to be resolved	Complies. Refer to ESD Report at Appendix H.
C5 Appropriate use of energy efficient materials during construction is to be demonstrated.	A comprehensive Environmental Management Plan that aligns with the NSW EMS Guidelines will be developed to provide a framework to reduce the environmental impact of the development. Refer to ESD Report at Appendix H.
C6 Development should incorporate energy efficient hot water systems, air-conditioning, lighting and lighting control systems	Complies. Refer to ESD Report at Appendix H.
3.6.16 Lot 2	
Setbacks	
C1 10m minimum front building setback to Rooty Hill Road South for Convenience Retail development.	Complies. Refer to Section 4.3 of the EIS.
C2 20m minimum front building setback to Rooty Hill Road South for Bulky Goods and Large Format Retail development of which minimum 5m is to be utilised for landscaping and public domain improvements.	N/A – the proposal does not include bulky goods or large format retail development.
C3 10m minimum front building setback to the first 200m of the Access Road, all of which is to be utilised for landscaping and public domain improvements.	Complies. A landscaped front setback in excess of 10m is provided.
C4 10m minimum front building setback for the remainder of the Access Road, of which a minimum of 5m in from the front boundary is to be utilised for landscaping.	Complies. A minimum 10m building setback is provided to the access road with at least 5m of landscaping.
C5 5m minimum side and rear setbacks for all other frontages, of which 1.5m is to be used for landscaping.	Complies. A minimum 5m landscaped setback is provided around the site.
C6 5m minimum landscape setback to any car parking area adjoining the internal access road.	Complies.

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Height	
C1 The maximum building height permissible is 12m from existing ground level.	Complies. The maximum building height is 12m.
Architectural Screening/Feature	
C1 Provide a safe and direct pedestrian link between the street frontage and the parking.	Complies. A direct pedestrian link is provided.
C2 Provide architectural screening along Rooty Hill Road South, to create separation between pedestrians and the rear of buildings, consistent with the examples at Figure 53-54.	Complies. Architectural screening is proposed consistent with the Design Guidelines. Refer to Appendix A and Section 5.3 of the EIS.
Parking	
C1 Parking within the front building setback for the northern portion of the site adjacent to Rooty Hill Road South is limited to one double loaded aisle setback at least 5m from the site boundary.	N/A – no parking is provided at this location.
C2 Access to the parking area should be from the preferred locations indicated in Fig 51.	Access to the parking area is provided in accordance with the structure plan.
C3 Convenience retail parking areas are to be consolidated into an integrated parking layout.	The convenience retail parking is consolidated into a single, integrated parking ployout.
C4 An internal access road is to be provided that connects the two preferred vehicle entries as indicated in Fig 52.	The internal access road was approved as part of SSD 5175.
Frontage landscape zone	
C1 Provision of 1.5m wide footpaths along Rooty Hill Road South.	The development includes works within Lot 2 only but does not preclude the delivery of these public works.
C2 Provision of a bus shelter on Rooty Hill Road South adjacent the Convenience retail development.	
C3 Minimum 5m landscape corridor to the Access Road is to be provided to emphasise the parklands character of the development	Complies. A minimum 5m landscape corridor to the access road is provided.
C4 High quality landscaping, including planting of Australian native and indigenous trees, shrubs and ground covers	Complies. Refer to the Landscape Plans provided at Appendix C and Section 4.5 of the EIS.
C5 Construction of a children's playground in the preferred location shown in Fig 52.	Complies. A children's playground is proposed as part of the open deck area which is generally consistent with the preferred playground location of the structure plan.