

## Tables of Compliance

**Table 1 – Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

Objective	Response	Compliance
<b>Aims of plan</b>		
(a) to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained: (i) as an outstanding natural asset (ii) as a public asset of national and heritage significance for existing and future generations;	The proposed development will not impact upon the catchment, foreshores, waterways and islands of Sydney Harbour. It seeks to enhance the Auburn areas and provide a new and unique form of retailing to Sydney and NSW.	Y
(b) to ensure a healthy, sustainable environment on land and water;	The proposed development will replace an existing distribution warehouse which is in need of redevelopment and will activate and rejuvenate the Parramatta Road site, with the provision of new retail and commercial facilities.	Y
(c) to achieve a high quality and ecologically sustainable urban environment;	The proposed building is of a high quality architectural design and has a strong focus on sustainability incorporating many ESD initiatives within the design, construction and operational phases.	Y
(d) to ensure a prosperous working harbour and an effective transport corridor;	n/a	n/a
(e) to encourage a culturally rich and vibrant place for people;	The proposed development will activate an existing industrial site and enrich the streetscape of Parramatta Road, through modern and contemporary design.	Y
(f) to ensure accessibility to and along Sydney Harbour and its foreshores;	The proposed development will not impact upon the accessibility to and along Sydney Harbour and its foreshores.	Y
(g) to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity; and	The proposed development will not impact upon the watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity of the Harbour.	Y
(h) to provide a consolidated, simplified and updated legislative framework for future planning.	n/a	n/a

	Objective	Response	Compliance
<b>Clause 21</b> <b>Biodiversity, ecology and environment protection</b>	(a) development should have a neutral or beneficial effect on the quality of water entering the waterways,	<p>The proposed development will replace the existing distribution warehouse and the development footprint is similar to the existing building.</p> <p>The stormwater strategy as discussed at Section 5.13 and the Soil and Water Management Plan included within the <b>Appendix F</b>, will ensure that the development will have a neutral effect on the quality of the water entering the waterway. Furthermore, the proposed development is not likely to impact upon the biodiversity, ecology and environment protection of the waterways, especially Haslem's Creek.</p>	Y
	(b) development should protect and enhance terrestrial and aquatic species, populations and ecological communities and, in particular, should avoid physical damage and shading of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),		
	(c) development should promote ecological connectivity between neighbouring areas of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),		
	(d) development should avoid indirect impacts on aquatic vegetation (such as changes to flow, current and wave action and changes to water quality) as a result of increased access,		
	(e) development should protect and reinstate natural intertidal foreshore areas, natural landforms and native vegetation,		
	(f) development should retain, rehabilitate and restore riparian land,		
	(g) development on land adjoining wetlands should maintain and enhance the ecological integrity of the wetlands and, where possible, should provide a vegetative buffer to protect the wetlands,		
	(h) the cumulative environmental impact of development,		
	(i) whether sediments in the waterway adjacent to the development are contaminated, and what means will minimise their disturbance.		
<b>Clause 22</b> <b>Public access to, and use of, foreshores and waterways</b>	(a) development should maintain and improve public access to and along the foreshore, without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,	<p>Public accessibility routes to and from the site are to be maintained. The proposed development however will not impact upon the public access to and use of the foreshores and waterways.</p>	n/a
	(b) development should maintain and improve public access		

Objective	Response	Compliance
<p>to and from the waterways for recreational purposes (such as swimming, fishing and boating), without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,</p> <p>(c) if foreshore land made available for public access is not in public ownership, development should provide appropriate tenure and management mechanisms to safeguard public access to, and public use of, that land,</p> <p>(d) the undesirability of boardwalks as a means of access across or along land below the mean high water mark if adequate alternative public access can otherwise be provided,</p> <p>(e) the need to minimise disturbance of contaminated sediments.</p>		
<p><b>Clause 23</b> <b>Maintenance of a working harbour</b></p>	<p>(a) foreshore sites should be retained so as to preserve the character and functions of a working harbour, in relation to both current and future demand,</p> <p>(b) consideration should be given to integrating facilities for maritime activities in any development,</p> <p>(c) in the case of development on land that adjoins land used for industrial and commercial maritime purposes, development should be compatible with the use of the adjoining land for those purposes,</p> <p>(d) in the case of development for industrial and commercial maritime purposes, development should provide and maintain public access to and along the foreshore where such access does not interfere with the use of the land for those purposes.</p>	<p>Not applicable to this application</p> <p>n/a</p>
<p><b>Clause 24</b> <b>Interrelationship of waterway and foreshore uses</b></p>	<p>(a) development should promote equitable use of the waterway, including use by passive recreation craft</p> <p>(b) development on foreshore land should minimise any adverse impact on the use of the waterway, including the use of the waterway for commercial and recreational uses,</p>	<p>Not applicable to this application</p> <p>n/a</p>

	Objective	Response	Compliance
	(c) development on foreshore land should minimise excessive congestion of traffic in the waterways or along the foreshore, (d) water-dependent land uses should have priority over other uses, (e) development should avoid conflict between the various uses in the waterways and along the foreshores.		
<b>Clause 25 Foreshore and waterways scenic quality</b>	(a) the scale, form, design and siting of any building should be based on an analysis of: (i) the land on which it is to be erected, and (ii) the adjoining land, and (iii) the likely future character of the locality,  (b) development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries,  (c) the cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores.	The proposal seeks to regenerate and activate an existing distribution warehouse site. The scale, form, design and siting of the building has largely been determined by the siting of the existing building. As set out in Section 6.4 of this report, the building has also been designed with regard to the surrounding land uses, their scale and the site's high visibility from the west.  Visual qualities of Sydney Harbour and its islands, tributaries and foreshores will not be affected by the propose development.  n/a	Y  n/a  n/a
<b>Clause 26 Maintenance, protection and enhancement of views</b>	(a) development should maintain, protect and enhance views (including night views) to and from Sydney Harbour,  (b) development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items,  (c) the cumulative impact of development on views should be minimised.	n/a  The development does not impact upon views of Haslam's Creek, Bridge or Culvert  The proposed development will not impact on any significant or iconic views	n/a  Y  Y

Table 2 – SEPP 64

Assessment Criteria	Comments	Compliance
<b>Objectives</b>		
<p>The Policy aims:</p> <p>(a) to ensure that signage (including advertising):</p> <ul style="list-style-type: none"> <li>(i) is compatible with the desired amenity and visual character of an area, and</li> <li>(ii) provides effective communication in suitable locations, and</li> <li>(iii) is of high quality design and finish</li> </ul>	<p>The proposal is consistent with the aims and objectives of SEPP 64 in that the signage is compatible with the desired amenity and visual character of the local area and is similar to other building signage along Parramatta Road, the signage enables easy identification of the Costco store and is of a high quality design and finish.</p>	Y
<b>1 Character of the area</b>		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposal is consistent with the existing character of the area. The immediate area is characterised by commercial development with a range of buildings displaying business names and signs.	Y
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposal is consistent with surrounding signage on Parramatta Road.	
<b>2 Special areas</b>		
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?	The proposed sign will not materially affect the significance of any environmentally sensitive areas. In particular, the sign will not detrimentally impact the significance of any of the surrounding heritage items.	Y
<b>3 Views and vistas</b>		
Does the proposal obscure or compromise important views?	The proposal does not obscure or compromise any important views.	Y
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signs are modest in design and scale will not dominate the skyline or reduce the quality of vistas.	Y
Does the proposal respect the viewing rights of other advertisers?	The signs do not obstruct the views of any existing signage on or in the vicinity of the site	Y
<b>4 Streetscape, setting or landscape</b>		

Assessment Criteria	Comments	Compliance
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the signage is appropriate for the streetscape of the development.	Y
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed signs are of a modest design and will effectively advertise the Costco development from both Parramatta Road and the M4 Motorway.	Y
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposed development seeks to remove existing sign poles, which are out-dated and do not benefit public amenity. The proposal therefore reduces the amount of signage on the site and limits it to only the signage as proposed on the building façade.	N/A
Does the proposal screen unsightliness?	The proposed sign does not screen unsightliness, rather it fits within the design of the building.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposal does not protrude above existing structures.	Y
Does the proposal require ongoing vegetation management?	The proposal does not require ongoing vegetation management.	N/A
<b>5 Site and building</b>		
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?	The proposed signage is compatible with the scale and proportion of the proposed development.	Y
Does the proposal respect important features of the site or building, or both?	The proposed signage is located on each of the facades, and does not compete with the important features of the site or building.	Y
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signs appropriately relate to their location and are attractive and tasteful in design.	Y
<b>6 Associated devices and logos with advertisements and advertising structures</b>		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	N/A	N/A
<b>7 Illumination</b>		

Assessment Criteria	Comments	Compliance
Would illumination result in unacceptable glare?	The proposed signs will be illuminated using fluorescent spot lights situated above the signs and directed to the signs as shown in the Architectural Drawings at <b>Appendix A</b> . It is considered that the illumination will not result in any unacceptable glare.	Y
Would illumination affect safety for pedestrians, vehicles or aircraft?	Illumination will not affect safety for pedestrians or vehicles, given that the illumination will be directed towards the signs which are on the upper level of the build, and therefore distanced from passing pedestrians and vehicles.	Y
Would illumination detract from the amenity of any residence or other form of accommodation?	The illumination will not detract from the amenity of any residence or other form of accommodation.	Y
Can the intensity of the illumination be adjusted, if necessary?	The proposed lighting is to comprise 6 fluorescent spot lights, the intensity is not intended to need to be adjusted.	
Is the illumination subject to a curfew?	The illumination will be typically triggered by photocell, therefore the signage is not intended to be subject to a curfew.	
<b>8 Safety</b>		
Would the proposal reduce safety for any public road?	The proposed signage does not contain images, flashing lights, moveable parts and the like which would impact upon road safety.	Y
Would the proposal reduce safety for pedestrians/cyclists?	The location and scale of the proposed sign does not pose any adverse impacts on pedestrian or cyclist safety.	Y
Would the proposal reduce safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage will not obscure sightlines from public areas.	Y