

## STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED CONSTRUCTION OF A NEW SUPERMARKET AND  
LIQUOR STORE WITH ASSOCIATED CAR PARKING, LANDSCAPING  
AND BUSINESS IDENTIFICATION SIGNAGE AND SUBDIVISION  
CORNER MERIMBOLA AND BULLARA STREETS, PAMBULA  
(LOT 11 DP 835239)

OCTOBER 2015

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**STATEMENT OF ENVIRONMENTAL EFFECTS**



**CORNER MERIMBOLA STREET AND BULLARA STREET, PAMBULA  
(LOT 11 DP 835239)**

**SITE WORKS AND CONSTRUCTION AND USE OF PROPOSED NEW BUILDING COMPRISING A  
SUPERMARKET AND LIQUOR STORE WITH ASSOCIATED BUSINESS IDENTIFICATION SIGNAGE,  
LANDSCAPING AND CAR PARKING AND SUBDIVISION OF THE SITE TO CREATE TWO NEW LOTS**

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Appendix A:	Survey Plan prepared by Caddey Searl and Jarman
Appendix B:	Architectural Plans prepared by Oztal Architects
Appendix C:	State Environmental Planning Policy No 64 – Assessment prepared by Milestone (AUST) Pty Limited
Appendix D:	Waste Management Plan for use prepared by Milestone (AUST) Pty Limited

## 1. INTRODUCTION

### 1.1 Introduction

This Statement of Environmental Effects has been prepared for Core Retail Management & Development Pty Ltd (the proponent) by Milestone (AUST) Pty Limited (Milestone) to accompany a development application (DA) to Bega Valley Shire Council (Council) for the subject land at the north eastern side of the intersection of Merimbola Street and Bullara Street, Pambula. The proposed development of the site includes site works, construction and use of a new single storey building as a new supermarket and liquor store with associated business identification signage, landscaping and car parking. The proposed development includes the subdivision of the site into two lots, one lot containing the proposed supermarket building and the second lot comprising the residual land.

This report has been prepared with reference to the following:

- Site Survey prepared by Caddey Searl and Jarman (**Appendix A**).
- Architectural Plans prepared by Oztal Architects (**Appendix B**) including:
  - Cover Sheet, Drawing No. A000, dated 21 August 2015.
  - Site Analysis, Drawing No. A001, dated 21 August 2015.
  - Sub-Division Design Concept, Drawing No. A002, dated 21 August 2015.
  - Site Plan, Drawing No. A003, dated 21 August 2015.
  - Drawing No. A100, dated 21 August 2015.
  - Roof Plan, Drawing No. A101, dated 21 August 2015.
  - Elevations, Drawing No. A200, dated 21 August 2015.
  - Colour / Material Selections, Drawing No. A201, dated 21 August 2015.
  - Streetscape, Drawing No. A202, dated 21 August 2015.
  - Sections, Drawing No. A300, dated 21 August 2015.
  - Fire Hydrant Pump Room, Drawing No. A400, dated 21 August 2015.
- State Environmental Planning Policy No 64 – Assessment prepared by Milestone (**Appendix C**).
- Waste Management Plan for use prepared by Milestone (**Appendix D**).
- Siteworks, Stormwater and Sediment and Erosion Control Plans prepared by Henry and Hymas dated July 2013 including:
  - Cover Sheet, Drawing Schedule, Notes and Locality Sketch, Drawing No. 15114\_DA\_C000, Rev 01, dated 23 July 2015.
  - General Arrangement Plan, Drawing No. 15114\_DA\_C100, Rev 01, dated 23 July 2015.
  - Stormwater Miscellaneous Details and Pit Lid Schedule, Drawing No. 15114\_DA\_C200, Rev 01, dated 23 July 2015.
  - OSD Details, Drawing No. 15114\_DA\_C201, Rev 01, dated 23 July 2015.
  - Pavement Plan and Kerb Details, Drawing No. 15114\_DA\_C500, Rev 01, dated 23 July 2015.
  - Sediment and Erosion Control Plan, Drawing No. 15114\_DA\_SE01, Rev 01, dated 23 July 2015.
  - Sediment and Erosion Control Details, Drawing No. 15114\_DA\_SE02, Rev 01, dated 23 July 2015.
- Traffic Report prepared by Colston Budd Hunt & Kafes Pty Ltd dated September 2015.
- Economic Impact Assessment prepared by Location IQ dated August 2015.
- BCA Compliance Assessment prepared by Technical Inner Sight dated 24 August 2015.
- Acoustic Assessment Report prepared by Acoustic Logic dated 27 August 2015.
- Landscape Plan prepared by Conzept Landscape Architects, Drawing No. LPDA-16-123, Rev A, dated 1 September 2015.
- Hydraulic Services Plans prepared by Insync Services dated 26 June 2013 including:
  - Stormwater Services, Coversheet and Legend, Drawing No. SW-00, Rev 03, dated 25 August 2015.
  - Inground Ground Level Services and Site Plan, Drawing No. SW-01, Rev 3, dated 25 August 2015.
  - Ground Level Stormwater Services Plan, Drawing No. SW-02, Rev 3, dated 25 August 2015.
  - Roof Level Stormwater Services Plan, Drawing No. SW-03, Rev 3, dated 25 August 2015.
- Water Management and Hydraulic & Fire Services Infrastructure Requirements report prepared by Insync Services dated 18 and 28 September 2015.

## 01 Introduction

This report provides an overview of the site and its context, a detailed description of the proposed development, the planning framework and a comprehensive environmental assessment of the development.

### 1.2 Background

On 9 February 2011 Council granted its Development Consent to DA No. 2010.0105 to the following development on the site:

*“Shopping Centre comprising supermarket, speciality shops, associated on-site car parking, landscaping and service infrastructure.”*

The approved development included the following elements (from the Council Assessment Report dated 8 February 2011):

- A shopping centre comprising a 1,500m<sup>2</sup> supermarket, a 1,000m<sup>2</sup> large format retail shop, eight speciality shops having a total floor area of 864m<sup>2</sup>, mall and atrium areas;
- Store rooms, loading/unloading areas, 50 amenities, cover forecourt/verandah and plant rooms;
- On-site carparking for 174 spaces; and
- Site landscaping and service infrastructure.

Construction of the approved development has not commenced.

## 2. THE SITE

### 2.1 Site Description

The subject site is located on the north eastern side of the intersection of Merimbola Street and Bullara Street, Pambula and comprises a single lot being Lot 11 DP 835239. The site is currently vacant and does not have a street number address. The site is square shaped with a western frontage to Merimbola Street of 101m, a northern boundary of 101m, a southern boundary frontage to Bullara Street of 83m and an eastern boundary of 90m. The south eastern corner of the site wraps around a sewer pumping station which is located on an adjoining lot (Lot 2 DP 569613). The site has a gentle fall towards the Bullara Street to the south by approximately 1m to 1.5m. The site has a total site area of 10,013.78m<sup>2</sup> (refer to **Figure 1** below). There are no vehicle crossovers or formalised vehicle access points to the site from the street frontages.

The site is cleared, is grassed and does not feature any significant topological constraints. Existing sewer man holes are located along the southern boundary and in the north eastern corner of the site. There are no existing trees located on the site. A post and wire fence runs along the western, southern and eastern site boundaries. A pedestrian footpath and cycleway has been constructed along the Bullara Street frontage of the site. Refer to the Site Survey Plan at **Appendix A** and the Site Plan held at **Appendix B**.



**Figure 1: Locality Map**

Source: Land and Property Information SIX Maps, 2015

The site is not listed as a heritage item or an interim heritage item and is not located within a heritage conservation area under the Bega Valley Local Environmental Plan 2013.



Photo 1: The site, Merimbola Street frontage, view south east



Photo 2: The site, Merimbola Street frontage, view north east



Photo 3: The site, intersection of Merimbola Street and Bullara Street, view north east



Photo 4: The site, Bullara Street frontage, view north west



Photo 5: The site, Bullara Street frontage, view north east



Photo 6: The site viewed from Martin Street, view west

## 2.2 Site Context

The site sits on the south eastern edge of the Pambula Town Centre which generally is focussed on Quondola Street and Toallo Street approximately 300m to the west and north west. The site is located approximately 110m south of the intersection of Merimbola Street and Toallo Street. The northern boundary of the site is adjoins a lot that includes an at-grade car park associated with the Mitre 10 Hardware Store located at 10 Toallo Street, Pambula (refer to **Photo 10**). Adjoining the site to the east are single storey residential dwellings with access from Martin Street (refer to **Photo 8**).

The land directly opposite the site to the south along Bullara Street is known as the Panboola Wetlands and Heritage Project site which provides conservation, restoration, educational facilities associated with the wetlands. The land directly to the west of the site along Merimbola Street is land zoned for commercial uses and includes a mix of business and light industrial uses.

Pambula is a small regional coastal town that is located 2km inland from the coastline and approximately 4km to the south west of Merimbula Airport. Pambula is a town located in the “Sapphire Coast” which includes the main towns of Bega, Bermagui, Eden and Merimbula along the far southern end of the NSW coast. The Sapphire Coast is an increasingly popular tourist destination and the population of some towns such as Eden increases during the peak tourist season by an average 30-40% as a result of the tourist influx.

Bus stops exist on Bulla Street and Bennet Lane within a 150m to 300m walk and are serviced by Sapphire Coast Buslines Routes 705, 790, 791 and 792. The bus routes provide access to Bega, Merimbula, Pambula Beach and Eden.

The site is located approximately 250m east of the Princes Highway.

Areas of public open space and recreation areas near the subject site include Panboola Wetlands, Pambula Merimbula Golf Club and Pambula Beach.

Pambula Public School is situated at the intersection of Oregon Street and Monaro Street located approximately 600m to the north west and the Pambula District Hospital is located approximately 400m to the north on Merimbola Street.



**Photo 7: View of Panboola Wetlands located directly opposite the site to the south on Bullara Street**



**Photo 8: Residence at Martin Street abutting the site**



**Photo 9: Large warehouse style building and commercial premise opposite the site on Merimbola Street**



**Photo 10: Existing Mitre 10 Hardware Store to the north of the site, view from Martin Street**



### 3. DESCRIPTION OF THE PROPOSAL

#### 3.1 Overview

The proposal seeks Council's approval for site earthworks and construction and use of a new building comprising a supermarket and liquor store with associated at-grade car parking, landscaping and business identification signage at the property located at the north eastern side of the intersection of Merimbola Street and Bullara Street, Pambula. The development will include subdivision of the site to create two new lots.

The main elements of the development proposal are:

- Site earthworks including cut and fill to prepare the site for the proposed development.
- Construction of a new building including use for a new supermarket and liquor store (919.97m<sup>2</sup> Gross Floor Area (GFA)) including staff room, staff locker room and toilets and back of house and stock storage area.
- Roof mounted mechanical plant room (56.16m<sup>2</sup> floor area)
- Construction of an at-grade car park for 37 car parking spaces including three accessible car parking spaces.
- Provision of vehicle access points on Merimbola Street and Bullara Street.
- Landscaped planter bed on the western side of the proposed building adjacent to the proposed trolley storage area.
- Two business identification signs for the proposed supermarket located on the south western corner of the proposed building.
- Provision of a 31m<sup>3</sup> On-Site Detention (OSD) tank below the proposed vehicle access point on Bullara Street.
- New retaining walls along each site boundary.
- New stormwater drainage pipe and connection with existing stormwater infrastructure on Bullara Street and Merimbola Street.
- Loading dock at northern side of the building to accommodate up to 19m delivery vehicles.
- Subdivision of the site to create two new lots, Proposed Lot A is residual land (7,019.24m<sup>2</sup>) and Proposed Lot B will contain the proposed supermarket development (2,994.54m<sup>2</sup>).

The key development statistics include:

Total site area:	10,013.78m <sup>2</sup>
– Proposed Lot A Site Area (residual lot)	7,019.24m <sup>2</sup>
– Proposed Lot B Site Area (supermarket lot)	2,994.54m <sup>2</sup>
Total Supermarket GFA	919.97m <sup>2</sup>
Floor Space Ratio	0.31:1
Landscaped Area (incl. Council verge planting)	116.43m <sup>2</sup>
Total on-site car parking spaces	37
Accessible on-site car parking spaces	3
Bicycle parking	5

#### 3.2 Building Design and Proposed Uses

The proposed building provides low scale single storey building and includes an articulated facade incorporating lightweight metal cladding, precast concrete panels with a painted finish, metal awning structures and metal roller door. The building frontages to Merimbola Street and Bullara Street incorporate clear shop front glazing, glazed entrances and a two storey tower element to provide architectural interest. The development comprises a predominantly single storey building containing a ground floor supermarket and a roof mounted plant room at the rear of the building in the north eastern side of the site. The roof structure over the plant room reflects the roof form of the tower element in the south western corner of the building. The proposed building will feature a low pitch metal sheet roof obscured behind a parapet structure.

### 03 Description of the Proposal

The proposed rooftop plant in the north eastern corner of the proposed building is located at the rear of the building to minimise building bulk impacts on the streetscape.

The proposal includes a landscaped planter bed that is integrated with the design of the building on the western side of the site. The planter bed will provide some visual softening of the development including some partial screening of the trolley bay. No trees are proposed to be removed from the site.

The entrance to the proposed supermarket is via doors from the on-site car park on the western and southern building elevations. Awnings are provided over the building entrance points to demarcate the entry points and enhance customer amenity. The key storage/back of house of the proposed retail uses including bin storage area sits at the north eastern end of the building. The loading dock and loading bay area for the building is located at the rear, on the northern side of the building.

The proposed supermarket will employ around 15 people, on a full-time and part-time basis. The internal fitout of the supermarket will include the provision of checkout counters, racking for goods display, refrigeration units, back of house, storage area, ancillary office and staff amenities. Details of the fitout of each retail tenancy will be the subject of a separate Complying Development Certificate application process subject to approval of this DA.

The proposed supermarket will be designed to comply with the applicable sections of:

- The Building Code of Australia;
- Australian Standards for the Fitout of Food Premises;
- Chapter 3 of the Australian and New Zealand Food Standards Code;
- NSW Food Act 2003; and
- NSW Food Regulations 2010.

The proposed building includes a combination of lightweight metal cladding, precast painted concrete panels, prefinished sheet metal roof and powdercoated steel awnings and painted finishes. The glazed supermarket entrances and windows on the western and eastern building elevations will provide views directly into the retail sales area from the street frontages.

The proposed building will have a contemporary character with a coordinated external materials, textures and colour scheme. Refer to the proposed colours and materials annotated on the architectural drawings at **Appendix B** of this report.

A photomontage of the proposed development is shown at **Figure 2**.



**Figure 2:** 3D image of the proposed development, view north from Bullara Street

### 3.3 Hours of Operation

The proposed trading hours of all retail uses on the site are 7am to 10pm, 7 days a week.

The loading dock will operate between 7am and 10pm, Monday to Saturday and 9am to 10pm Sunday.

### 3.4 Signage Details

The proposed signage includes the following elements for the proposed supermarket development:

1. 2 x wall mounted internally illuminated signs measuring 6.111m (w) x 0.4m (h) located on the Merimbola Street and Bullara Street frontages above the glazed shopfront in the south western corner of the proposed supermarket building.

All proposed signs will carry text and logos of the proposed future operators and will relate directly to the use of the site. The signs are used for identification purposes and for directing the public to the retail shop on the site.

Details of the proposed signage and their locations are shown on the architectural drawings and elevations (drawing sheet No. A200) at **Appendix B** to this report. The perspective drawing of the proposed development (as shown in **Figure 2**) also provides an indicative visual representation of the proposed signage in context of the site and the proposed development.

### 3.5 Access and Parking and Traffic

There is currently no existing formalised vehicle access point to the site. Vehicular access to the development is proposed to be provided from Merimbola Street and Bullara Street via new proposed vehicle access points. These routes will be utilised by both customer and service vehicles. Only 19m articulated vehicles will enter and exit the site from the proposed vehicle access point from Merimbola Street. Smaller delivery vans and trucks will be able to access the site via both access points.

At-grade car parking will be located at the western and southern ends of the site providing for a total of 37 car parking spaces including three accessible spaces. (refer to Floor Plans Drawing No. A003 held at **Appendix B**). A Traffic Report, prepared by Colston Budd Hunt & Kafes Pty Ltd is included with the DA. The peak traffic generated by the development is anticipated to be during weekday afternoons and Saturday lunchtime peak when it combines with other retail and commuter traffic. An assessment of the impact of the traffic generated by the proposed development has found it to be acceptable in the context of the surrounding road network (refer to the Traffic Report that accompanies this report for further details).

Service vehicles accessing the site will manoeuvre into the proposed rear loading dock within the on-site driveway pavement along the northern side of the site. Vehicle Swept Path drawings within the Traffic Report demonstrate the existing carriageway width of Merimbola Street and the proposed vehicle access point from Merimbola Street to the site will be sufficient to cater for the movement of 19m service vehicles. The movement of service vehicles to and from the loading dock will not impact the movement of customer vehicles within the car park on the site.

Refer to the Traffic Report prepared by Colston Budd Hunt & Kafes Pty Ltd.

### 3.6 Service Operations

The proposed supermarket will utilise 19 metre service vehicles for deliveries to the site and deliveries will be made between the hours 7am and 10pm, Monday to Saturday and 9am to 10pm on Sundays. Generally it is anticipated that up to two deliveries will be made to the site each day comprising 19m truck deliveries. Deliveries undertaken by small trucks and vans having a maximum length of 12.5 metres will also be made daily and will be dependent on the stock requirements and performance of the supermarket.

All 19m delivery vehicle movements will be in accordance with AS 2890.2-2002 and the existing manoeuvring areas provide for service vehicles to enter the proposed loading dock on the site in a reversing movement and exit the site in a forward direction (refer to Vehicle Swept Path drawings within the Traffic Report for further details). All service vehicles will be managed along classified roads and streets currently supporting truck movements.

### 3.7 Waste Management

The waste produced at the site will be primarily packaging from grocery items, some foodstuffs (such as damaged stock) and general office waste such as paper and cardboard. Waste will be stored on site within the designated waste storage room located at the rear of the site near the loading dock area until removal by waste contractors.

The waste storage room will include separate bins for waste and recyclable materials. Cleaning contractors will empty the small bins placed within the staff amenity and office areas into the larger bins within the waste storage room. Appropriate signage will be placed within the site advising of the bin locations and to advise staff and visitors of the requirements to separate waste and recyclable materials.

Refer to the Waste Management Plan held at **Appendix D** of this report.

### 3.8 Lighting

The on-site car park will be lit at night for the visibility and safety of customers and will include fluorescent or LED lighting mounted on columns or the building to serve the car park, designed to maintain even light within the car park and comply with relevant Australian Standards.

The proposed lighting associated with all external signage will be turned off after the closure of the retail tenancies on the site.

Full details of lighting will be provided at the Construction Certificate stage.

### 3.9 Trolley Management

Trolley bays are proposed to be installed on the western side of the supermarket building near the pedestrian forecourt area and trolley bays (refer to Drawing No. A03 held at **Appendix B**). As part of the trolley management for the site, the following measures will be undertaken:

- The supermarket operator will monitor trolley movements on the site and within the on-site car park periodically throughout the day, and upon cease of trade each day.
- Store management will peruse the car park to ensure all the trolleys have been returned to the trolley collection bay, prior to leaving the store.
- Suitable and well signed trolley bays will be provided within the entrance of the supermarket and at the rear of the site (refer to the architectural plans held at **Appendix B**).

These successful systems will be operated and managed by the supermarket staff and management.

### 3.10 Reticulated Services

Details of reticulated services required for the proposed development are included in the Hydraulic Services Plans prepared by Insync Services and submitted with this DA. The plans provide details of required services relating to stormwater drainage, sewerage, potable cold water, natural gas and fire hydrants.

### 3.11 Site Grading and Stormwater Management

#### 3.11.1 Flooding Impact Assessment

Details of the flooding impact are provided within the Flood Assessment Report prepared by Henry and Hymas and included with this DA. The site flooding levels are:

- 1 in 100 year flood level in Pambula River is established as RL 4.50m AHD;
- 1 in 20 year flood level is RL 3.60; and
- 1 in 10 year flood level is RL 3.50.

The existing surface level varies from RL 3.00 to 2.00 where the proposed store is located. The proposed supermarket and liquor store building will have a Finished Floor Level (FFL) RL of 3.70 which is above the flood level for the site. Refer to the Flood Assessment Report for details.

#### 3.11.2 On-Site Detention

A 31m<sup>3</sup> OSD storage tank measuring 7m x 5m x 0.88m is located below the proposed vehicle access point on Bullara Street to collect stormwater. Discharge from the site is controlled by an orifice to limit to pre developed flow for all events from 1:1 year ARI to 1:2 year ARI.

Further details of the OSD storage tank is provided in the civil engineering plans prepared by Henry and Hymas, Drawing Number 15114\_DA\_C201, Revision 01 dated July 2015.

### 3.12 New Landscaping

The proposed development does not require the removal of any trees on the site. The existing trees along the Bullara Street frontage on Council land will remain. New landscaping on the site is proposed in accordance with the details on the Landscape Plan submitted with the DA.

The proposed landscaping achieves the following positive design outcomes:

- Improve the visual amenity and softening of the proposed built form on the western side of the site;
- Improve the site's overall appearance and enhance the site's presentation;
- Provides a visual demarcation of the car parking and loading areas to enhance pedestrian safety and minimise potential conflict between pedestrians and vehicles;
- Enable passive surveillance of the site to avoid anti social behaviour;
- Provide species of low to medium water demands; and
- Maintain necessary safety sightlines for pedestrians and vehicles.

For further details refer to the landscape plan submitted with the DA.

#### 4. DESIGN RESPONSE

The siting, layout and design of the proposal has been developed taking into consideration:

- An analysis of the site context;
- The opportunities and constraints existing on the site;
- Potential impacts of the proposed development on surrounding development; and
- The planning framework applying to the site.

The proposal incorporates a range of high quality urban design and operational measures to improve and maintain the amenity of the surrounding area, some of which include:

1. The proposal will enhance the existing Pambula Town Centre retail precinct by proposing a high quality, architecturally designed development that will activate a large lot commercial site. Furthermore the proposal provides an appropriate design solution for a currently underutilised large parcel of land within the Pambula Town Centre.
2. Well articulated treatment of the proposed building overall, in particular the elevations visible from Merimbola Street and Bullara Street. The proposal includes a modulated roof form that includes higher roof form features in the south west and north east corners of the building which provide an appropriate elevational treatment and architectural interest. The proposed building form is sympathetic to the scale of nearby commercial development and surrounding commercial uses.
3. The detailing and external materials ensure that the finished appearance of the building will positively contribute to the streetscape and present an appropriate urban design outcome of high architectural integrity consistent with the desired future character for Pambula Town Centre.
4. The inclusion of a new supermarket will promote the viability of the Pambula Town Centre through increased choice, economic and employment activity. The proposed supermarket will provide increased grocery offering and price competition to local residents and strongly supports the principles of sustainable development by facilitating shorter shopping trips and the ability to undertake “top up” grocery shopping by foot, bicycle or public transport.
5. Provision of a density, building height and intensity of commercial development which preserves the amenity to surrounding uses. The design of the development achieves compliance with flood constraints without compromising design and streetscape amenity outcomes.
6. Utilisation of two vehicle access points and dedicated manoeuvring area for trucks on-site and low number of daily deliveries will ensure the risks of service vehicle and customer vehicles conflicts will be minimal. The proposal will provide pedestrian accessibility and connectivity to the surrounding area from the existing footpath located along Bullara Street.
7. Provision of seven safe, highly visible and easily accessible car parking spaces on-site will cater for the retail use and is an appropriate planning outcome.
8. Design of the business identification signage as an integrated part of the development, consistent with the desired future character of the locality, appropriate for the corner site location and will not detract from the streetscape amenity.
9. Highly visible site entrances and opportunities for passive surveillance of the local area will contribute to improved community use of the site and thereby enhance the safety within the locality.

## 5. STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

In accordance with section 79C(1) of the Environmental Planning and Assessment Act 1979, as amended (the Act) the following section provides an appraisal of the proposed development having regard to the statutory planning instruments that apply to this site.

### 5.1 Environmental Planning Instruments

#### 5.1.1 Integrated Development

Pursuant to Section 91 of the EP&A Act 1979 the proposed development is classified as integrated development, because it is within 40m of the Pambula River. Under Section 91 of the *Water Management Act 2000* the development is required to obtain a controlled activity approval.

Therefore consent will be needed from both Council and the NSW Office of Water for this project.

#### 5.1.2 State Environmental Planning Policy (Infrastructure) 2007

Clause 104 of State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure 2007) requires referral of a Schedule 3 development to Roads and Maritime Services (RMS) where the development is:

*“size or capacity –site access to classified road or to road that connects to classified road (if access is within 90m of connection, measured along alignment of connecting road)”.*

The proposed development is a “shop” use with a Gross Leasable Floor Area of 919m<sup>2</sup> and falls within Column 3 of Schedule 3 of the Infrastructure SEPP as it has a total floor area that exceeds 500m<sup>2</sup>. The nearest Classified Road being Princes Highway is located approximately 220m to the west of the site. The proposed development is not located within 90m of the connection of Bullara Street with Princes Highway therefore referral of the DA to the RMS is not required under Clause 104 of the Infrastructure SEPP.

Notwithstanding the Traffic Report prepared by Colston Budd Hunt & Kafes Pty Ltd and submitted with this DA concludes that the proposed development will increase demand for existing public transport services and the road network will be able to accommodate the additional traffic from the proposed development. The proposed development will not adversely impact traffic flow along Princes Highway.

#### 5.1.3 State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) states that a Council cannot consent to development on the land unless:

- *“it has considered whether the land is contaminated;*
- *if contaminated, it is satisfied that the land in its contaminated state, or after remediation, is suitable for the proposed purpose; and*
- *If remediation is required, it is satisfied that remediation will be undertaken before the land is used for the proposed purpose.”*

The site has been vacant and has remained undeveloped since the founding of Pambula. The surrounding land uses include commercial premises, residential dwellings and a wetland nature reserve. The proposal will be a commercial use within a business zoned land parcel and is therefore suitable for the proposed development. The site is not located within a contamination investigation area and is not listed on the NSW Contaminated Sites register maintained by the NSW Environmental Protection Authority (as of 14 August 2015). Further Council did not raise any issues regarding the suitability of the site for commercial retail development as part of the assessment of the previous DA for the site (DA No. 2010.0105). The proposed development is therefore able to achieve compliance with SEPP 55.

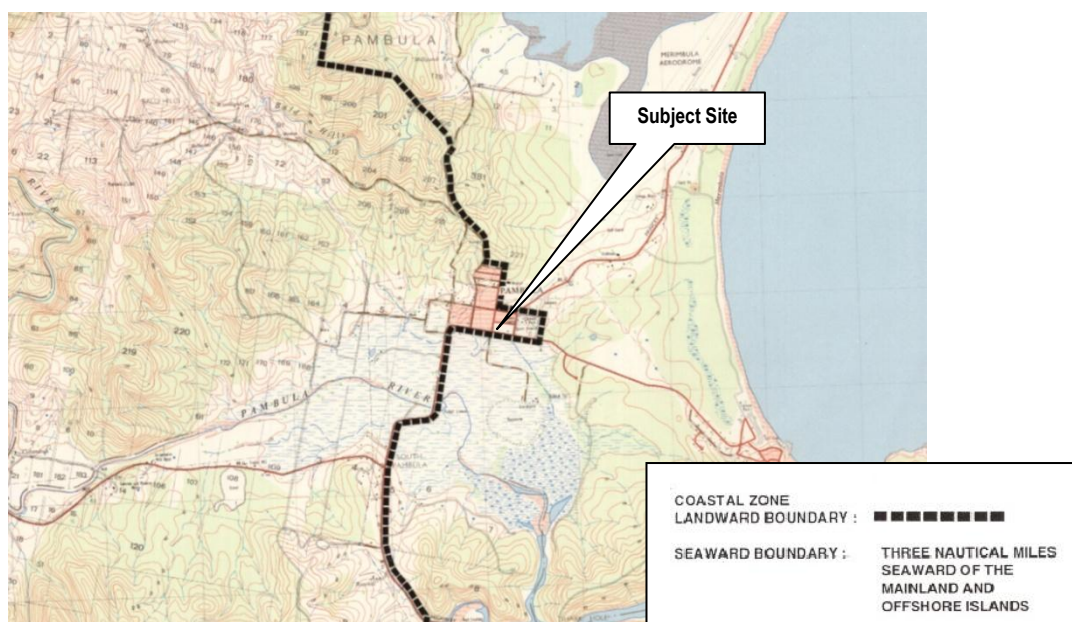
5.1.4 State Environmental Planning Policy No 64 – Advertising and Signage

State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64) aims to ensure that outdoor signage is compatible with the desired and visual character of an area, provides effective communication in suitable locations, and is of high quality design and finish.

The proposed wall signs on the exterior of the building on the western and southern building elevations are integrated with the design of the proposed building and meet the overall objectives of SEPP 64. A full assessment of the proposed signage against the assessment criteria listed in Schedule 1 to SEPP 64 has been undertaken and is attached at **Appendix C**. The assessment shows that there is no impediment under SEPP 64 to Council approving the proposed signage.

5.1.5 State Environmental Planning Policy No 71 – Coastal Protection (SEPP 71)

The site is not located within the coastal zone as defined by the Coastal Protection Act 1979 (refer to **Figure 3**).



**Figure 3: Coastal Zone Map**  
**Source: Department of Planning and Environment, NSW Coastal Policy 1997**

Notwithstanding the proposed is consistent with the aims of SEPP 71. In particular the development will maintain the scenic qualities of the coastal area and will not adversely impact upon any beach environment or native coastal vegetation.

Included with the Siteworks, Stormwater and Sediment and Erosion Control Plans prepared by Henry and Hymas dated July 2015 submitted with the DA are OSD Tank Details, proposed stormwater connection details and Sediment and Erosion Control Plans. Accordingly, the proposed development will not discharge untreated stormwater into the sea, beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.

5.1.6 South Coast Regional Strategy

In January 2007, the State Government released the South Coast Regional Strategy. The key purpose of the South Coast Regional Strategy is to:

- Protect high value natural environments of the South Coast region;



- Cater for housing demand of up to 45,600 new dwellings by 2013 to accommodate 60,000 additional people expected in the region by 2031;
- Increase housing supply in existing centres to ensure the needs of future households is met;
- Prioritise and manage the release of future urban lands to facilitate new development in and around new centres;
- Focus new development in existing centres to minimise environmental impacts;
- Ensure an adequate supply of land to support economic growth and provide capacity to accommodate 25,800 new jobs.

In accordance with Section 7 of the South Coast Regional Strategy Pambula is identified as a Town (**Figure 4**). A Town is defined in the South Coast Regional Strategy as follows:

*“Small to medium sized concentrations of retail, health and other services with lower density residential but are reliant on major towns and regional centres for shopping and employment. Towns contribute to the South Coast character and to tourism.”*



**Figure 4: South Coast Regional Strategy Map**  
**Source: South Coast Regional Strategy (2007)**

The proposed development will support the continued growth of Pambula as a town in accordance with the South Coast Regional Strategy Criteria as follows:

- Create new employment opportunities for the surrounding population.
- Provide new retail development within an existing centre accessible to the local population.
- Support the growth of Pambula and the increasing role of the region for tourism.
- Preserve and support the hierarchy of commercial centres in the South Coast Region.
- Implement a high quality development on an underutilised business zoned site.
- Enhance urban consolidation in an existing centre to minimise environmental impacts.

The key elements of the Town Centre criteria from the South Coast Regional Strategy have been carefully considered prior to the submission of this application. Principally, the site sits within an existing town centre commercial zoned precinct that enjoys good accessibility via existing roads, public transport services and

pedestrian access and will support the increased provision of retail services to the surrounding area. The new supermarket will provide an important retail offer to the growing tourism market that visits to Pambula and the region during the peak tourist seasons.

The proposal is consistent with the goals of the South Coast Regional Strategy in terms of encouraging employment opportunities and development within existing predefined centres. The proposed development will be a contributor to achieving the employment goal for the South Coast Region by providing economic activity by way of a new supermarket development with specialty retail whilst ensuring minimal impact on surrounding properties, the local environment and the road network.

### 5.1.7 Bega Valley Local Environmental Plan 2013

#### Aims

The Bega Valley Local Environmental Plan 2013 (LEP 2013) is the comprehensive planning instrument for Council. The proposed development is consistent with the relevant principle objectives of LEP 2013 which are as follows:

- “(a) to protect and improve the economic, natural and social resources of Bega Valley through the principles of ecologically sustainable development, including conservation of biodiversity, energy efficiency and taking into account projected changes as a result of climate change,*
- (b) to provide employment opportunities and strengthen the local economic base by encouraging a range of enterprises, including tourism, that respond to lifestyle choices, emerging markets and changes in technology,*
- (c) to conserve and enhance environmental assets, including estuaries, rivers, wetlands, remnant native vegetation, soils and wildlife corridors,*
- (d) to encourage compact and efficient urban settlement,*
- (e) to ensure that development contributes to the natural landscape and built form environments that make up the character of Bega Valley,*
- (g) to protect agricultural lands by preventing land fragmentation and adverse impacts from non-agricultural land uses,*
- (j) to ensure that development has minimal impact on water quality and environmental flows of receiving waters.”*

#### Zoning and Permissibility

The site is zoned B2 Local Centre in LEP 2013 and the proposed development is classified as a “shop” in LEP 2013 (refer to **Figure 5**).

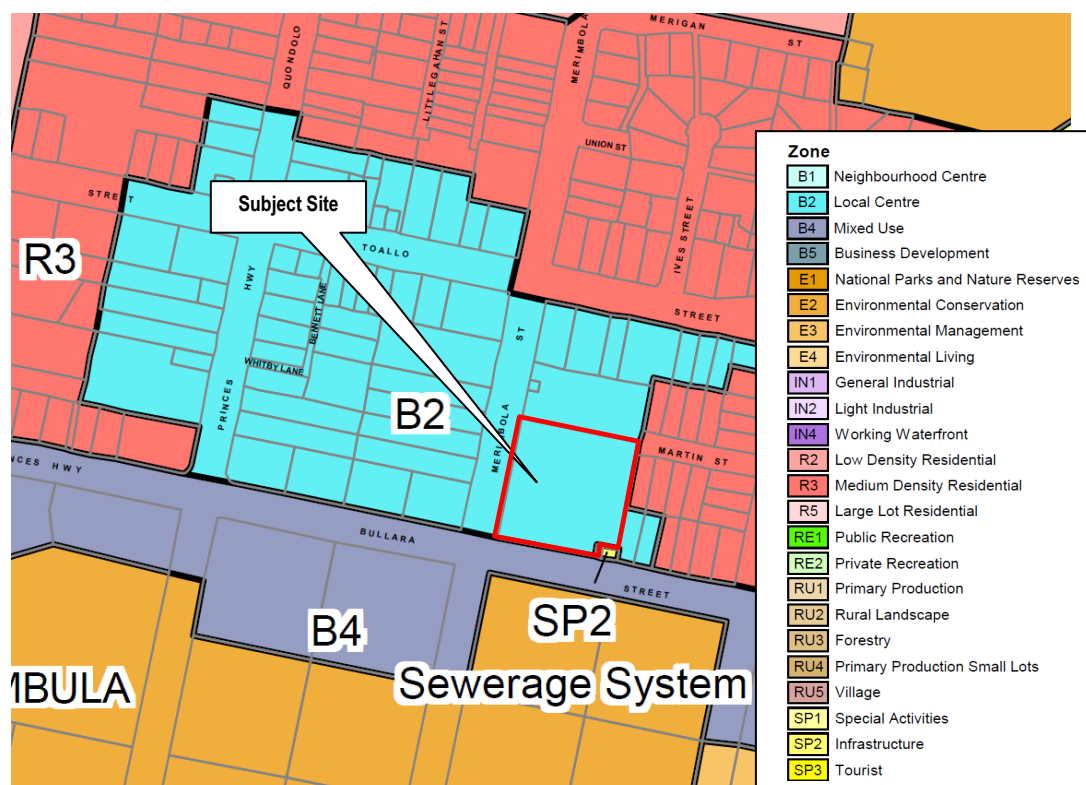


Figure 5: Zoning Map  
Source: LEP 2013

Shops are permissible in the B2 Local Centre Zone with Council's development consent. Shop is defined in LEP 2013 as follows:

*"shop means a building or place used for selling items, whether by retail or auction, for hiring items or for displaying items for the purpose of selling or hiring them out."*

The proposed development will directly support the achievement of the B2 Local Centre Zone objectives which are:

- *"To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To enable other land uses that are complementary to, and do not detract from, the viability of commercial uses within the zone.*
- *To minimise conflict between land uses on land in the zone and land uses on land in adjoining zones.*
- *To strengthen the viability of existing business centres as places for investment, employment and cultural activity."*

Table 1 below summarises the key development controls of LEP 2013.

Table 1: LEP 2013 Development Standards – Compliance Table

LEP 2013 Clause	Proposal	Complies
Clause 4.1 – Minimum Subdivision Lot Size	The proposal includes the subdivision of the site to create two lots as follows: <ul style="list-style-type: none"> <li>• Proposed Lot A: 7,019.24m<sup>2</sup></li> </ul>	<b>Not applicable</b> – no minimum subdivision lot size control applies to the site.  The proposed lot sizes are comparable to the lot sizes within the Pambula Town Centre. The proposed lot sizes and will enable a retail

LEP 2013 Clause	Proposal	Complies
	<ul style="list-style-type: none"> <li>Proposed Lot B: 2,994m<sup>2</sup></li> </ul>	<p>development on Lot B on the site to provide a retail shopping offer within an accessible area and complementary to the B2 Local Centre Zone objectives.</p> <p>Proposed Lot A provides sufficient site area to enable future redevelopment that will be able to support the relevant B2 Local Centre Zone objectives (refer to Drawing No. A002 at <b>Appendix B</b>).</p>
Clause 4.3 – Building Height	<p>A maximum building height of 10m applies.</p> <p>The proposal has a maximum building height of 7.691m (located on the northern end of the building).</p>	<p><b>Complies.</b></p> <p>The proposal complies with the numerical building height control and the aims of the “Height of Building” in Clause 4.3 in LEP 2013.</p>
Clause 4.4 – FSR	The proposed development has an FSR of 0.31:1.	<p><b>Not applicable</b> – no numerical FSR control applies to the site.</p> <p>The proposed development provides an acceptable FSR for the site and site context. The FSR for the proposed development can be supported by Council.</p>

#### Building Height

The site has a maximum building height control of 10m pursuant to LEP 2013. The proposed development has a maximum building height of 7.691m and complies with this development standard.

#### FSR

The site is not subject to an FSR control pursuant to LEP 2013. The proposed development has an FSR of 0.31:1. The objectives of Clause 4.4 Floor Space Ratio are:

- To establish the maximum development density and intensity of land use, taking into account the availability of infrastructure to service that site and the vehicle and pedestrian traffic that the development will generate,*
- To ensure that buildings are compatible with the bulk and scale of the locality.*

The proposed development meets the objectives of Clause 4.4 of LEP 2013. The proposal has been designed to account for the availability of infrastructure to service the site and the vehicle and pedestrian traffic that the development will generate. The proposed development is compatible with the bulk and scale of existing development within the locality.

#### Development in the Vicinity of a Heritage Item

Clause 5.10 of LEP 2013 relates to heritage and requires Council to make an assessment of the effect the carrying out of the proposed development will have on the heritage significance of heritage items in the vicinity of the site.

The site is not listed as a heritage item in Schedule 5 – Environmental Heritage in LEP 2013 nor is the site located within a heritage conservation area.

The nearest heritage item to the site is the “Pambula town wells” located at Merimbola Street, Pambula (Lot 4 DP1077645) approximately 60m to the north of proposed Lot B. The proposed development will not adversely impact the significance of the heritage item building by virtue of the separation of the two sites, the high quality architectural design and finishes of the proposed building and the low scale nature of the

proposed development. The setting of the Pambula town wells and views to the heritage item will not be detrimentally impacted by the proposal.

## 5.2 Development Control Plans

### 5.2.1 Bega Valley Development Control Plan 2013

Bega Valley Development Control Plan 2013 (DCP 2013) provides detailed guidelines and environmental standards for new development within the Bega Valley LGA and is applicable to the proposed development.

The key DCP 2013 controls applicable to the proposal are assessed below.

#### Purpose of this Plan

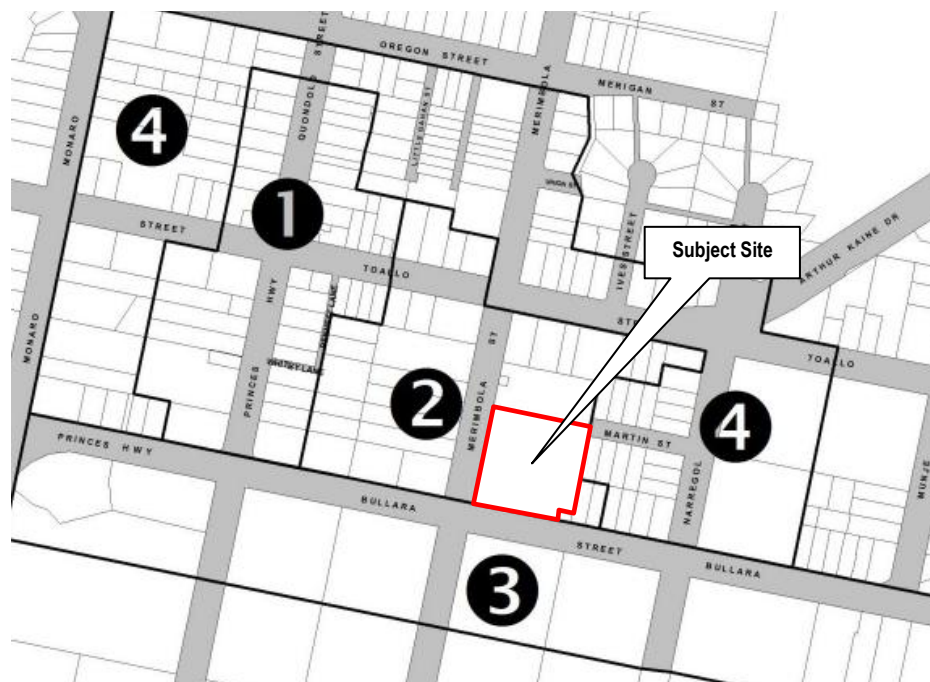
The proposed development achieves a high level of compliance with DCP 2013 and is consistent with the key purpose of DCP 2013 which is:

*“This plan supplements the LEP by providing detailed reasoning, guidelines, requirements and general information relating to the decision making process and ensures that future development is consistent with the desired future character and community vision for the Bega Valley Shire’s towns, villages, urban settlements and rural areas.”*

#### Pambula Town Centre

Section 2.5 of DCP 2013 provides development controls specific to Pambula Town Centre. The site sits within Precinct 2 of the Pambula Town Centre Precincts as defined by DCP 2013 (refer to **Figure 6**). The following criteria apply to development in Precinct 2:

*“Located to the east of the main street commercial precinct is an area containing a mix of low scale residential and commercial land uses. There is growing interest in redevelopment for seniors living and retail development in this precinct.”*



**Figure 6: Pambula Town Centre Precincts**  
Source: DCP 2013

The following statement is provided in relation to Desired Future Character:

*"Pambula's local heritage significance is conserved by protecting heritage items and ensuring that future development does not detract from the heritage character of the town. Development in the vicinity of buildings with historical importance is compatible with the form and scale of those buildings."*

The Specific Objective for Precinct 2 is:

*"A mix of residential and commercial land uses continues."*

The proposed development is a retail shop that will satisfy the requirements of the relevant Objective and Desired Future Character for Precinct 2. Section 2.5.4.2 of DCP 2013 lists the following Specific Requirements for Precinct 2.

- *"New development will not have an adverse visual impact on streetscapes.*
- *If adjacent to an historic building, new development will be no further forward than the heritage listed building, unless it can be demonstrated to Council's satisfaction that the development will not adversely impact on the heritage structure."*

The proposed development will have a positive contribution to the streetscape by complying the LEP 2013 height control, satisfying the LEP 2013 objectives for building height and FSR, implementing a low scale built form and visually interesting building elevations that include a coordinated mix of external building finishes and glazed windows and doors to provide activation at the ground floor level.

The proposal will not adversely impact upon the nearest heritage item which is located approximately 60m from the site to the north.

#### Roofs

The proposed development implements the development requirements for roof design outlined in Section 2.6.11 of DCP 2013 as follows:

- The roof design includes a low pitch (2 degrees) roof behind a building parapet;
- Use of architectural roof features in the south west and north east corners of the building that contribute to the overall design of the development;
- Concealment of roof plant area within the north eastern architectural roof feature that is integrated with the design of the building, screened from adjoining properties and the street frontages; and
- The street facades include highly articulated designs that provide visual interest through the use of an architectural roof features and glazed openings.

#### Building Setbacks

The footprint and setbacks of the proposed development balance the operational requirements of the proposed supermarket, the amenity of adjoining properties, pedestrian and vehicles access requirements and the relationship of the site with the surrounding area. The proposed development provides a positive streetscape outcome.

The setbacks of the proposed development achieve a high level of compliance with the Objectives relating to setbacks in Section 2.6.2.1 of DCP 2013. The objectives are to:

- *"Establish the desired spatial proportions of the street and to define the street edge.*
- *Facilitate active and casual visual interaction and surveillance between the street and buildings.*
- *Minimise the impact of development on light, air, privacy and outlook for neighbouring properties.*
- *Contribute to the public domain by strengthening the visual character and the continuity of street facades."*

**Table 1** provides an assessment of the proposed development against the applicable building setbacks of DCP 2013. The proposed setbacks comply with the requirements of the DCP.

**Table 1: Assessment of building setbacks – Section 2.7.2.3 of DCP 2013**

Setback Requirement	Proposed Development	Complies
Where there are no existing buildings adjacent to a proposed development, a 3m front setback applies.	The proposed supermarket building is setback 22.81m from the Merimbola Street boundary and 17.05m from the Bullara Street boundary.	<b>Complies.</b>
Where a proposed development abuts a residential zone boundary, a minimum 3m setback for all floors will apply between the proposed development and the residential zone boundary.	The eastern boundary of proposed Lot B is located approximately 50m from the nearest residential zoned land.	<b>Complies.</b>

#### Access and Equity

The Building Code of Australia (BCA) Compliance Statement prepared by Technical Inner Sight Pty Ltd that accompanies this application concludes that the proposed building will be capable of providing disabled access compliant with Part D3 of the BCA and Access to Premises Standards and Section 2.6.2.2 of DCP 2013. Refer to the BCA Assessment Report submitted with this DA for further details.

The proposed development is for a small supermarket with a total GFA less than 1,000m<sup>2</sup> and is not classified as a large commercial development. The DCP 2013 provisions relating to installation of an electric wheelchair or scooter battery recharge point and a public payphone are not applicable to the proposal.

#### Car Parking and Vehicle Access

The proposed development complies with the DCP 2013 requirements regarding the design, access and location of car parking for new development in Pambula. All car parking spaces are provided on-site and comply with the minimum car parking required under DCP 2013. Vehicle access to the site will be via new vehicle access points on each street frontage as far as possible from the intersection of Merimbola Street and Bullara Street.

The Traffic Report prepared by Colston Budd Hunt & Kafes Pty Ltd details the specific requirements of the DCP 2013 with regards to total car parking numbers and concludes that *“the road network will be able to cater for the additional traffic from the proposed development”*. The proposed development is located within an existing centre and will support the ongoing future use of public transport services in the locality.

All pedestrian and vehicle movement on the site will be highly visible and the open site car parking layout will minimise any potential pedestrian and vehicle conflicts.

The proposed development complies with the requirements of DCP 2013 in relation to access as follows:

- A connection to the existing Council footpath along the site frontage to Merimbola Street will enable pedestrian access to the site.
- Optimises “overlooking” and “passive surveillance” of public places by providing an open and uncluttered layout for all external areas.
- Provides a wide, highly visible and well lit pedestrian access paths along the southern and western elevations of the proposed building.
- Provides separate pedestrian and vehicle access to the site to protect the amenity of the public domain and reduce potential conflict. Sufficient area is provided for service vehicles to manoeuvre into the loading without significantly impacting on customer vehicles.

- Access to and within the site will be accessible in accordance with Australian Standard AS1428.1-1993, Design for Access and Mobility – general.
- The proposed external pedestrian areas on the site will connect directly with the natural ground floor level of the proposed small supermarket.

### Ecological Sustainability

The proposed development provides the following Environmentally Sustainable Development measures in the building design and during operation to reduce energy consumption in accordance with Section 2.6.3.1 and Section 5.5 of DCP 2013:

- Glazing is proposed to the south elevation to provide maximum natural light whilst minimising direct sunlight and the associated heat load.
- Building fabric to meet or exceed the requirements under Section J of the BCA.
- High efficiency lighting for the entire building to reduce electricity consumption and air conditioning load.
- Use of entry/exit airlocks within the supermarket and other tenancies to minimise air loss and energy consumption.
- Installation of store freezer lids within the supermarket to minimise loss of chilled air.
- The landscaped area will incorporate drought resistant native plants.
- Outdoor lighting, signage and external lighting are controlled by automatic time switches and will be switched off during the daylight hours when not required.
- The site will implement limited lighting outside retail trading hours to prevent overuse and to minimise electricity usage.
- Use of water efficient fittings.
- Dedicated recycling storage area and staff training to advise of proper waste and recycling procedures.
- Installation of stormwater detention and treatment facilities.
- The site is accessible by public transport and is a short walk from the nearest bus stops which will minimise dependence on private motor vehicle trips.
- Provision of a minimum of five bicycle spaces on the western side of the building will encourage alternative modes of transport to and from the site.

A Sustainable Design Management Plan is not required to be submitted with the DA on the basis the proposed development is a commercial development that does not have a GFA that exceeds 1,500m<sup>2</sup>.

### Landscaping

Detail of the proposed on-site landscaping is provided on the proposed Site Plan held at **Appendix B** and on the landscape plan submitted with the DA.

The proposed development includes a landscaped planter bed located on the western side of the site and has a total area of 116.43m<sup>2</sup> which includes significant improved landscaping on the Council verge. The provision of landscaping on the site is commensurate with the limited landscaping provided on other commercial sites in the Town Centre within the business zone.

The proposed landscaping is proposed in order to improve visual amenity and enhance the urban character, promoting a safer and more liveable environment by demarcating the parking and loading areas from the pedestrian pathway. In this regard the proposed development complies with the relevant Development Principles in Section 2.6.3.2 of DCP 2013.

The implementation of the proposed landscaped area and OSD tank on the southern side of the site provides measures to minimise water runoff impacts on the surrounding catchment.

The proposed development provides a total of four trees within the on-site car parking area in accordance with the requirement of Section 2.6.3.2 of DCP 2013. The proposed tree planting will provide positive amenity, aesthetic and environmental impacts for the site and surrounding area. Further there is a number of parks,



nature reserves, beaches and waterways in close proximity to the site and accessible via a short walk or short drive for the use and enjoyment of staff and customers.

### Waste Management

The waste generated by the operation of the small supermarket on the site will be stored within bins located near the loading dock area for collection by service vehicles each week or as required. The waste storage area is located on the northern side of the site and is setback from the street frontage. The location of the waste storage area will not detract from the streetscape by virtue of the large setback, partial screening provided by the proposed landscaping and the diminutive scale of bins in comparison to the host building. A Waste Management Plan has been prepared by Milestone and is held at Appendix D of this report.

### Potable Water and Stormwater

Appropriate erosion and sediment control measures will be implemented during the construction of the proposed development. The proposed stormwater plan includes the use of grated drains, traditional stormwater pits and sag pits to control stormwater runoff and minimise pollutant impact on the catchment. The proposed development provides an integrated system for collecting, flood controlling and treating stormwater runoff via the use of OSD and stormwater pits/grated drainage devices.

A Soil Erosion and Sediment Control Plan is included with the Siteworks, Stormwater and Sediment and Erosion Control Plans prepared by Henry and Hymas dated July 2015 submitted with this DA. The plan satisfies the requirements of DCP 2013 and will be implemented in accordance with any relevant conditions of consent imposed by Council on the Development Consent.

### Building Design – Context and Articulation

The proposed external building colours are consistent with the preferred colours/palette outlined in Section 2.7.1.1 of DCP 2013. The proposed exterior wall and roof colours have been selected to emphasise a muted and subdued appearance that will complement the heritage items and conservation area of the Pambula Town Centre to the west of the site. The proposed development has a high quality architectural presentation and may have an influence to promote the future development of other vacant and underutilised sites within the Pambula Town Centre. The proposal will have a positive impact on the streetscape as demonstrated in the perspective image of the proposal (refer to **Figure 2**).

### Building Design – Built Form and Awnings

The proposed building incorporates a coordinated mix of external materials and finishes that complement the existing and desired future streetscape and character of the Pambula Town Centre. The proposed building has been designed to provide a well proportioned and high quality elevation treatment to the street frontages. The proposed building has a building height that complies with the maximum building height of 10m under LEP 2013 and responds to the surrounding commercial uses and is an appropriate bulk and scale for the site and the commercial zone.

The proposed development has a low scale built form and will sit comfortably as a new building within the streetscape. The proposed building is setback from the street frontages and the inclusion of *porte cochère* style awnings above the entrances to the small supermarket on the western and southern elevations reinforce the “human scale” of the development and will provide a high level of comfort to customers.

### Building Height

The overall building height of the proposed development adheres to the maximum 10m building height control under LEP 2013 and has a modulated facade and roof treatment that minimises the appearance of building height and visual bulkiness. The proposed development complies with the maximum height control and comprises predominantly a single storey building with a plant room in the rear (north eastern corner) of the site.

### Building Design – Corner Elements and Landmark Buildings

The proposed development complies with the objectives and specific requirements of DCP 2013 in relation to corner elements and landmark buildings as follows:

- The proposed building includes building frontages on the southern and western elevations that present as main street frontages.
- The shopfront wraps around the south western corner of the building.
- The south western corner of the building is a tall vertical element that reinforces the visually prominent corner location of the site.

The proposal will achieve a built form that is sympathetic to the existing and desired character of the adjoining streetscapes and compatible with the scale of adjoining retail development. The proposal combines contemporary building design and materials whilst respecting the site context and heritage character of the existing Pambula Town Centre.

The proposed development will have minimal environmental impact on the residential properties that are located approximately 50m to the east of the site from the proposed building.

### Building Design – Street Frontages

The proposed development complies with the provisions of Section 2.7.1.7 of DCP 2013 as follows:

- The proposed building provides a clear delineation between private and public land and will provide good sightlines for pedestrians on the site.
- The proposed development addresses the both street frontages of the site.
- Use of large glazed shopfronts that activate the ground floor and provide views into the retail floor area from the public domain.
- Awnings are provided to provide some protection to customers entering and exiting the building.
- The internal layout of the proposed supermarket can include an internal forecourt/foyer area to enable customers to open umbrellas and prepare for an exit from the premises with trolleys and shopping bags.
- The entrances to the retail tenancies are clearly delineated and legible for visitors to the site.

### Public Domain

The proposed development includes a high quality architectural design that incorporates a coordinated use of external finishes and external facade detailing that reflects the desired character of Precinct 2 of Pambula Town Centre. The proposal includes articulated facade treatments and provides an appropriate interface between private and public domains through a high quality architectural designed building with business identification signage, clearly defined car parking area and an uncluttered site layout with distinct customer and service/staff areas.

### Views and Vistas

The proposed development will not obstruct any significant view corridors from Merimbola Street or Bullara Street or from adjoining properties to the north and east. There are not significant views obtained from immediately adjacent sites and the site does not sit within a significant view corridor.

### Signage and Advertising

Section 5.11 of DCP 2013 relates to “Signage and Advertising”. The key principle for all new signage is to:

*“Ensure that the design and location of signage complements the development on which it is displayed and the amenity and character of the surrounding area.”*

The proposed signage adheres to the development standards contained in Section 5.11.1 of DCP 2013. The proposed signage is minimal and features only one business identification sign to each street frontage. The amount of signage proposed for the site is sympathetic to the site's location within a business zone and will implement high quality design and materials in a coordinated manner. The proposed signage is appropriate for the site as follows:

- The proposed number of signs is suitable for the scale of the proposed development, the corner site location and will not create visual clutter.
- The proposed signs will not dominate or detract from the appearance of the new building and other businesses in the vicinity of the site. The proposed signage will positively contribute to the character of the Pambula Town Centre.
- The proposed signs are located on the proposed building to maximise visibility for passing motorists and to customers entering the site.
- The proposed signs are positioned away from residential areas to the east of the site.
- The proposed signs located on the building will integrate appropriately with the design of the building, will give appropriate regard to the architectural features of the facade and will not dominate the appearance of the building when viewed from the street frontages. The location of the two signs above the lightweight awnings will contribute to the building design.

The design and total amount of signage proposed appropriately reflects the business zoning of the site and provides essential business identification of the retail offer to be provided by the proposed small supermarket operator on the site in a manner that is compatible with the B2 Local Centre Zone objectives and sensitive to other uses in the vicinity of the site.

An assessment of the proposed signage in relation to the key numerical controls of DCP 2013 is undertaken in **Table 2**.

**Table 2: DCP 2013 – Signage Assessment of Key Controls**

DCP 2013 Control	Proposal	Compliance
Not more than 40% of any wall surface visible from a public place or reserve will be covered by signage	The proposal includes the following signs: <ul style="list-style-type: none"> <li>• 2 x wall mounted internally illuminated signs measuring 6.111m (w) x 0.4m (h) located on the Merimbola Street and Bullara Street frontages above the glazed shopfront in the south western corner of the proposed supermarket building.</li> </ul>	<b>Complies.</b>  The proposed signs have an signage area of 2.44m <sup>2</sup> which equates to approximately 1.5% of the total elevation area of the building to the street frontages.
At least 50% of front windows will remain uncovered by signage (including lifestyle signage).	The proposed glazing is not proposed to feature signage as part of this DA.	<b>Complies.</b>
On commercial buildings the total number of signs, including those signs which have been identified as exempt development, will not exceed 5 per site. Of these 5 signs, a maximum of 4 are permitted at ground level or on the ground floor façade of the building, and 1 on the upper storey façade of the building.	A total of two signs are proposed on the building.	<b>Complies.</b>
Signage must be designed and located so	The proposed signs are	<b>Complies.</b>

that they do not obscure driver's views of other cars, pedestrians, traffic signals and signage.	located at the upper level of the proposed building and setback from the street boundaries.	The proposed signs will not obscure sight lines of drivers or pedestrians.
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### 5.2.2 Development Control Plan No. 7 – Off Street Car Parking

Section 5.9 "Off-street Car and Bicycle Parking" provides development standards relating to the provision of car parking for development within the Bega Valley LGA. The following rates are applicable to the proposed development:

*"Commercial premises:*

*Car spaces: 1 parking space per 25m<sup>2</sup> gross floor area ground floor, 1 parking space per 40m<sup>2</sup> gross floor area above ground floor except for retail which will be 1 space for 25m<sup>2</sup>*

*Bicycle parking 1 space per 200m<sup>2</sup> of gross floor area for development or redevelopment of over 1000m<sup>2</sup> of total floor space."*

*"Of the car parking spaces required a minimum of one disabled persons space is to be provided per development, plus 1 per 25 spaces designed in accordance with the Australian Standard 2890.6 "*

**Table 3** provides an assessment of the car parking generated by the proposed development.

**Table 3: DCP 2013 – Off Street Car Parking Assessment**

Floor Area Component	Floor Area	DCP 2013 Car Parking Rate (area based on GFA definition in LEP 2013)	Off Street Car Parking Spaces Generated	Complies
Supermarket/shop use	919.97m <sup>2</sup>	1 space per 25m <sup>2</sup>	37 including three disabled car spaces	<b>Complies.</b> The proposed development provides 37 on-site car parking spaces including three disabled car parking spaces.

Whilst not required to provide any bicycle parking the proposed development provides a total of five bicycle parking spaces along the western side of the site.

### 5.3 Section 79C of the Environmental Planning and Assessment Act 1979

Section 79C(1) of the Act requires the following matters be considered in the assessment of the proposed development.

5.3.1 *Impact of the development including the environmental impact of the development on both the natural and built environment and social and economic impacts on the locality.*

#### Built Form, Neighbourhood Character and Visual Bulk

The proposed development, by inclusion of high quality urban design solutions and implementation of a high quality streetscape presentation will provide a significant positive contribution to the streetscape and locality. The proposed development of the site will activate a large commercial zoned lot within the Pambula Town Centre and provide a high quality retail development with a suitable built form presentation in an accessible location.

The proposed development will provide a high quality retail facility and will not have an adverse impact on the amenity of adjoining properties in the area, nor the surrounding road network with regard to traffic generation or the amenity of the locality. The proposed development is supported by the expert reports submitted with the DA including but not limited to the Noise Impact Assessment, Flood Assessment Report, Traffic Report and Economic Impact Assessment Report.

The building form of the proposal is compatible in scale to nearby existing commercial development and the detailing and external materials proposed ensure that the completed appearance of the building and diversity in elevation treatment will positively contribute to the streetscape and present an appropriate urban design outcome of high architectural integrity. The proposed development includes well-articulated treatment of elevations and a modulated roof form that will provide visual and architectural interest.

The proposed development supports the principles of urban consolidation, through the expansion and improvement of a vacant business zoned site and the use of existing public transport and roads infrastructure.

The proposed development will not have any significant adverse impacts on the amenity of surrounding land uses or pedestrian amenity within the site as a result of overshadowing. Shadowing created by the proposed building will fall primarily onto the car park area in the morning and midday periods and onto the adjoining residual land (proposed Lot A) in the afternoon.

Overall the proposed development has a modest building height and scale which is sympathetic to existing development within Pambula Town Centre. The proposed building will have a contemporary character with coordinated external materials textures and colour scheme that reflects the character of the area. The building is of a scale that is commensurate to other commercial buildings to the west and north of the site including the Mitre 10 Hardware Store at 10 Toallo Street, Pambula. The proposal provides an appropriate design response which addresses the site's corner location and provides interest to the streetscape.

### BCA Compliance

Technical Inner Sight Pty Ltd has prepared an assessment of the proposed development against the deemed to satisfy provisions of the BCA, and that analysis accompanies this application. Subject to detailed design as part of the Construction Certificate process, the proposed development is capable of compliance with the relevant requirements of the BCA.

### Utilities

Adequate utility services are available to the site and are able to meet the needs of the proposed development.

### Noise

The proposal seeks delivery hours from 7am to 10pm, Monday to Saturday and 9am to 10pm, Sundays. The proposed schedule will ensure that the delivery of fresh produce and grocery goods are available to customers when the supermarket commences trade each day.

A Noise Impact Assessment prepared by Acoustic Logic Pty Ltd is submitted with the DA and assesses the potential impacts of the proposed development on the nearest affected receivers and concludes that the proposed delivery hours are acceptable for the site and will not result in any significant adverse noise related amenity impacts.

The proposed loading facilities are specifically designed to accommodate operational requirements of the proposed supermarket. Noise impacts resulting from loading dock activities and truck movements will be minimal by virtue of the expected low number of truck deliveries to the site daily and the acoustic attenuation construction materials that are recommended by the Noise Impact Assessment report.

Construction activities will be limited to the Office of Environment and Heritage recommended standard hours of 7am-6pm Monday to Friday and 8am-1pm Saturdays, with no audible work on Sundays and/Public Holidays.

Overall, the proposed development has been designed to minimise any noise impacts on the surrounding environment.

### Natural and Cultural Environmental Heritage

The proposed development will not adversely affect any element of the natural or cultural environmental heritage.

### Social and Economic Impacts

The proposed development has been designed to optimise the achievement of potential social benefits, including those related to access, employment, security and safety and community structure.

An Economic Impact Assessment has been prepared by Location IQ and concludes the following:

- *"The development will reduce the current requirements for residents to travel to Merimbula and Eden to complete their weekly supermarket shop and will help promote price competition;*
- *Residents of the main trade area will be provided with a wider range of affordable and conveniently located food and grocery facilities in one easy to access location;*
- *The development will create additional employment, both during the construction period, and more importantly, on an ongoing basis once the project is completed and operational;*
- *The development will strengthen the local retailers within Pambula through the increase of customers from the opening of the supermarket visiting the existing complementary retailers that would otherwise be directed to facilities beyond Pambula; and*
- *That the combination of the substantial positive economic impacts from the proposal, serve to more than offset the trading impacts that could be anticipated for a small number of the existing retail stores in the region. Further, the impacts would not threaten the viability of any of these retailers or centres."*

Overall the proposed development will have a positive economic and social impact on Pambula and the surrounding locality. The proposed development will involve the development of a vacant and underutilised parcel of land with flow on social and economic benefits related to the provision of a new modern retail offer on the site and improved viability of existing surrounding local businesses within the Pambula Town Centre.

### Community Safety

The public safety and security arrangements proposed for the development are of a high standard, and are specifically consistent with the objectives of Crime Prevention Through Environmental Design (CPTED), which seeks to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- Removing conditions that create confusion about required norms of behaviour.

There are four central principles of CPTED – surveillance, access control, territorial reinforcement and space management. The proposed development achieves a good level of building security and public safety through a combination of passive and active systems. The site is a corner location that receives good visibility from the adjoining street frontages. The proposed development includes glazed shopfronts that will provide passive surveillance into the retail floor area of the proposed supermarket and views out to Merimbola Street

and Bullara Street. The site layout enables clear line of sight within the car park and entrances to the building and is free of any entrapment zones or concealed spaces.

Clear signage will be provided to delineate staff and back of house areas from customers. All staff only access areas will be secured via physical barriers such as solid doors and double locks. In addition, all staff will be trained in the management of all security and emergency related operational procedures.

### Waste Management

Waste Management for the proposed development would implement a 'reduce, reuse and recycle' methodology for the construction and operational phases. Adequate storage is provided on-site for waste and recycling generated that would be removed by an independent commercial waste contractor as required.

A Waste Management Plan prepared by Milestone is held at **Appendix D** of this report.

### 5.3.2 *Suitability of the Site for the Development*

The site is ideally suited to retail land use as it is located in a zone identified for business development within Pambula Town Centre. The site is currently vacant, underutilised land parcel and the proposal will activate this large commercial site. The site enjoys a high level of both local and regional road accessibility and is located proximate to a substantial residential and employment catchment. Bus routes run near the site and provide public transport access for the community and tourists. The proposed development is of a style and character appropriate to the locality.

### 5.3.3 *Any submissions made in accordance with the Act or Regulation*

The proposed development will be publicly notified in accordance with Council's notification provisions. On receipt of any submissions made during that exhibition period the proponent will prepare a response to those submissions.

### 5.3.4 *The Public Interest*

The proposed development is considered to be in the public interest as it facilitates the orderly growth and development of land zoned for business and retail purposes that is well served by existing transport and utilities infrastructure. The proposed development will enhance employment opportunities for local residents and is therefore able to facilitate reduced journey to work times and encourage utilisation of existing public transport services.

The proposed development has been carefully designed to accord with State and local planning policies and can provide beneficial social, economic and safety outcomes. The proposed development is of a scale and intensity that is consistent with desired future character of Pambula Town Centre, whilst respecting surrounding residential amenity. Of particular relevance is the compliance of the development as proposed, with the aims, objectives and specific provisions of LEP 2013 and DCP 2013.

Importantly, the proposed development supports greater shopping choice for fresh food and grocery items in the local and broader community for both residents and workers. It facilitates the activation of a corner site, and promotes social opportunities and interaction, as well as improved pedestrian amenity which are in the public interest.

## 6. CONCLUSION

The proposal seeks Council's development consent for site works, construction and use of a new single storey building as a new supermarket with associated of business identification signage, landscaping, loading dock for 19m articulated vehicles and car parking for 37 vehicles. The proposed development includes the subdivision of the site into two lots, one lot containing the proposed supermarket building and the second lot comprising the residual land. The development will include a mechanical plant room above the loading dock area at the rear of the building.

The submitted Architectural Plans, supporting expert reports and carefully resolved architectural form and site design have been influenced by the site's context and the applicable planning framework. The proposed development will provide a modern retail facility and a positive economic and social impact for Pambula. The proposal has a high quality architectural design that will contribute positively to the desired future character of Pambula Town Centre.

The proposed development achieves compliance with the key town planning controls within the Bega Valley LEP 2013 and Bega Valley DCP 2013 including development standards relating to building height, car parking, signage and landscaping. The proposal complies with the objectives relating to FSR in the absence of numerical LEP 2013 controls. The site is located in a flood affected area and the proposed development has been designed to minimise flood related impacts on property and human life.

This comprehensive environmental assessment of the proposed development has demonstrated that overall the proposed redevelopment will have minimal adverse environmental impacts. The proposed development demonstrates high level environmental performance and provides significant social and economic benefits. In addition it:

- Is environmentally sensitive, being designed to minimise any impact on the environment and amenity of the locality;
- Has been designed, and will be constructed and operate within the flooding constraints of the site and will maintain the safety of customers and staff on the site in a flood event;
- Contributes to the diversity of retail development of Pambula Town Centre;
- Is consistent with the aims of the LEP 2013, the objectives of the B2 Local Centre Zone and aims and objectives of DCP 2013;
- Will ensure the Pambula Town Centre will develop in an integrated manner that reflects community desires and development needs;
- Is an appropriate planning and urban design response that respects the heritage character of Pambula;
- Is a safe, accessible and commercially viable retail development; and
- Is an equitable, efficient use of highly accessible commercial land and will contribute positively to the desired future character of Pambula and public domain.

In light of the benefits of the proposed development and in the absence of any significant adverse environmental, social and economic impacts, Council's approval of the development is sought.

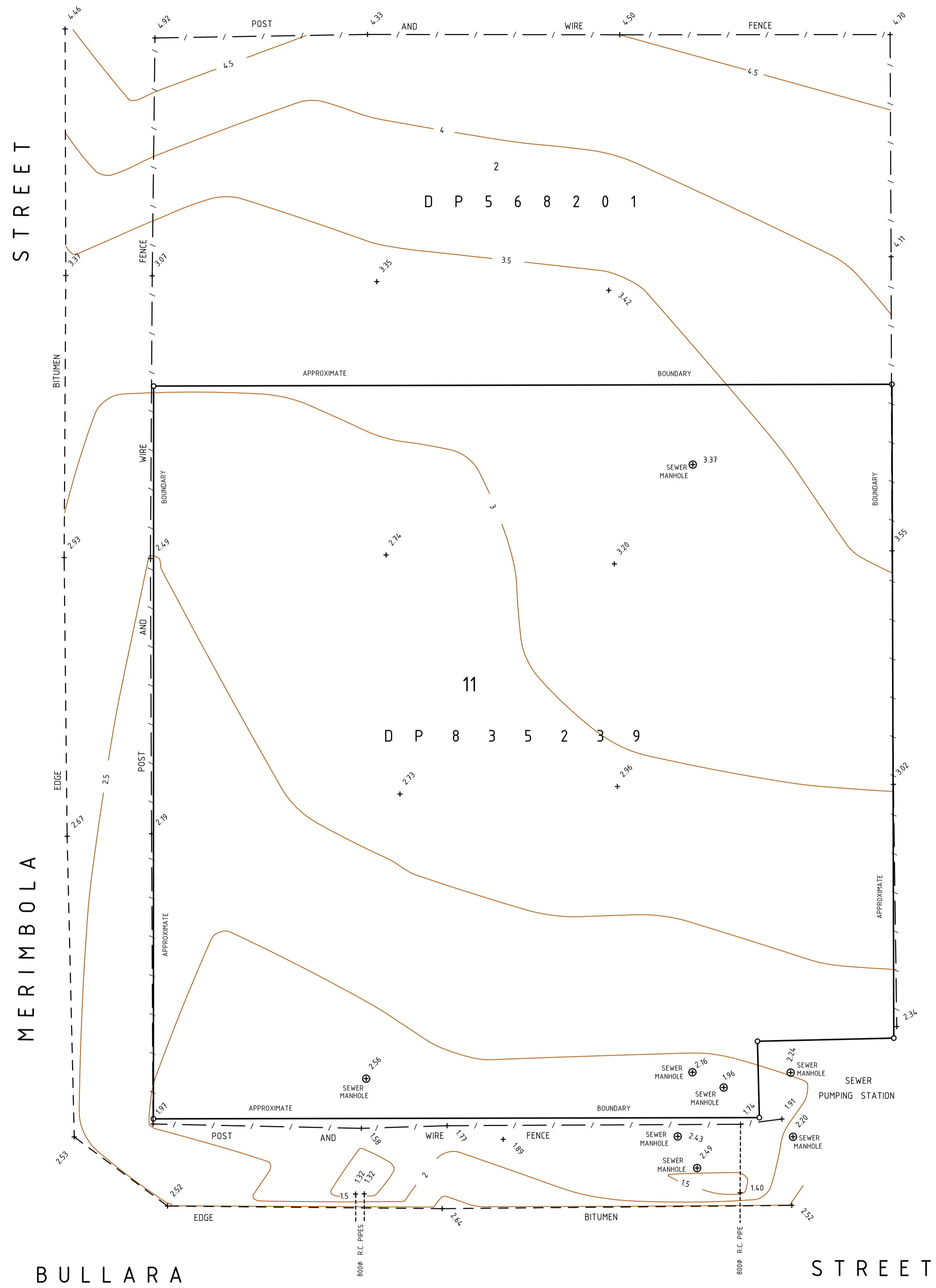
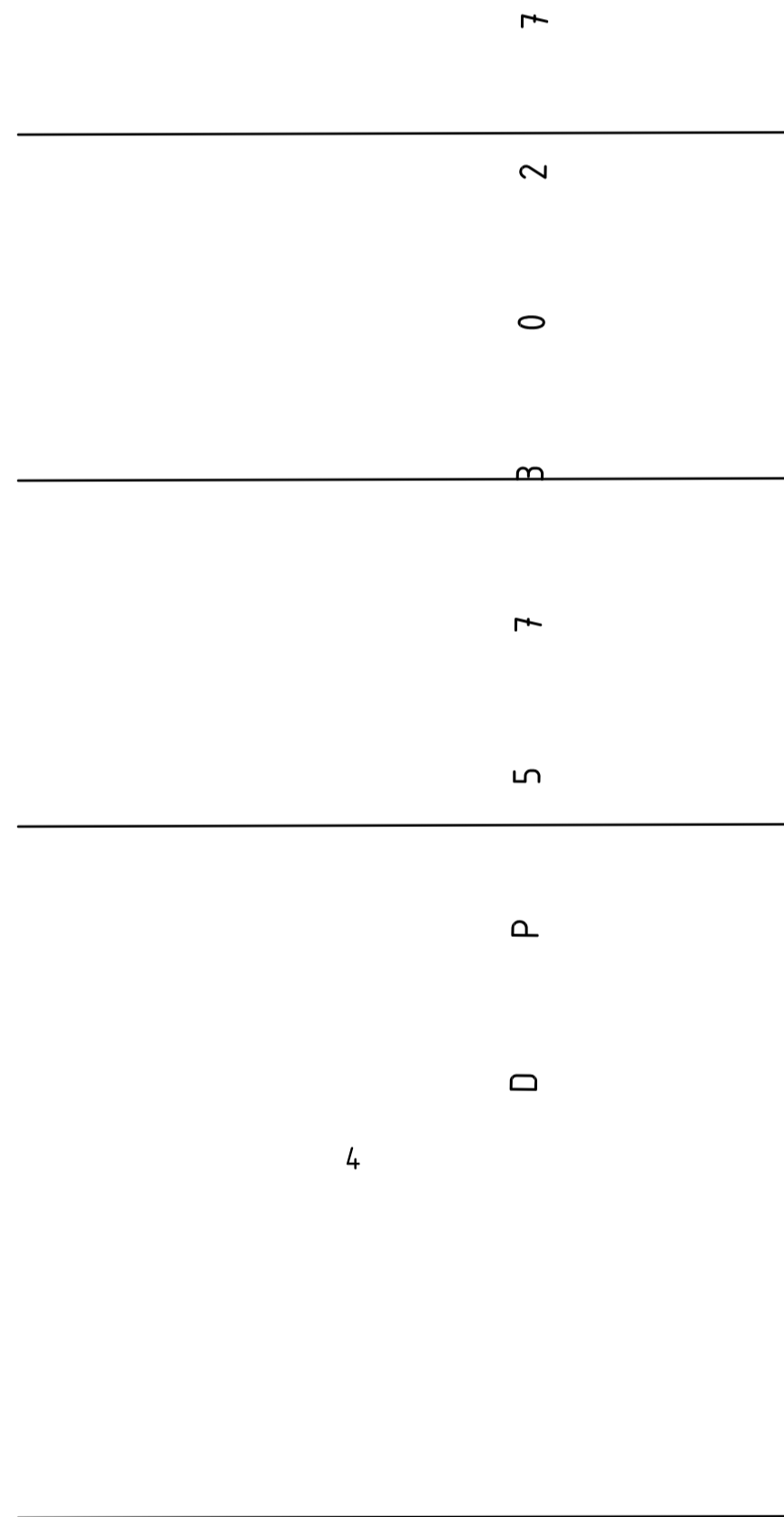
**MILESTONE (AUST) PTY LIMITED**



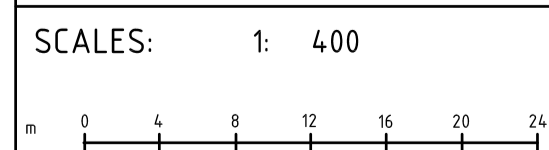
## Appendices

### APPENDIX A. SURVEY PLAN PREPARED BY CADDEY SEARL AND JARMAN

**NOTE:**  
 THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY OR BY FIELD SURVEY. SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY.  
 PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.  
**DIAL BEFORE YOU DIG - Phone 1100**



CAUTION: DO NOT SCALE



DATUM: AHD  
 ORIGIN: SSM54794 RL4.396 (AHD)

COUNCIL: BEGA VALLEY  
 PARISH: PAMBULA  
 COUNTY: AUCKLAND  
 DESIGN SPEED:  
 CONTOUR INTERVAL: 0.5m  
 DATE OF SURVEY: 28TH AUGUST 2002

DRAWN: MB  
 DESIGN: SURVEY: MB  
 SHEET NO: REF. NO: 41374  
 D.A. NO:

SHEET DESCRIPTION:  
 CLIENT: J. GARNER

**CADDEY SEARL AND JARMAN**  
 CONSULTING SURVEYORS AND VALUERS  
 10 CANNING ST  
 IPO BOX 2591  
 BEGA NSW 2550  
 PHONE: 02-6492 2933  
 FAX: 02-6492 2934  
 EMAIL: csj@csj.com.au

Registered Surveyor  
 CAD DETAILS:  
**A1** 41374CD.DWG

PROJECT: CONTOUR AND DETAIL OF  
 CNR MERIMBOLA & BULLARA STREETS  
 LOT 11, DP 835239 & LOT 2  
 DP 568201 - PAMBULA

ISSUE	AMENDMENT	DATE

## Appendices

### APPENDIX B. ARCHITECTURAL PLANS PREPARED BY OZTAL ARCHITECTS



DRAWING INDEX:

DWG No:	DESCRIPTION:	SCALE:
A000	Cover Sheet	
A001	Site Analysis	
A002	Sub-Division Design Concept	
A003	Site Plan	
A100	Floor Plan	
A101	Roof Plan	
A200	Elevations	
A201	Colour / Material Selections	
A202	Streetscape	
A300	Sections	
A400	Fire Hydrant Pump Room	

KEY:

AC	AIR-CONDITIONING UNIT	lin	LINEN CUPBOARD
AD/H	ADAPTABLE HOUSING	NGL	NATURAL GROUND LINE
BED	BEDROOM	P	PANTRY
bcm	BROOM CUPBOARD	PWR	POWDER ROOM
CSD	CAVITY SLIDING DOOR	POS	PRIVATE OPEN SPACE
CL	CENTRE LINE	RWT	RAIN WATER TANK
CTS	CENTRES	RFL	REDUCED FLOOR LEVEL
CL	CEILING LEVEL	SD	SLIDING DOOR
cupb	CUPBOARD	S	STORE
D	DOOR	st	STOVE
dp	DOWN PIPE	S.U.	SURVEILLANCE UNIT
MB	ELECTRICAL METRE BOX	V	VISITOR CARPARK
ENS	ENSUITE	WIR	WALK IN ROBE
eq	EQUAL	WMO	WALL MOUNTED OVEN
FFL	FINISHED FLOOR LEVEL	robe	WARDROBE
FHR	FIRE HOSE REEL	WM	WASHING MACHINE
FH	FIRE HYDRANT	WC	WATER CLOSET
FL	FLOOR LEVEL	W	WINDOW
F	FRIDGE	FHSD	FULL HEIGHT SLIDING DOOR
GFA	GROSS FLOOR AREA	SH	SHELVES
GL	GROUND LINE		
hp	HOT PLATE		
LDRY	LAUNDRY		

# Proposed Supermarket

Lot 11 DP 835239 Pambula NSW  
Great Southern Developments

DWG NO: A000  
DATE: 03.09.15  
PROJECT NO: 15868  
ISSUED FOR: Development Application

OZTAL

ARCHITECTS

FIRST FLOOR DICKSON SQUARE DICKSON  
GPO BOX 2170 CANBERRA CITY ACT 2601

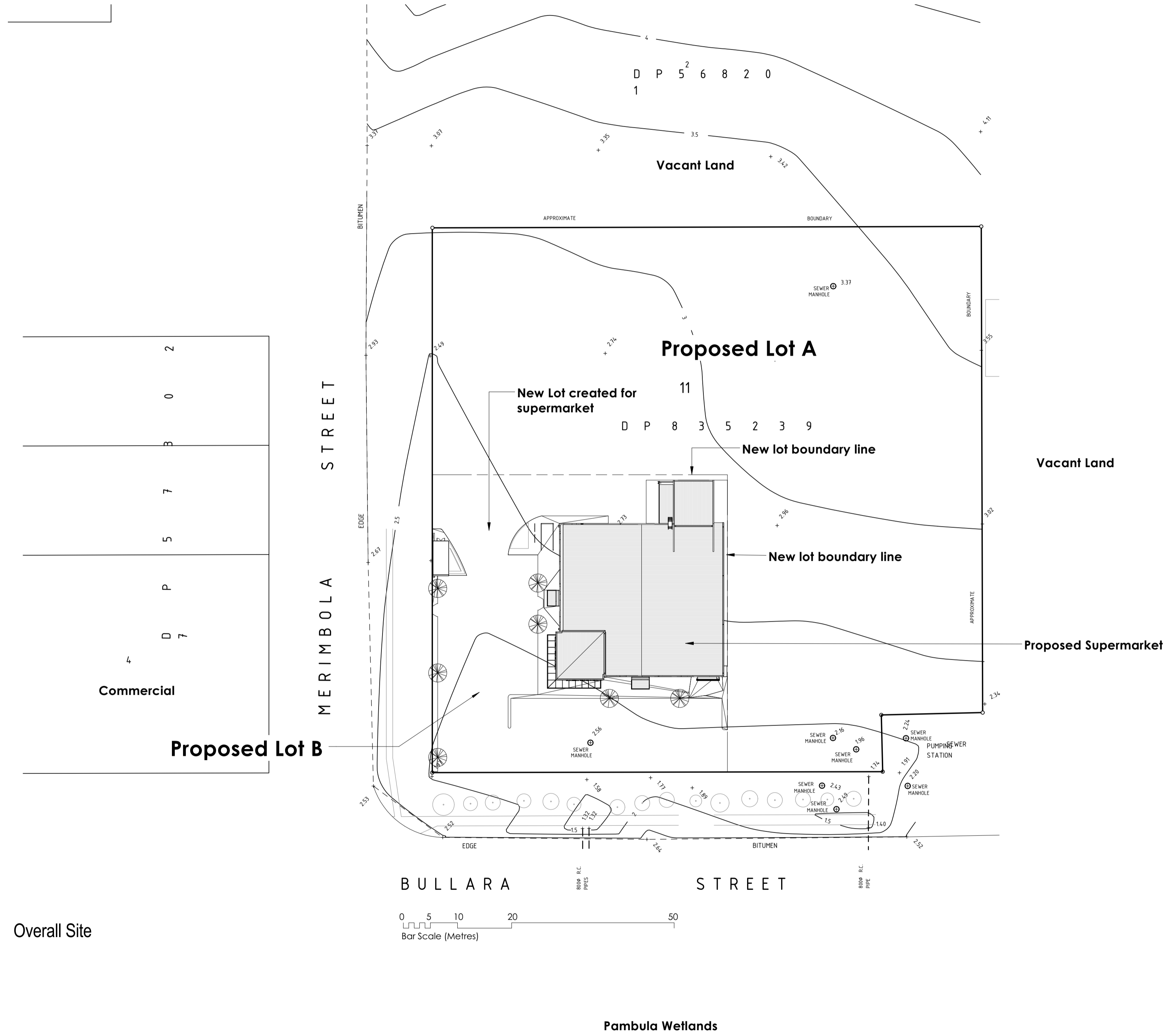
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FAX: (02) 6257 3385 ST LEONARDS NSW 2065

PH: (02) 9906 1922  
FAX: (02) 9439 0255



Location Plan  
NTS

□ - Proposed Site



Overall Site

PRECINCT 2 - MIXED RESIDENTIAL / COMMERCIAL  
ZONE: B2 LOCAL CENTRE

**AREA ANALYSIS**  
EXISTING SITE AREA: 10013.78m<sup>2</sup>  
PROPOSED LOT A AREA: 7019.24m<sup>2</sup>  
PROPOSED LOT B - SUPERMARKET AREA: 2994.54m<sup>2</sup>  
SUPERMARKET GFA: 919.97m<sup>2</sup>

**CARPARKING ANALYSIS**

REQUIRED  
1 PARKING SPACE PER 25M<sup>2</sup> GROSS FLOOR AREA GROUND FLOOR FOR COMMERCIAL PREMISES - INCLUDING BUSINESS, OFFICE AND RETAIL PREMISES.  
REQUIRED - 37 CAR SPACES

OF THE CAR PARKING SPACES PROVIDED 1 DISABLED PERSONS SPACE IS TO BE PROVIDED PER DEVELOPMENT, PLUS 1 PER 25 SPACES DESIGNED IN ACCORDANCE WITH THE AUSTRALIAN STANDARD 2890.6

PROVIDED  
37 CAR SPACES INCLUDING 3 DISABLED CAR SPACES.  
BICYCLE PARKING - N/A

**LANDSCAPE AREA**  
PROPOSED LANDSCAPE: 116.43m<sup>2</sup>

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NOMINATED ARCHITECT:  
NICK PELLER  
NSW REGISTRATION NO:  
5428

**OZTAL**  
ARCHITECTS

PROJECT ADDRESS:  
Lot 11 DP 835239 Pambula  
NSW

PROJECT NAME:  
Proposed Supermarket

SCALE: 1 : 500@A1  
DATE: 03.09.15  
DESIGNED / NP,DK/DK  
DRAWN:  
JOB No: 15868  
DWG No: A001 REV:  
DRAWING STATUS: Development  
Application

DRAWING TITLE:  
Site Analysis

CLIENT:  
Great Southern  
Developments

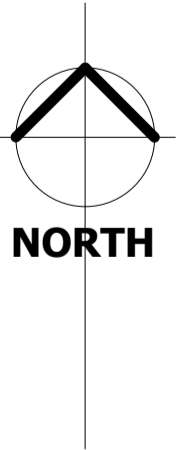
Rev DESCRIPTION: BY: DATE:



Sub-Division Design Concept  
SCALE:1:500@A1



Sub-Division Design Concept 2  
SCALE:1:500@A1



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ARCHITECTS

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FAX: (02) 9439 0255  
NOMINATED ARCHITECT:  
NICK PELLE  
NSW REGISTRATION NO:  
5428

**LEGEND**

Potential Built Form

Potential Parking

PROJECT ADDRESS: Lot 11 DP 835239 Pambula NSW	PROJECT NAME: Proposed Supermarket	SCALE: As indicated
DRAWING TITLE: Sub-Division Design Concept	CLIENT: Great Southern Developments	DATE: 03.09.15
Rev DESCRIPTION:	BY: DATE:	DESIGNED / DRAWN: NP,DK/DK
		JOB No: 15868
		DWG No: A002
		REV: Application
		DRAWING STATUS: Development Application

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH CONSULTANTS DOCUMENTATION.

ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE OWNERS. VARIATIONS TO PLAN AND SPECIFICATION SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS.

ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA.

DO NOT SCALE OFF DRAWINGS.

FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION E CLAUSE E1.6 OF THE BCA.

PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E CLAUSE E1.6 OF THE BCA.

FIRE EXTINGUISHERS SHALL COMPLY WITH AS 2444.

ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH C1.10 OF THE BCA.

ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO PLUMBING CODES AND THE BCA.

PROVIDE IMPERVIOUS WALL TO FLOOR JOINT TO THE PERIMETER OF ALL WET AREAS

WATERPROOFING SHALL COMPLY WITH C1. F1.7 OF THE BCA.

CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION

EGRESS

REQUIRED PATHS OF EXIT BE IN ACCORDANCE WITH PART D1.4 OF THE BCA THE UN-OBSTRUCTED HEIGHT MUST BE NO LESS THEN 2.0M EXCEPT AT DOORWAYS WHERE THE HEIGHT MAY BE REDUCED TO 1.98M. THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OF TRAVEL TO AN EXIT, EXCEPT AT DOORWAYS MUST BE 1.0M MINIMUM.

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE BCA

PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO AS 2293.1

EXITS MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE, AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS

OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE BCA A REQUIRED EXIT DOOR MUST BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES THE PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1200MM FROM THE FLOOR

LIGHTING

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS 2293.1 AND PART E4.2 OF THE BCA INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO BCA REQUIREMENTS

PROVIDE ARTIFICIAL LIGHTING TO AS 1680

ACCESSIBILITY

ACCESS FOR PEOPLE WITH DISABILITIES SHALL COMPLY WITH PART D3 OF THE BCA AND AS 1428.1

DISABLED PERSON TOILETS SHALL COMPLY WITH AS 1428.1

DISABLED PERSON WC SHALL HAVE ADEQUATE FACILITIES FOR THE DISPOSAL OF SANITARY TOWELS AND A SHELF MUST ALSO BE PROVIDED.

DISABLED PERSON CAR PARKING SHALL BE IN ACCORDANCE WITH D3.5

TACTILE INDICATORS.

PROVIDE TACTILE INDICATORS IN ACCORDANCE WITH D3.8 OF THE BCA AND AS 1428.1 AT THE ENTRANCE TO THE CARPARK AREA AND AT THE APPROACH TO THE STAIRWAY

THE BUILDING ACCESS SHALL HAVE A SLIP RESISTANT SURFACE

PROVIDE BRAILLE AND TACTILE SIGNS TO IDENTIFY SANITARY FACILITIES

SARKING

INSTALL ROOF SARKING TO AS/NZ 4200 PARTS 1 AND 2.

IMPORTANT NOTE

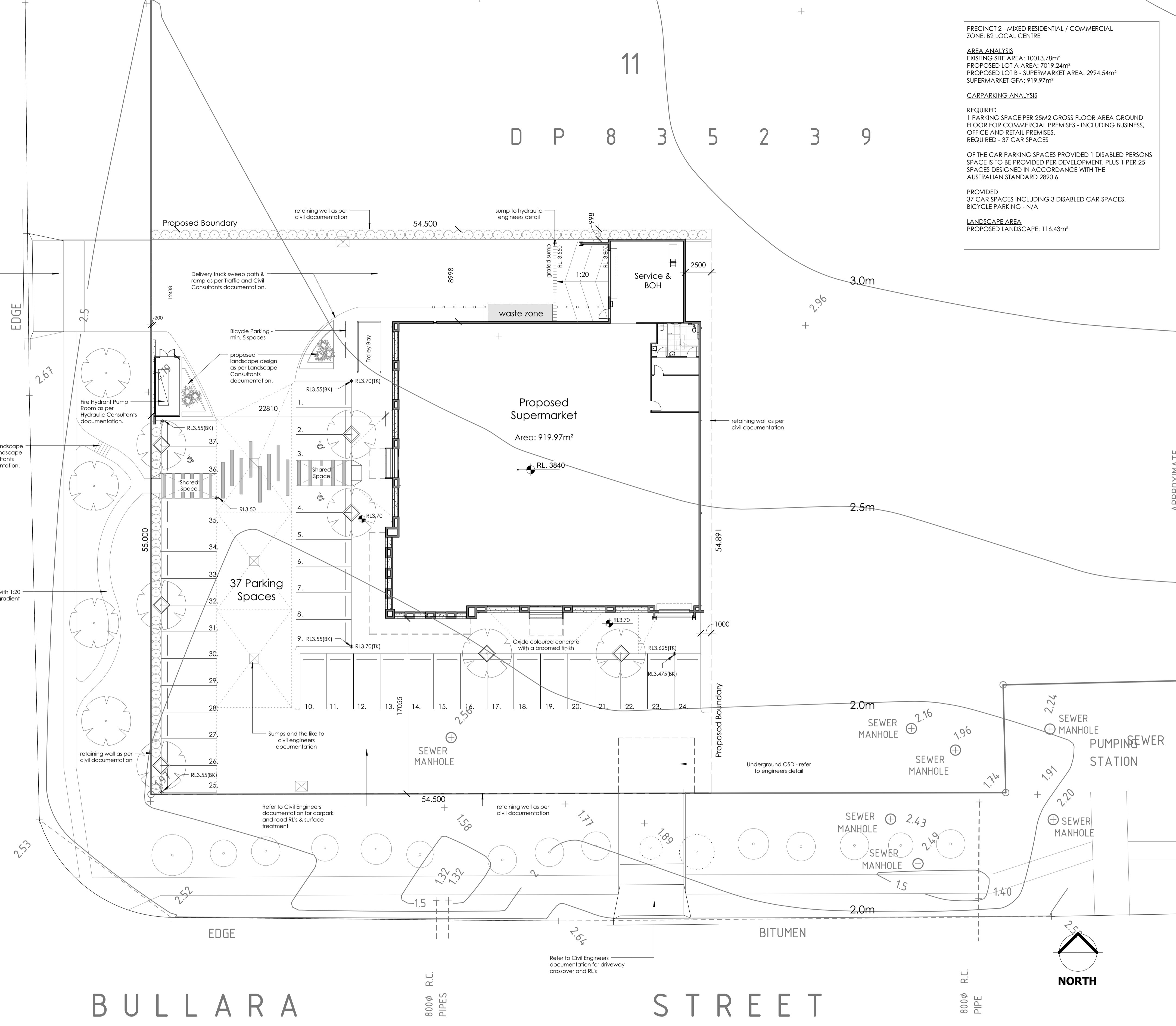
THIS PLAN IS PREPARED FOR THE CLIENT FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY THE CLIENT

SERVICES AND INFORMATION SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD

IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.

MERIMBOLA STREET



PRECINCT 2 - MIXED RESIDENTIAL / COMMERCIAL ZONE: 82 LOCAL CENTRE

**AREA ANALYSIS**

EXISTING SITE AREA: 10013.78m²  
 PROPOSED LOT A AREA: 7019.24m²  
 PROPOSED LOT B - SUPERMARKET AREA: 2994.54m²  
 SUPERMARKET GFA: 919.97m²

**CARPARKING ANALYSIS**

REQUIRED

1 PARKING SPACE PER 25M2 GROSS FLOOR AREA GROUND FLOOR FOR COMMERCIAL PREMISES - INCLUDING BUSINESS, OFFICE AND RETAIL PREMISES.

REQUIRED - 37 CAR SPACES

OF THE CAR PARKING SPACES PROVIDED 1 DISABLED PERSONS SPACE IS TO BE PROVIDED PER DEVELOPMENT, PLUS 1 PER 25 SPACES DESIGNED IN ACCORDANCE WITH THE AUSTRALIAN STANDARD 2890.6

PROVIDED

37 CAR SPACES INCLUDING 3 DISABLED CAR SPACES.

BICYCLE PARKING - N/A

**LANDSCAPE AREA**

PROPOSED LANDSCAPE: 116.43m²

Site Plan.

**OZTAL**  
 ARCHITECTS

**LEGEND**

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 FAX: (02) 6252 3385  
 LEVEL 2 421 PACIFIC HIGHWAY  
 ST LEONARDS NSW 2058  
 PH: (02) 9906 1922  
 FAX: (02) 9439 0255  
 NOMINATED ARCHITECT:  
 NICK PELLE  
 NSW REGISTRATION NO:  
 5428

DRAWN: MB  
 DESIGN:

SHEET DESCRIPTION:

**CADDEY SEARL AND**  
 JARMAN SURVEYORS AND

PROJECT ADDRESS:  
 Lot 11 DP 835239 Pambula NSW

PROJECT NAME:  
 Proposed Supermarket

DRAWING TITLE:  
 Site Plan

CLIENT:  
 Great Southern Developments

SCALE: 1 : 200 @ A1

DATE: 03.09.15

DESIGNED / NP, DK/DK

DRAWN:

JOB No: 15868

DWG No: A003

DRAWING STATUS: Development Application

EGA  
 ALLEY  
 AMBULA

CONTOUR  
 ON MERIMBOLA STREET

PRECINCT 2 - MIXED RESIDENTIAL / COMMERCIAL  
ZONE: B2 LOCAL CENTRE

**AREA ANALYSIS**  
EXISTING SITE AREA: 10013.78m<sup>2</sup>  
PROPOSED LOT A AREA: 7019.24m<sup>2</sup>  
PROPOSED LOT B - SUPERMARKET AREA: 2994.54m<sup>2</sup>  
SUPERMARKET GFA: 919.97m<sup>2</sup>

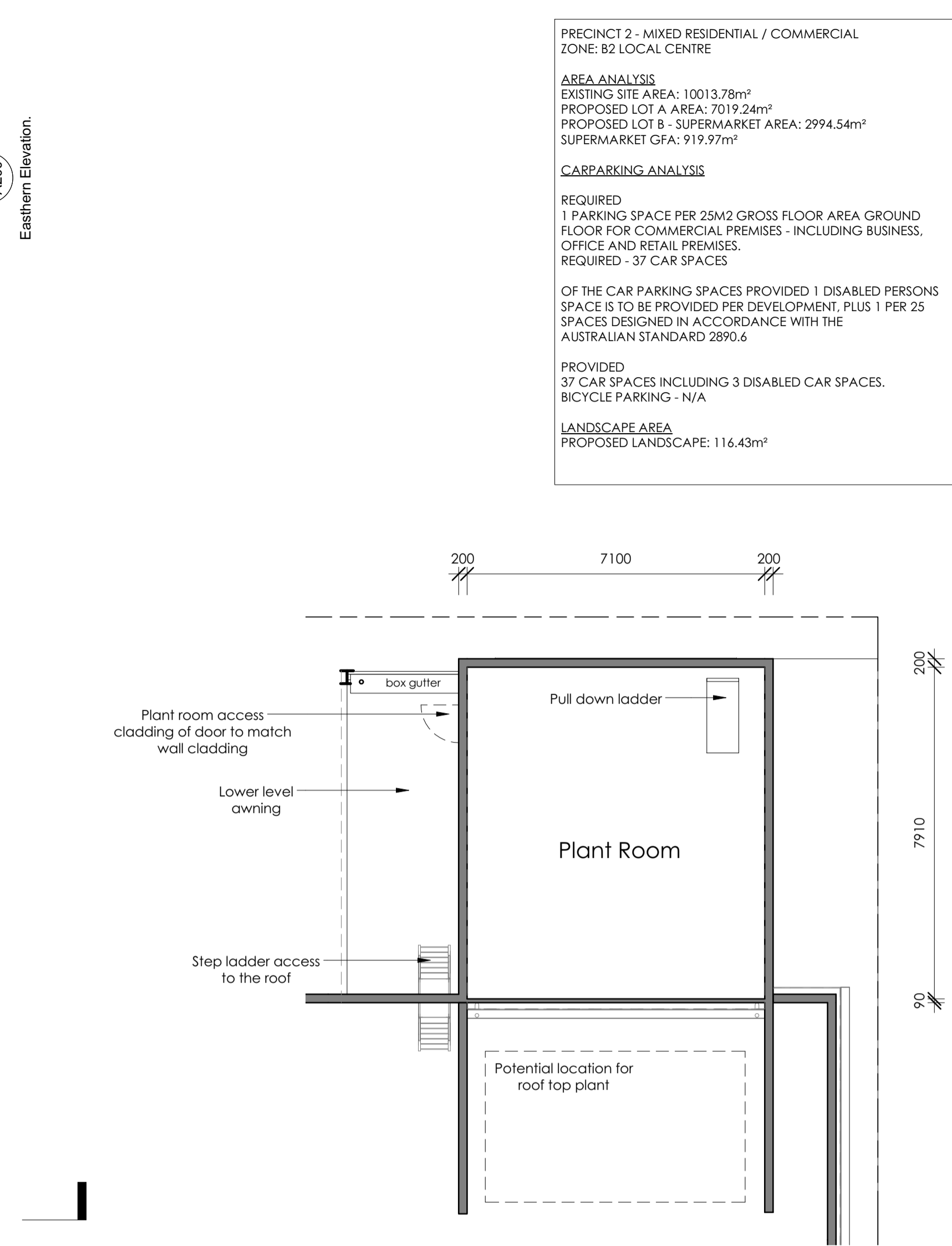
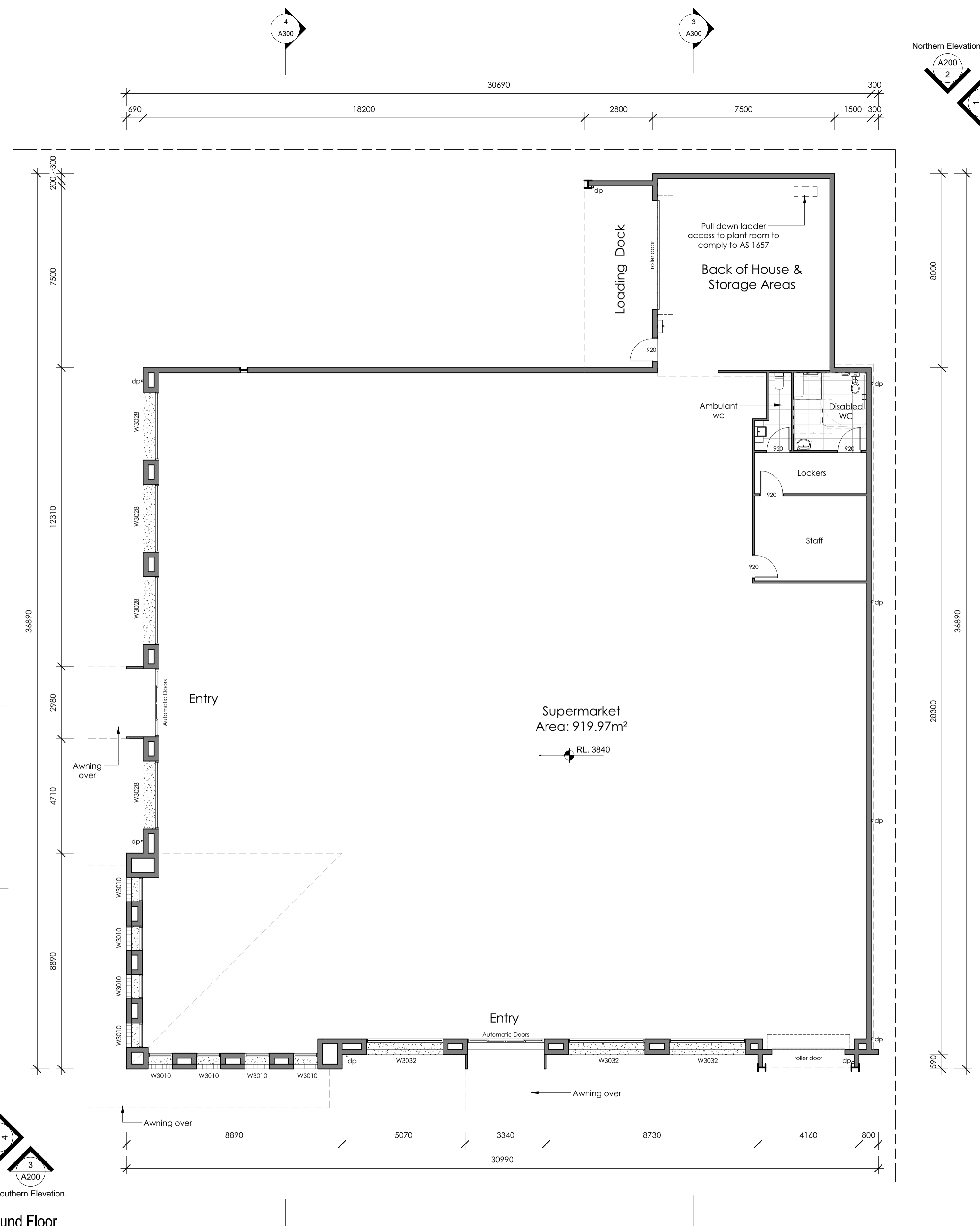
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PROVIDED  
37 CAR SPACES INCLUDING 3 DISABLED CAR SPACES.  
BICYCLE PARKING - N/A

**LANDSCAPE AREA**  
PROPOSED LANDSCAPE: 116.43m<sup>2</sup>



Western Elevation.  
Southern Elevation.  
Ground Floor



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NOMINATED ARCHITECT:  
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NSW REGISTRATION NO:  
5428

**LEGEND**



PROJECT ADDRESS:  
Lot 11 DP 835239 Pambula  
NSW

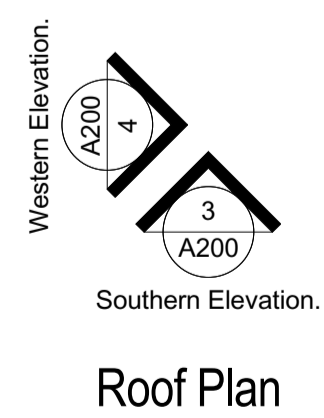
PROJECT NAME:  
Proposed Supermarket

SCALE: 1 : 100@A1  
DATE: 03.09.15  
DESIGNED / NP,DK/DK  
DRAWN:  
JOB No: 15868  
DWG No: A100 REV:  
DRAWING STATUS: Development Application

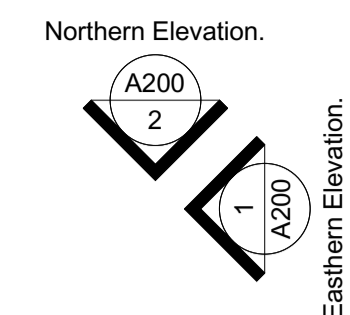
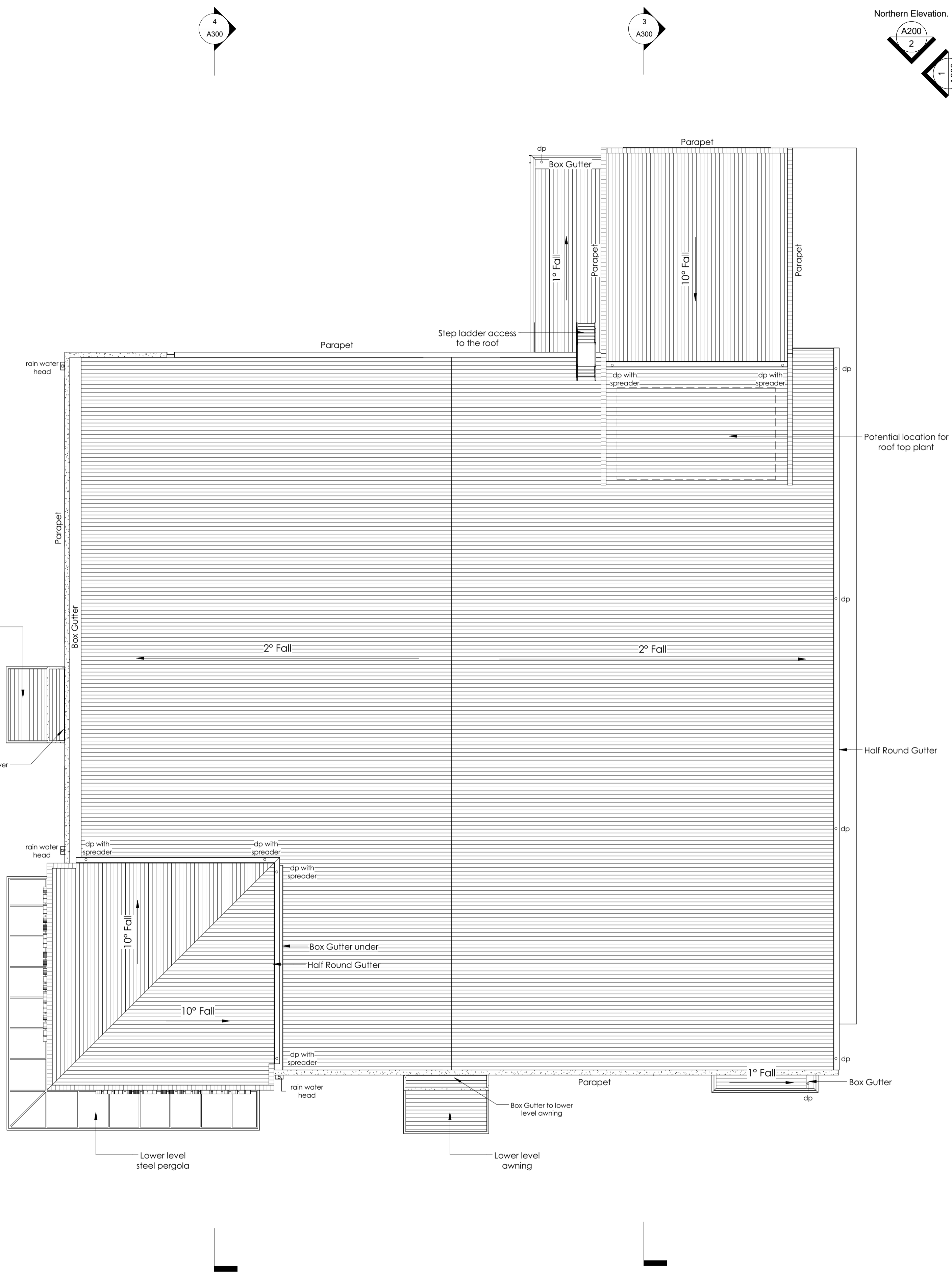
Rev DESCRIPTION: BY: DATE:



LEGEND



Roof Plan



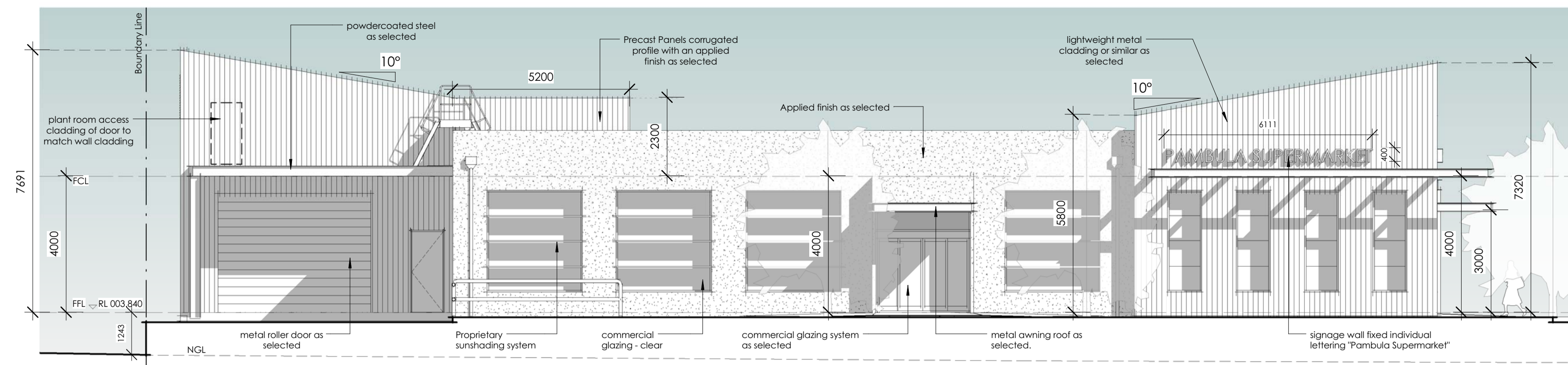
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PROJECT ADDRESS:  
Lot 11 DP 835239 Pambula  
NSW  
DRAWING TITLE:  
Roof Plan

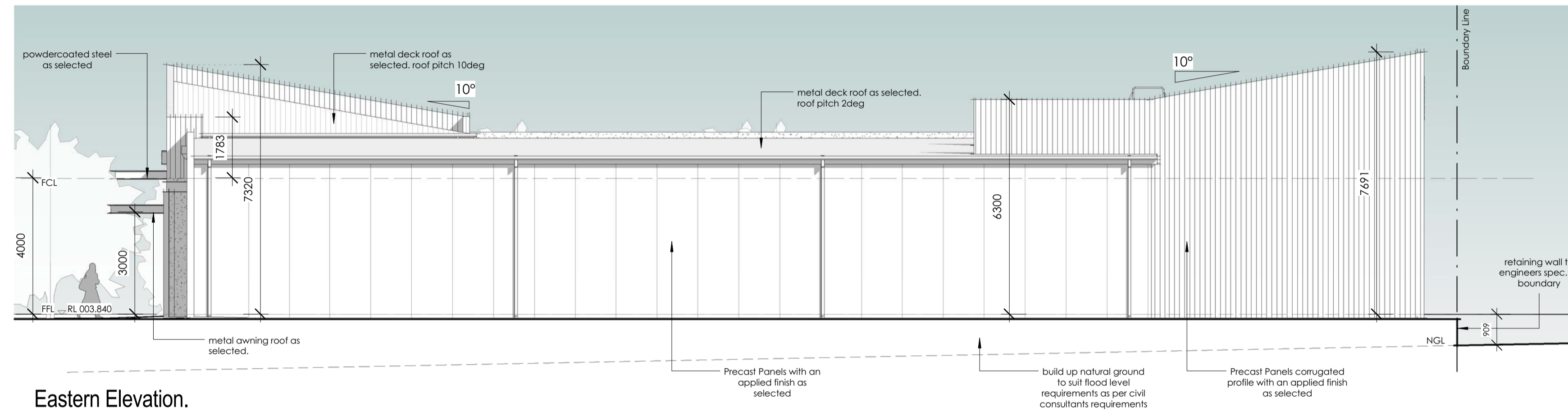
PROJECT NAME:  
Proposed Supermarket  
CLIENT:  
Great Southern  
Developments

SCALE: 1 : 100@A1  
DATE: 03.09.15  
DESIGNED / NP,DK/DK  
DRAWN:  
JOB No: 15868  
DWG No: A101 REV:  
DRAWING STATUS: Development  
Application

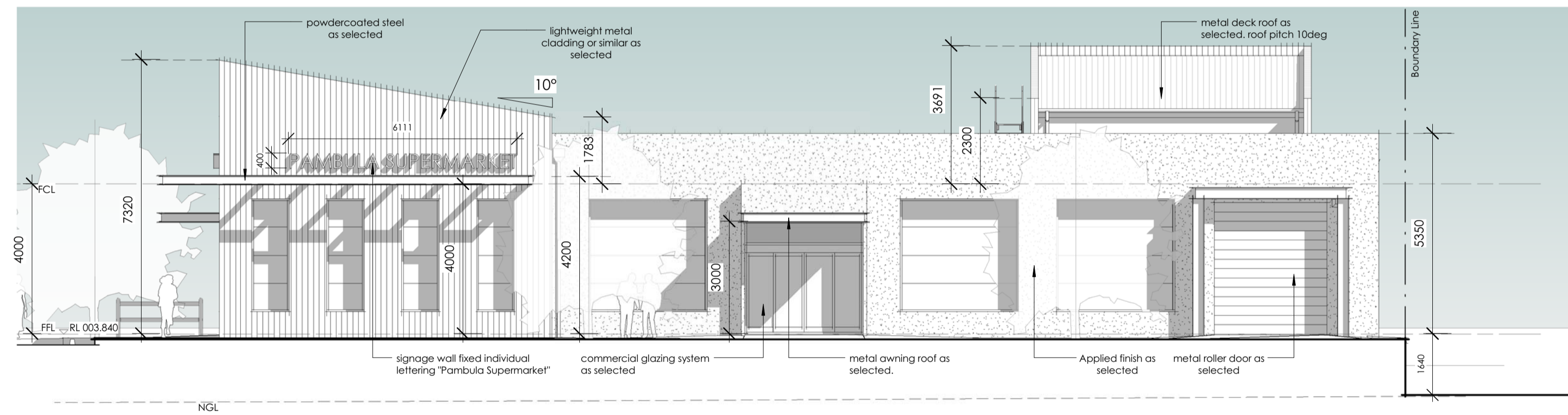
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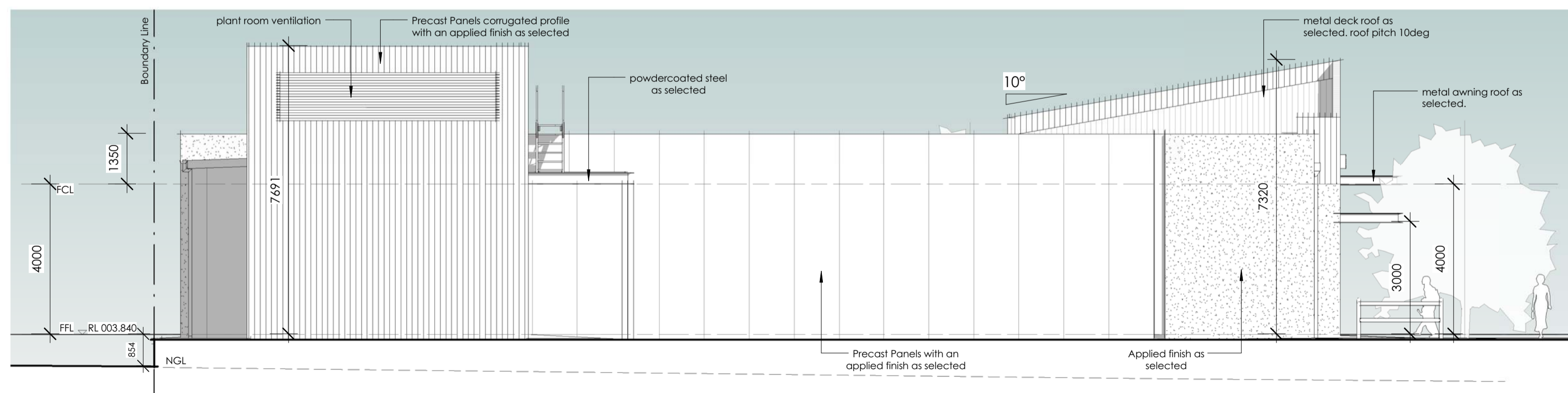
Western Elevation.



Eastern Elevation.



Southern Elevation.



Northern Elevation.

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 NSW REGISTRATION NO:  
 5428

LEGEND

**OZTAL**  
 ARCHITECTS

PROJECT ADDRESS:  
 Lot 11 DP 835239 Pambula  
 NSW

PROJECT NAME:  
 Proposed Supermarket

SCALE: 1 : 100 @ A1

DATE: 03.09.15

DESIGNED / NP, DK/DK

DRAWN:

JOB No: 15868

DWG No: A200 REV:

DRAWING STATUS: Development

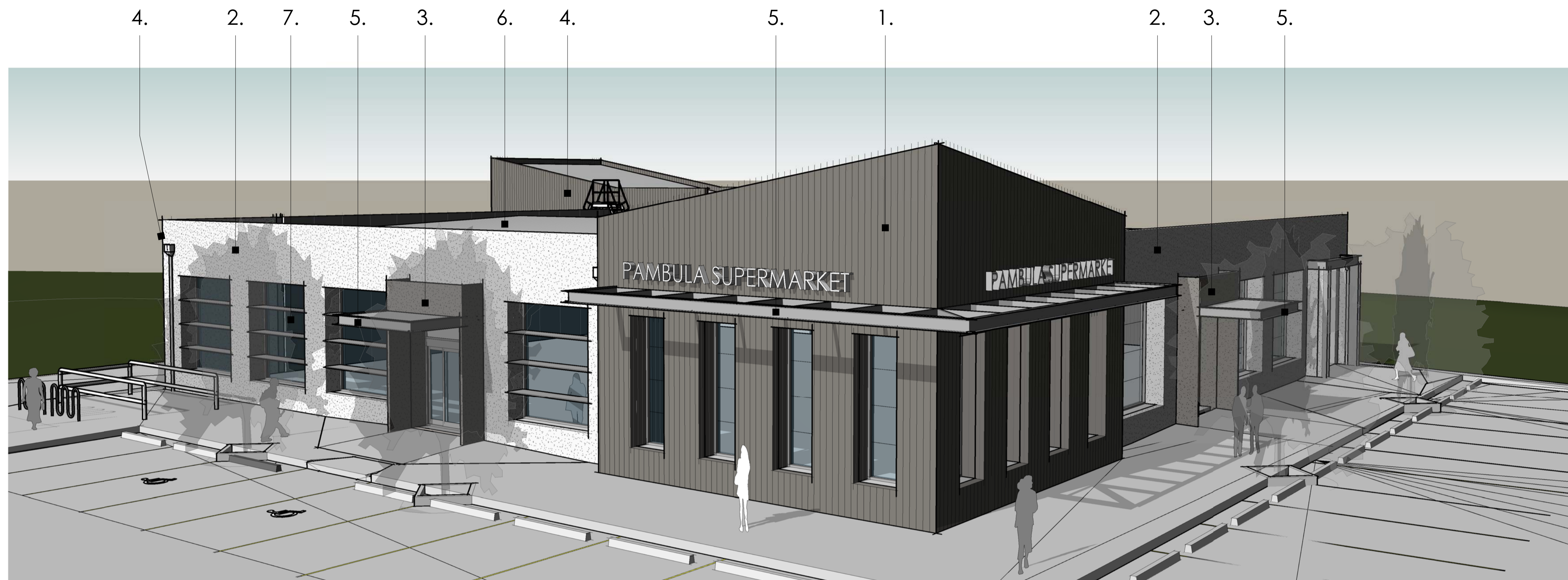
Application

DRAWING TITLE:  
 Elevations

CLIENT:  
 Great Southern  
 Developments

Rev DESCRIPTION:

BY: DATE:



Colour / Material Selections

1. Wall Type 1 - Corrugated Profile Metal Wall Cladding - Colour similar to Colorbond "Wallaby"



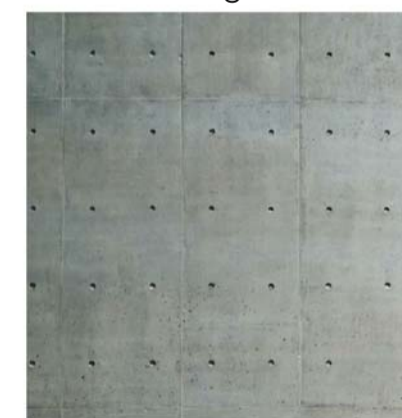
2. Wall Type 2 - Applied Finish - Similar to Dulux "Grand Piano"



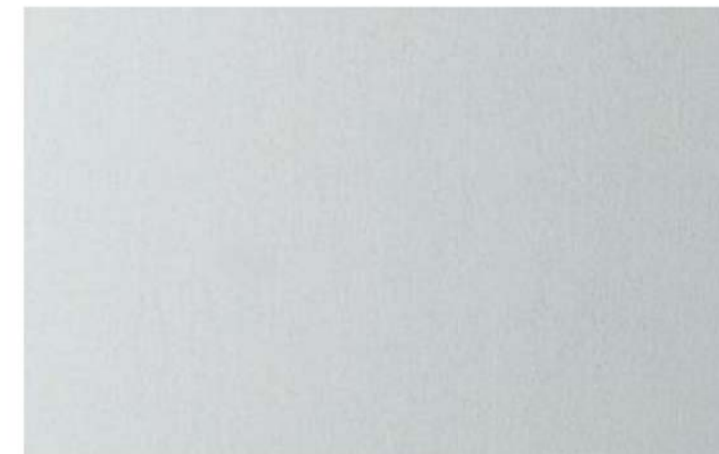
3. Wall Type 3 - Applied Finish - Similar to Colorbond "Wallaby"



4. Wall Type 4 - Precast Panel: with an applied finish similar to Dulux - "Paving Stone"



5. Awnings / Pergola to be Galvanised Steel



6. Roof - Similar to Colorbond Shale Grey



7. Commercial Galzing System - Anodized Aluminium



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NICK PELLE  
NSW REGISTRATION NO:  
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LEGEND

**OZTAL**  
ARCHITECTS

PROJECT ADDRESS:  
Lot 11 DP 835239 Pambula  
NSW

PROJECT NAME:  
Proposed Supermarket

SCALE:  
DATE: 03.09.15  
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DRAWN:  
JOB No: 15868  
DWG No: A201 REV:  
DRAWING STATUS: Development  
Application

DRAWING TITLE:  
Colour / Material  
Selections

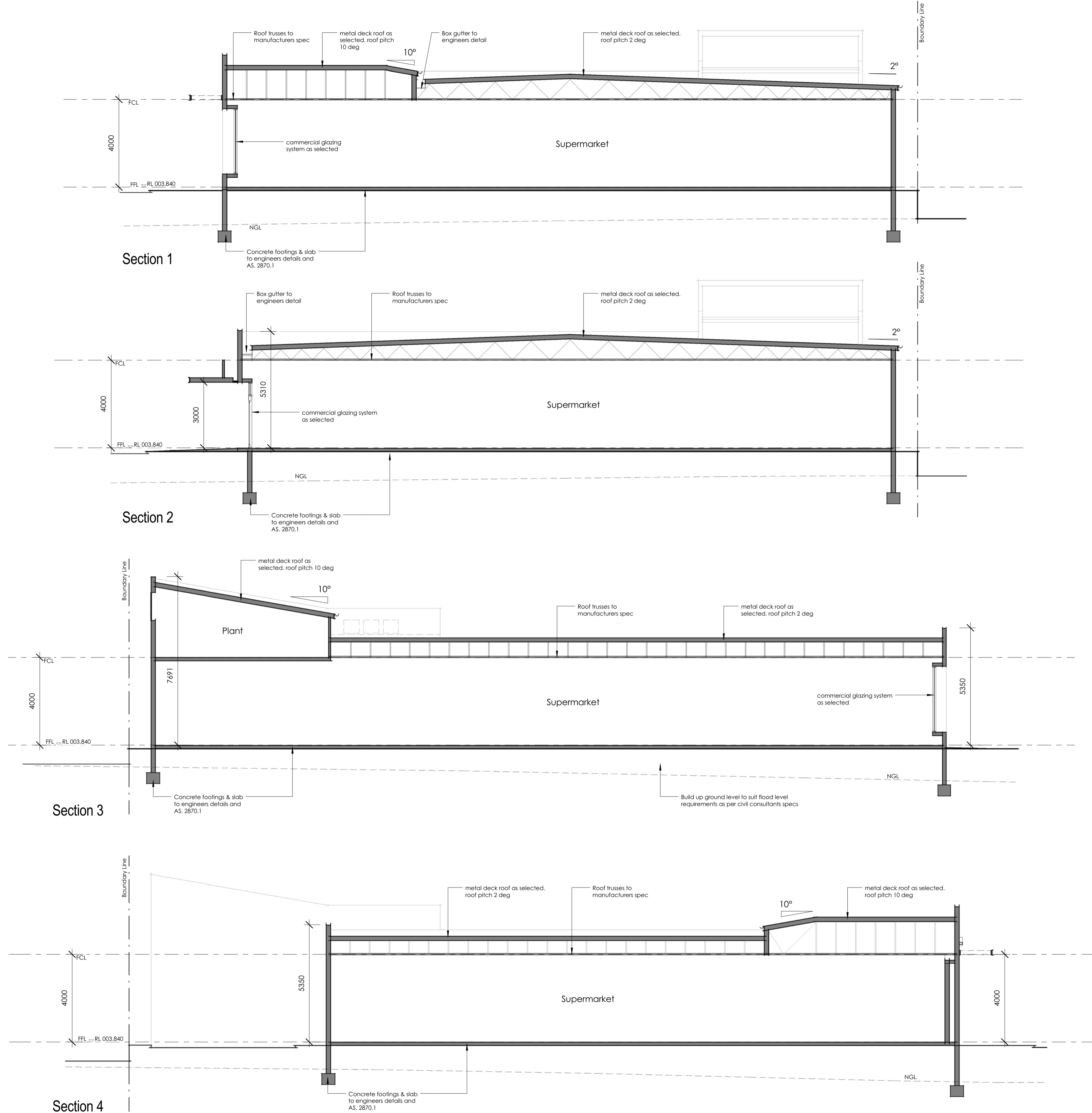
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**Bullara Streetscape - Artists Impression**



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Rev	DESCRIPTION:	BY:	DATE:

PROJECT ADDRESS:  
 Lot 11 DP 835239 Pambula  
 NSW

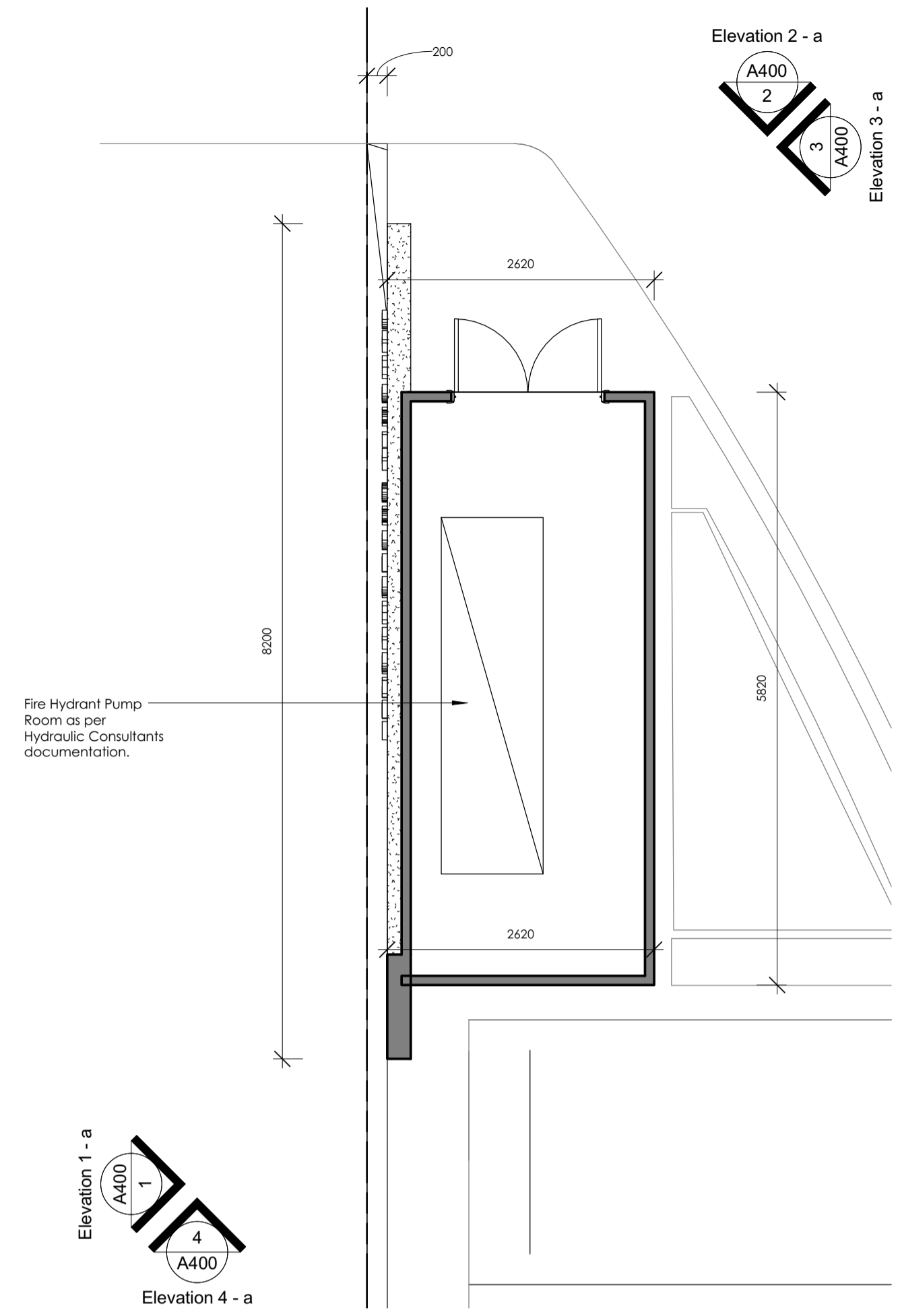
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PROJECT NAME:  
 Proposed Supermarket

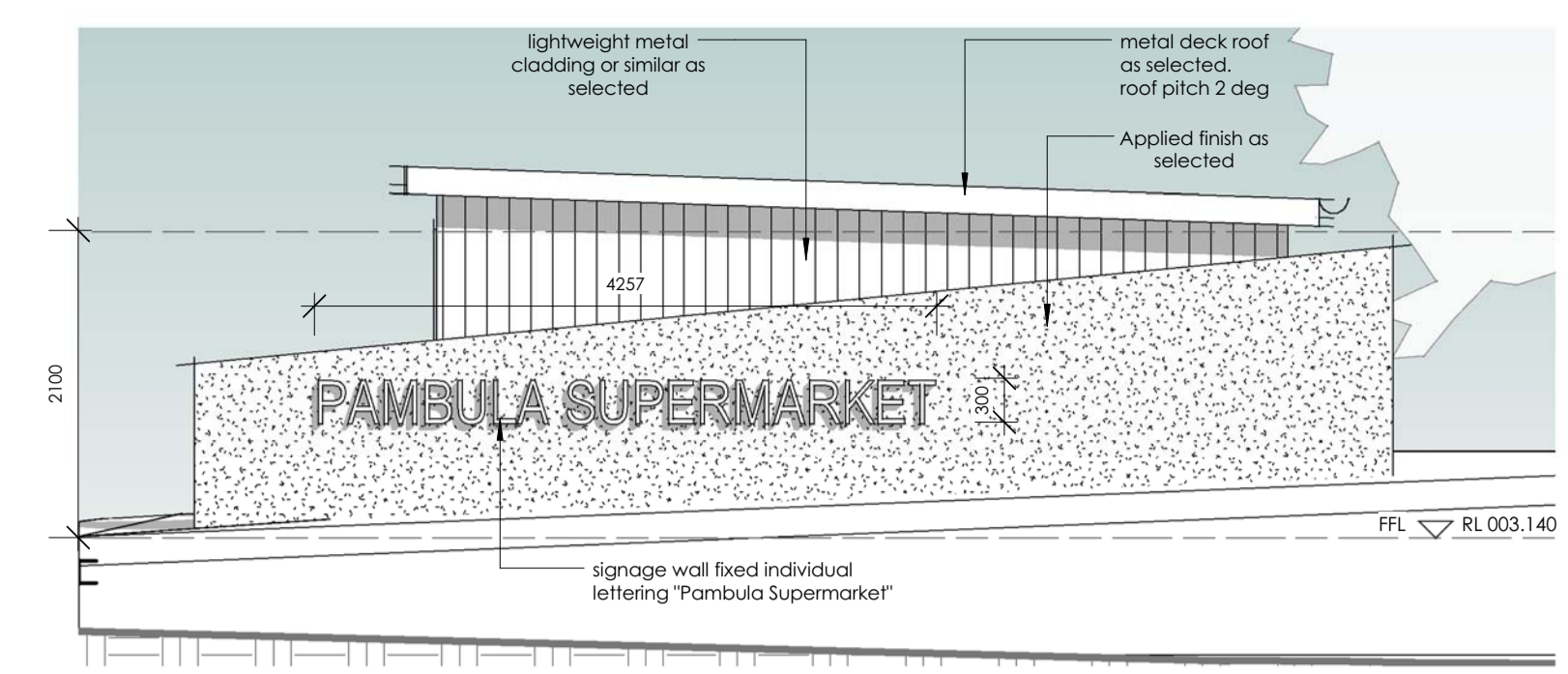
CLIENT:  
 Great Southern  
 Developments

SCALE: 1 : 100@A1  
 DATE: 03.09.15  
 DESIGNED / NP,DK/DK  
 DRAWN:  
 JOB No: 15868  
 DWG No: A300 REV:  
 DRAWING STATUS: Development  
 Application

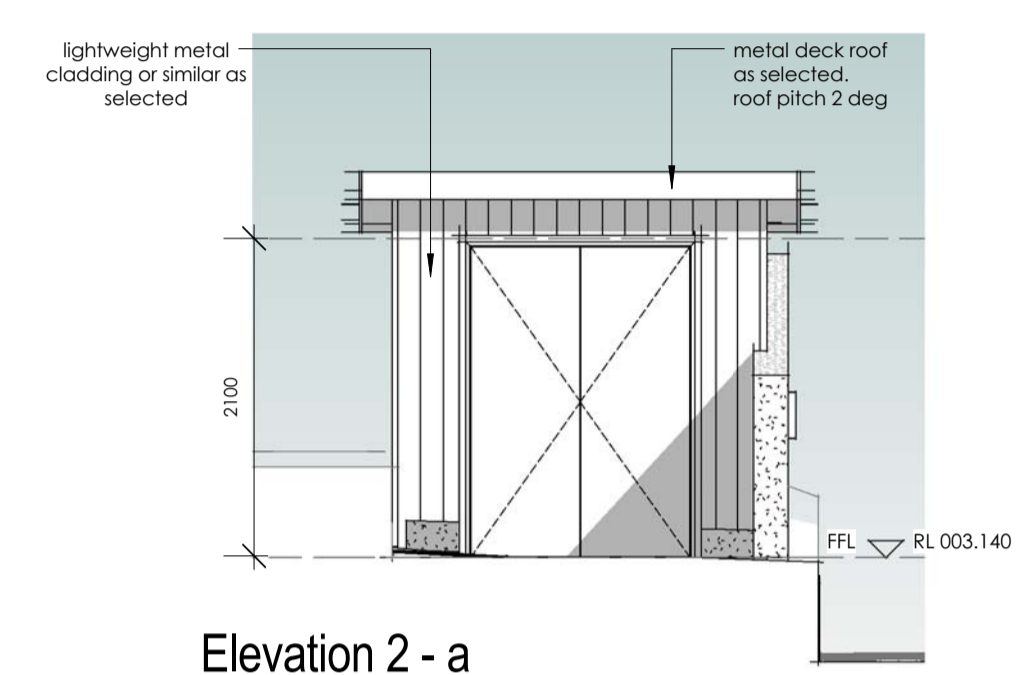




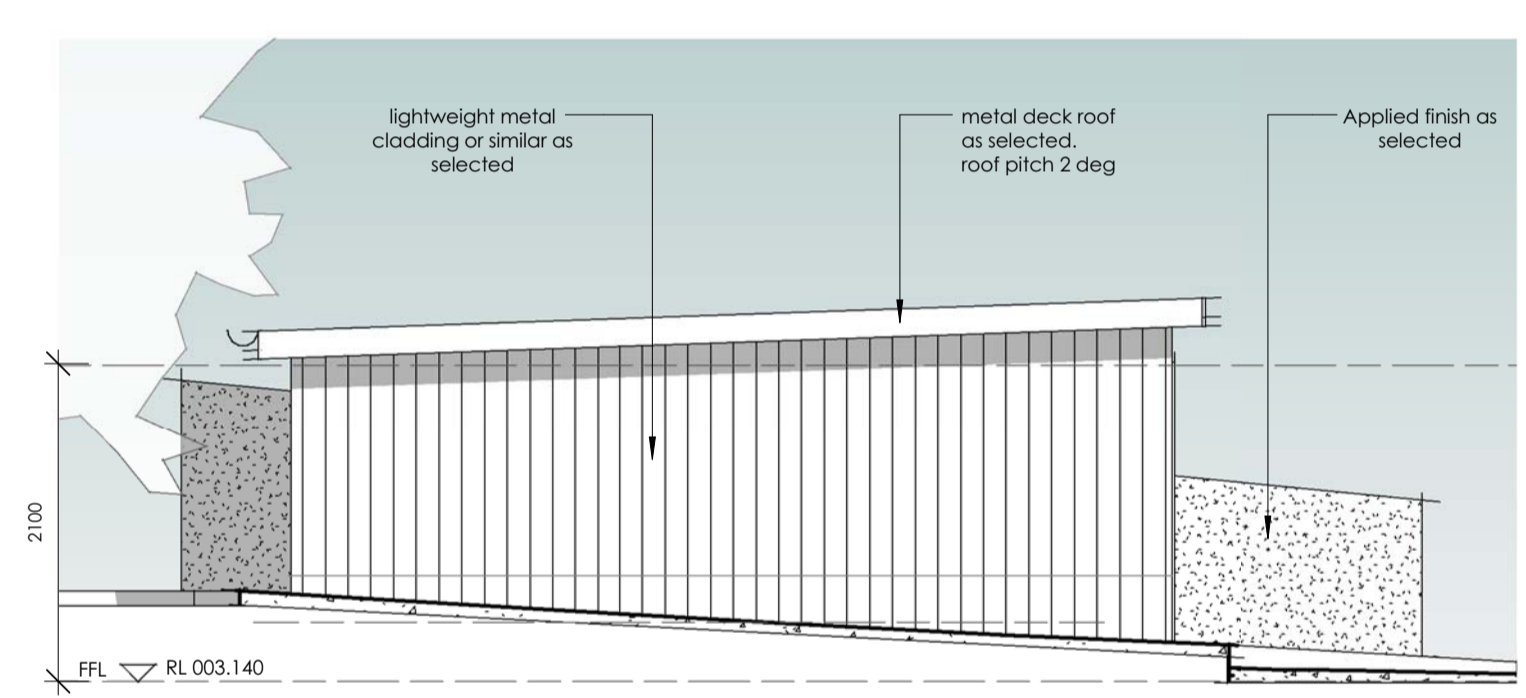
Fire Hydrant Pump Room



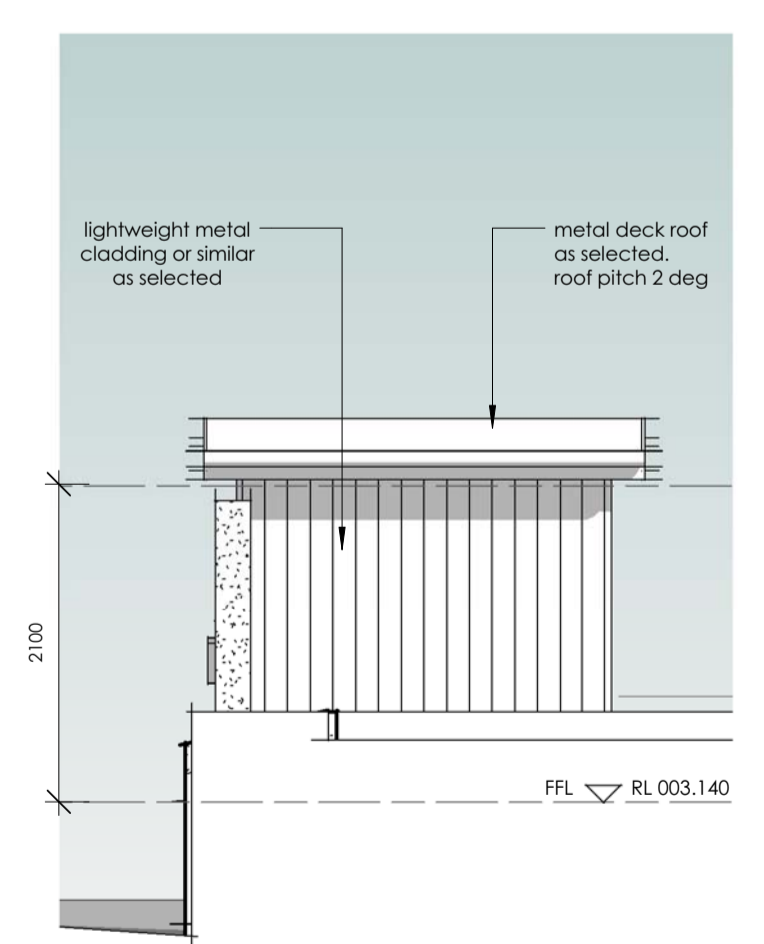
Elevation 1 - a



Elevation 2 - a



Elevation 3 - a

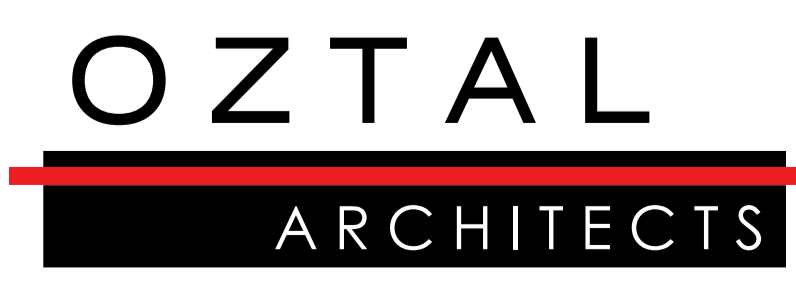


Elevation 4 - a

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PROJECT ADDRESS: Lot 11 DP 835239 Pambula NSW	PROJECT NAME: Proposed Supermarket	SCALE: 1 : 50 @A1
DRAWING TITLE: Fire Hydrant Pump Room	CLIENT: Great Southern Developments	DATE: 03.09.15
		DESIGNED / NP,DK/DK
		DRAWN:
		JOB No: 15868
		DWG No: A400 REV:
		DRAWING STATUS: Development Application

Rev DESCRIPTION: BY: DATE:

## Appendices

**APPENDIX C. STATE ENVIRONMENTAL PLANNING POLICY NO 64 – ASSESSMENT PREPARED BY MILESTONE (AUST) PTY LIMITED**

**ASSESSMENT OF PROPOSED SIGNAGE PURSUANT TO STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE (SEPP 64)  
PROPOSED SUPERMARKET AND LIQUOR STORE AT CORNER OF MERIMBOLA AND BULLARA STREETS, PAMBULA (LOT 11 DP 835239)**

No	Provisions of SEPP 64	Compliance
1	<p><b>Character of the area</b></p> <ul style="list-style-type: none"> <li>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</li> </ul>	<p><b>Complies.</b></p> <p>The proposal includes the installation of two wall mounted internally illuminated business identification signs measuring 6.111m (w) x 0.4m (h) located on the Merimbola Street and Bullara Street frontages above the glazed shopfront in the south western corner of the proposed supermarket building.</p> <p>The signs will carry the text and logos of the proposed future operators and will relate directly to the use of the site.</p> <p>The subject site is located on the south eastern edge of the Pambula Town Centre. The proposed signs will be installed onto the building elevations of the proposed supermarket and will be internally illuminated.</p> <p>The proposed signs are compatible with other wall signs in the surrounding area and within the Pambula Town Centre. The proposed signs are located on the south and west elevations to identify the operators of the proposed building from Merimbola Street and Bullara Street.</p> <p>The proposed signage complies with SEPP 64 in this regard as it is:</p> <ul style="list-style-type: none"> <li>Commensurate to the commercial function of the site;</li> <li>Of a suitable size, neat, and well presented; and</li> <li>Does not result in any adverse impacts to adjoining properties.</li> </ul>
	<ul style="list-style-type: none"> <li>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</li> </ul>	<p><b>Complies.</b></p> <p>The proposed signage is considered acceptable given the context of the site within the Pambula Town Centre.</p>



No	Provisions of SEPP 64	Compliance
2	<p><b>Special areas</b></p> <ul style="list-style-type: none"> <li>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</li> </ul>	<p><b>Complies.</b></p> <p>The Panboola Wetlands are located directly opposite the site to the south on Bullara Street. The proposed sign located on the southern building elevation address the wetlands however does not detract from the amenity of visual quality of the wetlands as the proposed building is set back from the southern boundary. The proposed signs will not adversely impact the amenity of or views towards and from Pambula Wetlands.</p> <p>A heritage item is located approximately 60m north of the site (refer to Section 5.1.7 of the Statement of Environmental Effects Report. The proposed business identification signs will not adversely impact the heritage significance of the heritage item by virtue of the site being significantly removed from the heritage item and the proposed signage is located at roof level.</p> <p>Residential development comprising single storey residential dwellings are located to the east of the site with access from Martin Street. The proposed signs are not visible from the existing residential development and will not result in any additional adverse amenity impacts on the residential buildings or surrounding land uses.</p>
3	<p><b>Views and Vistas</b></p> <ul style="list-style-type: none"> <li>Does the proposal obscure or compromise important views?</li> <li>Does the proposal dominate the skyline and reduce the quality of vistas?</li> <li>Does the proposal respect the viewing rights of other advertisers?</li> </ul>	<p><b>Complies.</b></p> <p>The proposed signage will not obscure or compromise any important views.</p> <p><b>Complies.</b></p> <p>The proposed signage will not dominate the skyline or reduce the quality of any vistas.</p> <p><b>Complies.</b></p> <p>The proposed signage will not unreasonably obstruct any views to other advertisements in the area.</p>
4	<p><b>Streetscape setting or landscape</b></p> <ul style="list-style-type: none"> <li>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</li> <li>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</li> <li>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> </ul>	<p><b>Complies.</b></p> <p>The scale, proportion and form of the proposed signage is suitable for the proposed supermarket building which is a single storey building. The proposed signage is considered appropriate given the location of the site within the Pambula Town Centre.</p> <p><b>Complies.</b></p> <p>The proposed signs identify the tenant within the building and are to be installed on two walls of the proposed building. The proposed signs utilise high quality finishes, are professionally designed and will contribute to the visual interest of the proposed supermarket building.</p> <p><b>Complies.</b></p> <p>There is currently no signage on the site. The proposal will utilise the building elevations of the proposed supermarket building to identify the businesses that will operate within the building. The proposed signs are professionally designed and neat and will not give rise to visual clutter.</p>

No	Provisions of SEPP 64	Compliance
	<ul style="list-style-type: none"> <li>Does the proposal screen unsightliness?</li> </ul>	<p><b>Complies.</b></p> <p>The proposed signage is neat and well presented and will improve the visual presentation of the building.</p>
	<ul style="list-style-type: none"> <li>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> </ul>	<p><b>Complies.</b></p> <p>The proposed signage does not protrude above any nearby built or natural forms.</p>
5	<p><b>Site and building</b></p> <ul style="list-style-type: none"> <li>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> <li>Does the proposal respect important features of the site or building, or both?</li> <li>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>	<p><b>Complies</b></p> <p>The signage is well resolved, is of a consistent scale and proportion to the proposed supermarket building and will have a contemporary presentation that is suitable for the context of the site within Pambula Town Centre.</p> <p><b>Complies.</b></p> <p>The proposed signage is suitably integrated within the proposed building. The proposed signs are located on the south and west elevations only and are not considered excessive having regard to the host building and site context. The proposed signs do not detract from the visual appearance of the building.</p> <p><b>Complies.</b></p> <p>The proposed signs are located above an awning on the southern and western building elevations and highlight the architectural roof feature of the proposed supermarket building.</p>
6	<p><b>Associated devices and logos with advertisements and advertising structures</b></p> <ul style="list-style-type: none"> <li>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage structure on which it is to be displayed?</li> </ul>	<p><b>Complies.</b></p> <p>The proposed signs will be internally illuminated wall signs affixed the proposed building elevations.</p>
7	<p><b>Illumination</b></p> <ul style="list-style-type: none"> <li>Would illumination result in unacceptable glare?</li> <li>Would illumination affect safety for pedestrians, vehicles or aircraft?</li> <li>Would illumination detract from the amenity of any residence or other form of accommodation?</li> <li>Can the intensity of the illumination be adjusted if necessary?</li> </ul>	<p><b>Complies.</b></p> <p>The proposed signs will be internally illuminated. Refer to the DA Plans held at <b>Appendix B</b> for details. The signs will be illuminated during store trading hours.</p> <p><b>Complies.</b></p> <p>The signs are located on the building elevations of the proposed supermarket building and will not adversely impact the safety of pedestrians or vehicles.</p> <p><b>Complies.</b></p> <p>The proposed illumination is internal and will not dazzle or shine into the surrounding properties.</p> <p><b>Complies.</b></p> <p>The lighting can be adjusted by technicians if required.</p>

No	Provisions of SEPP 64	Compliance
	<ul style="list-style-type: none"> <li>Is the illumination subject to a curfew?</li> </ul>	<p><b>Complies.</b></p> <p>The illumination of the signs will be in accordance with the proposed hours of operation of the supermarket and liquor store which are 7am until 10pm, 7 days.</p>
8	<p><b>Safety</b></p> <ul style="list-style-type: none"> <li>Would the proposal reduce the safety of any public road?</li> <li>Would the proposal reduce the safety for pedestrians or bicyclists?</li> <li>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</li> </ul>	<p><b>Complies</b></p> <p>The proposed signage will not reduce the safety of any public road.</p> <p><b>Complies.</b></p> <p>The proposed signage will not reduce the safety for pedestrians or cyclists.</p> <p><b>Complies.</b></p> <p>The proposed signs will not reduce pedestrian safety or impact sightlines from public areas.</p>

## Appendices

### APPENDIX D. WASTE MANAGEMENT PLAN FOR USE PREPARED BY MILESTONE (AUST) PTY LIMITED

## **WASTE MANAGEMENT PLAN**

**SEPTEMBER 2015**

**PROPOSED CONSTRUCTION OF A NEW SUPERMARKET AND LIQUOR STORE WITH ASSOCIATED CAR PARKING, LANDSCAPING AND BUSINESS IDENTIFICATION SIGNAGE**

**CORNER MERIMBOLA AND BULLARA STREETS, PAMBULA (LO1 11 SP 835239)**

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### **APPLICANT DETAILS**

**Applicant's Name and Address:** Milestone (AUST) Pty Limited

**Telephone:** 02 9518 3666

**Prepared For:** Core Retail Management and Development Pty Ltd

### **OUTLINE OF PROPOSAL**

**Buildings and other structures currently on site:** The site is currently vacant.

**Description of Proposal:** The proposed development of the site includes construction of a new supermarket and liquor store with associated car parking, landscaping and business identification signage. The proposal also includes subdivision of the site to create two new lots; Proposed Lot A is residual land and Proposed Lot B will contain the proposed supermarket and liquor store development.

This Waste Management Plan outlines the intentions for managing waste related to the project and is intended to provide indicative quantities only relating to the demolition, construction and operation of the site. A detailed Waste Management can be submitted by the proponent/operators prior to commencement of the use of the site subject to a future DA.

### **SITE DETAILS**

#### **Site Address:**

The subject site (site) is located at the corner of Merimbola Street and Bullara Street, Pambula and is legally described at Lot 11 DP 835239.

#### **Total Floor Area:**

One commercial building with a Gross Floor Area (GFA) of 919.97m<sup>2</sup>.

#### **Estimated waste generation:**

6,000 litres per week stored within 3,000 litre mobile bins.

#### **Estimated recycling generation:**

6,000 litres per week stored within 3,000 litre mobile bins.

#### **Describe the equipment and system to be used for managing waste:**

Waste will be managed by hand. The waste produced at the site will be primarily packaging and other grocery, office and shop materials and stored within 3,000 litre mobile garbage bins within the bin storage area and removed on an as needs basis by the relevant contractor. The location of the bin storage area will be included in the floor plans submitted as part of a separate DA for the fitout of the supermarket and liquor store.

### **Describe the equipment and system to be used for managing recyclables:**

Recyclables will be managed by hand. Recyclables will be limited to cardboard and plastic packaging and small amounts of staff and customer recycling and stored within 3,000 litre mobile garbage bins within the bin storage area and removed on an as needs basis by the relevant contractor. The location of the bin storage area will be included in the floor plans submitted as part of a separate DA for the fitout of the supermarket and liquor store.

### **ACCESS**

#### **Describe arrangements for access by collection contractors to waste facilities**

Commercial contractors will access the bin storage area directly through the rear of the site near the loading dock area via the entry point off Merimbola Street. Commercial contractors will enter and exit the site via Merimbola Street.

#### **Specify minimum height for vehicles to access waste area**

Ample clearance is provided on-site for typical waste contractor vehicles.

### **AMENITY**

#### **Describe how noise associated using the bins, collection contractors emptying the bins has been minimised:**

Waste will be managed wholly within the site. Waste collection will usually be undertaken during the proposed operating hours of the site. The waste will be stored within an appropriate bin storage area within the back of house area of the supermarket tenancy, consequentially there is not expected to be any adverse amenity implications as part of the proposed waste management arrangements.

#### **Describe the ventilation of waste storage areas**

Given the nature of the waste (i.e. limited innocuous and non-putrescible), there are not expected to be any odours or other adverse amenity impacts associated with the storage of waste or recyclables. The location of the bin storage area will be included in the floor plans submitted as part of a separate DA for the fitout of the supermarket and liquor store.

#### **Describe facilities for washing bins and waste storage areas**

The bins and waste storages areas will be cleaned by hand in the 'back of house' area by staff or cleaning contractors.

#### **Describe any features for preventing ingress of vermin into waste storage areas:**

It is envisaged that bins will be stored will be within a dedicated bin storage area and the nature of the waste is generally non-putrescible, therefore it is not expected that vermin would enter the subject tenancy. All waste and recycling bins will feature heavy lids and will be fabricated from solid materials that will deter pests and vermin. Pest control contractors will be engaged to remove any pests and vermin if required by the retail operators.

#### **Describe measures taken to ensure waste storage areas are aesthetically consistent with the rest of the development:**

There is adequate space within the back of house area of the supermarket for provision of a waste storage area integrated within the design of the commercial building. The bins will not be visible from the public domain and adjoining properties.

### **MANAGEMENT**

#### **Describe arrangements for cleaning of waste storage areas and equipment**

The bins and waste storage areas will be cleaned by staff or cleaning contractors.

Describe arrangements for ensuring bins are stickered and ensuring operators are aware of how to use the waste management system correctly

Waste and recycling bins will be clearly labelled and identifiable by the future retail operators.

## CONSTRUCTION & DEMOLITION PHASES

Identify waste and recycling measures to be undertaken during the demolition and construction phase

An estimate of the construction and demolition waste is provided in the tables below. The building and demolition contractors will be responsible for the management of construction waste and further detail in this regard can be provided by the contractor prior to the issue of a construction certificate.

### Details of Waste Management – Demolition Phase

MATERIALS ON-SITE		DESTINATION		
		Reuse and Recycling		Disposal
Type of Material	Estimated Vol (m <sup>3</sup> )	ON-SITE Specify proposed reuse or on-site recycling materials	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	TBC by on-site contractor	N/A	N/A	Transported to nearest tip/waste facility. Skip bin provided on site.

### Details of Waste Management – Construction Phase

MATERIALS ON-SITE		DESTINATION		
		Reuse and Recycling		Disposal
Type of Material	Estimated Vol (m <sup>3</sup> )	ON-SITE Specify proposed reuse or on-site recycling materials	OFF-SITE Specify contractor and recycling outlet	Specify contractor and landfill site
Excavation Material	TBC by on-site contractor	N/A	N/A	Transported to nearest tip/waste facility.
Garden Waste	Nil	N/A	N/A	N/A
Bricks	TBC by on-site contractor	Potential on-site reuse.	Off-site recycling possible.	TBC by on-site contractor
Tiles	TBC by on-site contractor	N/A	N/A	N/A
Concrete	TBC by on-site contractor	Potential on-site reuse	N/A	N/A
Timber – Pine, particle board	TBC by on-site contractor	Potential on-site reuse.	Off-site recycling possible.	TBC by on-site contractor
Plasterboard	TBC by on-site contractor	TBC	TBC	TBC by on-site contractor
Metal – Copper, Aluminium	TBC by on-site contractor	N/A	N/A	N/A
Asbestos – cement, roof & wall	TBC by on-site contractor	N/A	N/A	To be disposed at appropriate facility by qualified contractors.
Other – including glass, doors,	TBC by on-site	TBC	TBC	If hazardous, to be disposed at appropriate

fittings, carpets, etc	contractor			facility
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**Details of Waste Management – Ongoing Management of Waste (Relating to Office Use Only)**

TYPE OF WASTE TO BE GENERATED	EXPECTED VOL. PER WEEK	PROPOSED ON-SITE STORAGE & TREATMENT FACILITIES	DESTINATION
<b>Recyclables</b>			
Paper	10L	Recycle Bin	Nominated Waste Contractor
Cardboard	20L	Recycle Bin	Nominated Waste Contractor
Glass	10L	Recycle Bin	Nominated Waste Contractor
Aluminium cans	10L	Recycle Bin	Nominated Waste Contractor
Plastic bottles	10L	Recycle Bin	Nominated Waste Contractor
Other:	20L	Recycle Bin	Nominated Waste Contractor
<b>Non-Recyclables</b>			
Food scraps	30L	Waste Bin	Nominated Waste Contractor
Plastic	30L	Waste Bin	Nominated Waste Contractor
Garden organics	Nil	Waste Bin	Nominated Waste Contractor
Other	60L General Waste	Waste Bin	Nominated Waste Contractor

Specific details regarding the waste generated by the future supermarket operator can be provided by the operator.

**Describe how you intend to ensure ongoing management of waste on-site (eg lease contractors, caretaker/manager on-site).**

The lessees of the supermarket on the site will be directly responsible for the ongoing management of on-site waste, in accordance with this Waste Management Plan. Waste will be handled in accordance with the abovementioned waste management techniques. The manager will be responsible for the implementation of a final Waste Management Plan. The operator may engage contractors to undertake on-site maintenance on an as-needs basis.