

Issue	Required	Proposed	Complies (Y/N)
Canada Bay Local Environmental Plan 2008			
B3 Commercial Core Zone Objectives	Provide range of retail, business, office, entertainment, community and other suitable land uses to serve local/wider community. Encourage appropriate employment opportunities in accessible locations. Maximise public transport and encourage walking and cycling.	The proposed development is entirely consistent with the zone objectives, taking into account the mixture of existing and proposed uses and the opportunity to accommodate additional employment within close proximity of the site to public transport facilities and residential areas.	Yes
Permitted Uses in Zone B3	Permitted development includes entertainment facilities, function centres, hotel or motel accommodation, office premises, retail premises and tourist and visitor accommodation	Each of the uses proposed in the Project Application is permitted with development consent under the provisions of the LEP.	Yes
Floor Space Ratio	Maximum floor space ratio of 0.75:1	The existing development has a total GFA of 35,583m ² . The proposal seeks approximately 34,671m ² additional GFA (ie excluding the existing floor area). Based on a 7.6 hectare site area and a total GFA of 71,773m ² , the FSR is 0.94:1, exceeding the LEP.	No, however, appropriate on merit
Retail Activities	Maximum of 6,000m ² of gross floor area being used for the purposes of retail premises (excluding restaurants) and 3,500m ² of gross floor area being used for the purposes of a supermarket	The site currently provides approximately 3,000m ² of retail floorspace including Aldi supermarket (1200m ²), Harris Farm Markets (733m ²), Komart Asian supermarket (330m ²), Harrison's Pharmacy (265m ²), Moree Meats (177m ²), Bakehouse Newsagency (123m ²) and Bakehouse Quarter Minimart (109m ²). The proposal seeks 472m ² additional retail space, which is still significantly less than the maximum LEP requirement.	Yes
Building Height	Maximum height of 27 metres	The highest buildings are Building G (theatre/offices) and Building Q (hotel/function centre). Building G has an approximate height of 53 metres and Building Q has an approximate height of 48 metres, each of which exceeds the maximum control.	No, however, appropriate on merit
Heritage	Part of the site is of local heritage significance. The listing applies to 16–18 George Street, which is on the western side of George Street. The eastern portion is not affected.	A Heritage Impact Assessment is not necessary as the proposed development is consistent with the approved site masterplan. Further, the proposed buildings are located some distance from the heritage items and Building G, which is the closest, will largely be retained	Yes

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City of Canada Bay Development Control Plan			
<i>Part 3 - General Information</i>			
Sustainable Development	The DCP provides ESD objectives and guidelines, including building orientation, glazing, cross ventilation, insulation, appliances and water conservation.	The proposed development seeks to re-use existing buildings, as well as redeveloping a currently vacant land parcel. The proposal will seek to incorporate ESD initiatives where feasible.	Yes
Equity of Access	The DCP outlines the legislative requirements and provides detailed guidelines associated with achieving equitable access.	The proposal will be designed to address all relevant criteria, including the Disability Discrimination Act, Building Code of Australia and relevant Australian Standards.	Yes
Stormwater, Detention and Sediment Control	The DCP provides guidelines for the management of stormwater runoff and for erosion and sediment control for building construction activities.	The site is currently predominantly hardstand as shown in the previous site photographs. As such, the proposal will not result in any increased stormwater run-off that would warrant OSD. Soil erosion and sediment controls will be provided during the demolition, excavation and construction phase, if required.	Yes
Contamination	The DCP lists the type of land uses and activities that may pose a risk of site contamination and outlines the relevant steps in the assessment process.	The site is currently predominantly used for car parking. It was formerly used for the manufacture of metal springs and coils. Sampling and analysis will be undertaken if required to confirm the existence of contamination arising from the previous activities.	Yes
Bicycle Parking and Storage Facilities	Bicycle parking and storage requirements are outlined for various activities, including cafes, hotels, motels, offices/commercial, restaurants and shops.	It is unlikely that the night-time uses will create a demand for bicycle parking, however, it is acknowledged that day-time staff and visitors, may be encouraged to access the site by cycling through provision of appropriate parking and storage facilities.	Yes
<i>Part 7 – Mixed Use Areas and Neighbourhood Centres</i>			
Building Design and Appearance	Building mass should maintain prevailing vertical character. Disruption of the street wall massing is not permitted. Provide a definitive and articulated street address to both facades when fronting a main road and a smaller road or car park. In commercial areas where parapet skylines predominate, infill development should also include parapet skylines and reflect the	The proposed office and hotel buildings are the most visually prominent, taking into account their overall height. However, each of these buildings are considered to be appropriate, taking into account the surrounding built environment, including the 12 storey buildings in the nearby Strathfield Triangle and Station Street residential precincts. It is proposed that a Built Form Analysis will be undertaken to	Yes

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	existing building rhythm and horizontal control lines. Refurbishment or redevelopment of a building should include an awning of a similar height, width and general appearance to that of adjoining contributory awnings.	assess the potential visual impacts of the proposed buildings. It is anticipated this analysis will guide the detailed design of the buildings to ensure that the proposed development sits comfortably within its visual catchment.	
Retail Frontages	Shopfronts should use materials which match or complement materials in the existing building. Provide direct access between the footpath and the shop. Avoid large areas of unbroken glass and wide sliding doors.	The existing retail frontage on George Street will largely be retained through the adaptation of Building G. The concept design for the new buildings provides for a consistent design approach to ensure that the proposal complements the existing streetscape.	Yes
Parking	On site parking should be below ground or within a building and access integrated with building. Loading facilities to comply with RTA and AS2890.2. Car spaces to be 5.4m x 2.4m. Car parking rates are as follows: <u>Motels</u> : 1 space for each unit + 1 space per 2 employees if restaurant included then add the greater of 15 spaces per 100m ² GFA of restaurant/function room, or 1 space per 3 seats <u>Hotels</u> : Comparisons should be drawn with similar developments Office Premises: 1 space per 40m ² GFA <u>Shops</u> : 1 space per 40m ² GLFA Restaurants/Cafes: whichever is the greater of 1 space per 6m ² of serviced area or 1 space per 4 seats. <u>Pub</u> : Comparisons should be drawn with similar developments	Detailed assessment of car parking will be provided in the Environmental Assessment, upon further clarification of the final additional GFA and the required number of on-site car parking spaces.	To be determined
Waste Management	All DAs involving demolition or construction are to be accompanied by a Waste Management Plan.	A Waste Management Plan will be prepared and submitted with the application.	Yes

Part 9 – Signs and Advertising Structures

General Objectives and Standards	The siting, location, size, heights, scale, design, colour, shape and materials of construction of advertisements should: Complement and enhance the character of the locality; Complement and enhance any building, structure or site of heritage significance; Not obscure the view of attractive	Indicative signage locations are nominated on the concept plans. These include signage types that are not considered to be appropriate under the provisions of the DCP, however, the signs are consistent with the signage objectives and are considered to be appropriate for the site, taking into account the nature of the site activities and the location on	No, however, appropriate on merit
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	landscapes, streetscapes, or significant buildings; and Not adversely affect the safety of traffic or pedestrians. Signs which are not considered to be appropriate include: More than one projecting/flush/painted wall sign per building or any sign not for business or building identification purposes Signs located on or above awning Signs over 20m ² area or 8m height.	Parramatta Road.	
Sign Proliferation and Dominance	Signs, other than those relating to the occupier are not permitted. Maximum size/area and number included in Table 9.1. Number of advertisements should be minimised to avoid visual clutter and duplication of message. Signs should provide clear property and business identification without dominating site or streetscape. Signage should be visually subordinate to building and its façades.	The indicative signs exceed the maximum size/area provided in the DCP, however, the signs are considered appropriate, taking into account the nature of the site activities and the location on Parramatta Road.	No, however, appropriate on merit
Integration	Signs attached to buildings should be of appropriate colour, scale and proportion and coordinated with the architectural form and design.	The indicative signs have been designed to be compatible with the buildings on which they are located. The large flush wall sign on Parramatta Road will create visual interest where there would otherwise be a predominantly blank façade, taking into account the built form required for a theatre.	Yes
Architectural Amenity and Residential Character	Scale should be compatible with buildings, street widths and other existing signs.	As above.	Yes
Public Safety	An advertisement should not endanger public safety, or cause nuisance or hazard by reason of its location, construction or design by: (a) Glare or reflection (b) Obscuring views (c) Screening hazardous features (d) Designs or messages that may confuse or distract motorists.	The proposed signs are attached to the building and will not cause any public safety issues.	Yes