

APPENDIX C CONSISTENCY WITH CONCEPT APPROVAL

An assessment of the proposal against the relevant Concept Approval requirements and Future Assessment Requirements of the Concept Approval is provided below.

Concept Approval Approval Requirement	Department Comment
Building Design	
B1. To ensure a high quality urban design and architectural response is achieved, the site layout and architectural design of the ECBH shall have regard to, and be generally consistent with, the Design Guidelines prepared by Architectus dated 12 February 2014 accompanying the Response to Submissions.	The Applicant's EIS includes an assessment against the design guidelines as amended under MOD 2. The key urban design principles in the design guidelines seek to ensure the built form is well articulated and responds to the scale of the locality; there are active frontages within the site; suitable landscaped setbacks at the interface with residential areas and street frontages; high quality public domain and high quality built form. The Department is satisfied the development complies with the design guidelines and achieves an acceptable design outcome appropriate for the site. Refer to the Section 5.2.6 and the Department's detailed assessment at Appendix D .
B2. Details are to be provided with the development application for the detailed design and construction of the ECBH demonstrating compliance with Condition B1 above, unless it can be satisfactorily demonstrated to the approval authority that a superior built form and/or urban design outcome can be achieved.	The EIS includes an assessment of the proposal against the design guidelines, which demonstrates general compliance with the design parameters and appropriate architectural response for the site. The Department's detailed assessment is included at Appendix D .
B3. Future development applications for the construction of buildings shall include plans, elevations and sections to sufficiently detail the design, including height, setback, gross floor area, modulation and articulation of all buildings.	Architectural plans are included in the EIS and RtS.
B4. Future development applications for the construction of buildings shall also include photomontages.	Photomontages are included in the EIS and RtS.
Landscaping	
B5. Future development applications for the construction of buildings shall include detailed landscape plans identifying the vegetation to be removed and the location of any additional landscaping, and must be generally in accordance with the landscape and public domain principles and development guidelines in the Design Guidelines prepared by Architectus dated 12 February 2014.	Landscape plans and a tree removal strategy is included in the EIS and RtS. The landscape regime is generally consistent with the design guidelines. Refer to the Department's detailed assessment at Appendix D .
B6. The detailed landscape plans should include relevant details of the species to be used in the	The landscape details including tree and plant species is included in the landscape plans submitted with the application.

<p>various landscape areas (preferably species indigenous to the area) and other soft and hard landscape treatments, including any pavement areas.</p>	
<p>Traffic, Access and Car Parking</p> <p>B7. Future development applications shall be accompanied by a detailed assessment of the traffic, and transport impacts on the surrounding road network and intersection capacity, and shall detail provisions demonstrating that sufficient loading/unloading, access and car parking has been provided having regard to RMS's Guide to Traffic Generating Developments, and details to promote non-car travel modes. The traffic and transport impact assessment shall also have specific regard to the scope and timing of road infrastructure works in the surrounding road network.</p>	<p>The RtS includes a TIA to analyse the traffic effects of the convenience retail development in Stage 1 on the surrounding road network. The traffic information submitted with the RtS includes details on scope and timing of road infrastructure works in the surrounding road network.</p>
<p>Operational Noise</p> <p>B8. Future development applications shall include a site specific noise assessment and demonstrate that appropriate acoustic amenity is achieved and include mitigation measures, where necessary.</p>	<p>The EIS and RtS includes an NIA which concludes the proposal would satisfy relevant noise criteria and appropriate acoustic amenity achieved, subject to mitigation measures.</p>
<p>Construction</p> <p>B9. Future development applications shall analyse and address the impacts of construction and include:</p> <ul style="list-style-type: none"> a) Construction Transport Management Plan, addressing traffic and transport impacts during construction; b) Noise and Vibration Impact Assessments, addressing noise and vibration impacts during construction; c) Construction Waste Management Plan, addressing waste during construction; d) Air Quality Management Plan, addressing air quality during construction; e) Water Quality Impact Assessment and an erosion and sediment control plan (including water discharge considerations) in accordance with <i>Managing Urban Stormwater, Soils and Construction (Landcom 2005)</i>; and f) Acid Sulphate Soil and Assessment and Management Plan. g) Salinity Assessment Management Plan 	<p>The EIS includes a preliminary CMP detailing the site construction and environmental management principles for the proposed development including requirement for a NVIA and CTMP to minimise the impacts on the surrounding area during the construction phase.</p>
<p>Contamination</p>	<p>The EIS includes a Site Audit Statement confirming</p>

<p>B10. Future development applications for the construction of buildings shall include a Remediation Action Plan addressing the potential contamination of the land including mitigation measures in accordance with <i>State Environmental Planning Policy No.55 – Remediation of Land</i>, where necessary.</p>	<p>the site is suitable for its intended retail use.</p>
<p>Ecologically Sustainable Development</p> <p>B11. Future development applications shall demonstrate how the development incorporates the principles of ESD in the design, construction and on-going operation of the development.</p>	<p>The EIS includes an ESD report including initiatives in design, construction and on-going operation of the retail centre.</p>
<p>Stormwater</p> <p>B12. Future development applications for the construction of buildings shall include a stormwater management plan in accordance with the <i>Water Cycle Management Strategy Report Incorporating Water Sensitive Urban Design Techniques</i> prepared by J. Wyndham Prince dated March 2013 and council's <i>Engineering Guide for Development 2005</i>.</p>	<p>The EIS includes a Stormwater Management Plan.</p>
<p>Flooding</p> <p>B13. Future development applications for the construction of buildings shall include a detailed flood impact assessment in accordance with the <i>NSW Floodplain Development Manual (2005)</i> identifying minimum floor levels for buildings and flood evacuation strategies, where necessary.</p>	<p>The EIS includes details in relation to flooding.</p>
<p>Crime Prevention</p> <p>B14. Future development applications shall include a <i>Crime Prevention Through Environmental Design (CPTED)</i> assessment, including mitigation measures, where necessary.</p>	<p>A CPTED assessment is included in the EIS.</p>
<p>Bushfire</p> <p>B15. Future development applications for the construction of buildings shall demonstrate compliance with the relevant provisions of <i>Planning for Bushfire Protection (PBP) NSW Rural Fire Service 2006</i> and the Asset Protection Zones recommended in the <i>Bushfire Protection Assessment – Subdivision and Early Works, Eastern Creek Business Hubs</i>, prepared by Ecological, dated August 2012.</p>	<p>A bushfire assessment is included in the EIS.</p>
<p>Disability Access</p>	<p>An Accessibility Design Review is included in the</p>

<p>B16. Future development applications shall include a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the Disability (Access to Premises - buildings) Standards 2010 (the Premises Standards).</p>	<p>EIS.</p>
<p>Building Code of Australia</p> <p>B17. Future development applications for the construction of buildings shall demonstrate compliance with the <i>Building Code of Australia</i>, as relevant.</p>	<p>An BCA report is included in the EIS.</p>
<p>Waste</p> <p>B18. Future development applications shall include a Waste Management Plan to address storage, collection, and management of waste and recycling within the development.</p>	<p>A Waste Management Plan is included in the EIS.</p>
<p>Outdoor Lighting</p> <p>B19. Future development applications shall include details of any outdoor lighting within the site and compliance with <i>AS/NZ1158.3:1999 Pedestrian Area (Category P) Lighting</i> and <i>AS4282: 1997 Control of Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Details of outdoor lighting are included in the RtS.</p>
<p>Advertising Signage</p> <p>B20. Future development applications shall include details of any external advertising signage to demonstrate compliance with council's requirements for external advertising signage and <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i>, as relevant.</p>	<p>An assessment of signage against SEPP 64 requirements is included in the EIS.</p>
<p>Staging Plan</p> <p>B21. Future development applications for the construction of buildings shall include a detailed staging plan showing the development being carried out in a sequential manner and the timing for road infrastructure works.</p>	<p>The details of staging can be found in Section 1.4 of this report based on information provided by the Applicant.</p>