

APPENDIX D ASSESSMENT AGAINST THE DESIGN GUIDELINES

The recommended conditions of consent can be found on the Department of Planning and Environment's website as follows.

Design Guidelines	Applicants Response	Department's Assessment	Compliance
3.6.1 General Guidelines			
C3 Locate activity including offices, entries and pedestrian areas fronting proposed streets and ensure buildings address streets to improve surveillance and visual interest.	The proposed building layout is consistent with the Concept Plan approval which provides for activation and street address where possible. The significant changes in ground level between RHRS and the supermarket does not allow for an active building frontage at this location and therefore the frontage has been addressed with a landscaping and an architectural screen. Refer to Section 5.3 of the EIS.	The food and beverage component and specialty shops and the alfresco dining area are orientated to the south and west providing an active frontage to the car park and the internal access road. Whilst the frontage to RHRS accommodates the loading areas, the Department considers the landscape treatment and architectural wall will provide sufficient response and create visual interest noting the constraints imposed by the topography in this part of the site.	Yes
C4 Buildings visible from the Parklands or from a residential area are to be designed with pitched or skillion roof-forms, that reflect the traditional Australian aesthetic.	Complies. The proposal includes a sloping roof to add visual interest to the built form.	The building design adopts a sloping roof feature to provide articulation when viewed from the public domain.	Yes
C5 Provide effective sun-shading for windows, wall surfaces and building entries (other than loading docks) by the use of design elements such as overhanging eaves and awnings, under crofts, colonnades and external sun shading devices including screens.	The reconfigured built form massing approved under MOD 2 internalised the pedestrian circulation areas and the detailed design includes a covered pedestrian mall to offer effective sun-shading. The proposal also includes overhanging eaves, awnings and extensive planting to provide sun-shading across Lot 2.	The design incorporates a variety of design elements including awnings and sun shading devices and screens to enhance comfort within and outside the building.	Yes
C6 Provide articulated and well detailed elevations including the use of projections and recesses, a variety of quality materials, externally expressed structures and framing systems, glazing, sun shade structures, colours and other forms of	The proposed elevations are articulated with projections, recesses and varied roof heights. A variety of quality materials have also been incorporated into the design to enhance the visual interest of the development.	The design incorporates articulated facades by using projections and recesses noting that the prominent pedestrian entry at RHRS includes a combination of lightweight and solid materials to create visual interest.	Yes

architectural detailing. Blank building facades facing street frontages are not permitted.			
C7 Parking areas and service loading areas are to be located behind the landscape setback, be integrated into site layout and building design, and not dominate the primary streetscape of an allotment.	The parking and service areas are all located behind a landscaped setback and integrated into the building and landscape design of the Lot. It is noted that the loading dock fronts RHRS, however this is consistent with the Concept Plan and will not be visible from the road due to the change in site levels, architectural screening and vegetation. The proposed location of the loading dock allows for the separation of public access from the heavy vehicle movements associated with the loading dock.	The design incorporates a varied landscape setback of 5-10 m at the perimeter of the car park providing the opportunity for substantial planting to soften the expanse of hard surface area when viewed from the public domain. The loading areas are located on the western side of the building adjacent to RHRS. However, the provision of a 5-m wide landscape buffer and integrated architectural wall would provide sufficient visual separation and amenity when viewed from RHRS.	Yes
3.6.2 Street address			
C1 All buildings to provide a clearly defined pedestrian entry with a canopy, recess, awning and/or colonnade facing the primary street frontage to distinguish that entry	All building entries are clearly defined with canopies, signage and design treatments.	The main pedestrian entry is located approximately at the midpoint of the site along RHRS. It will provide a defined and obvious entry to the retail centre with active frontages including a community garden and food and beverage uses with outdoor seating.	Yes
C2 Where an allotment has its primary street frontage to the Access Road a minimum of 40% of the primary building facade at ground level is to be activated by the inclusion of offices, showrooms, building entryways and the like, located to face the street	Over 40% of the primary building façade of the food and drink premises fronting the internal access road is activated by glazing. The proposed adjacent deck also provides an activated space fronting the access road. It is noted that this application does not seek approval for the detailed design of the pad site	The primary facades orientated to the south and east will be activated with food and beverage retail and specialty shops. The gymnasium includes a tapering feature wall and glazing. The alfresco dining area orientated to the north will provide a communal gathering area with good solar access.	Yes
3.6.4 Site Coverage			
C1 A maximum site coverage of 60% applies for each individual lot unless it can be demonstrated	Complies. The site coverage of Lot 2 is approximately 30.7%.	The proposal is well under the maximum allowed site coverage.	Yes

that greater site coverage will not adversely impact upon amenity of the streetscape or adjoining allotments.			
3.6.5 Materials and Finishes			
C1 External materials are to be high quality and durable products and colours that complement the natural landscape character of the locality.	A variety of high quality and durable materials and finishes are proposed as identified on the material schedule at Appendix A of the EIS.	The design includes a variety of materials and finishes including: <ul style="list-style-type: none"> • stained precast molded concrete panel • precast concrete panel • standing seam metal cladding • contrasting light and dark colour finish. 	Yes
C2 Primary facades are to be articulated with a minimum of two primary materials.	Complies. Refer to Materials Schedule within the Architectural Plans at Appendix A of the EIS.	The primary facades include a combination of precast concrete wall and stained precast wall providing a contrasting colour scheme within the building design.	Yes
C3 The use of colourbond wall cladding combined with expressed timber and steel detailing is encouraged.	Complies. Refer to Materials Schedule within the Architectural Plans at Appendix A of the EIS.	Colourbond wall cladding is not proposed.	Yes
C4 Use natural colours and earth tones.	The proposal includes natural colours and earth tones in-keeping with the landscaped setting of the site.	The colour palette includes earthy tones which are compatible with the parkland setting.	Yes
C5 Brighter colours should only be used to define building entries and signage. Large proportions of brightly coloured elevations are not appropriate.	No large proportions of brightly coloured elevations are proposed.	The key facades maintain a neutral and earthy colour palette.	Yes
C6 Exposed structures and framings systems are encouraged to break down the bulk of the building.	Exposed structures and framings (such as timber elements) are proposed to break down the bulk of the buildings.	The design incorporates standing seam metal cladding and timber screen elements to assist in reducing the bulk of the building.	Yes
3.6.6 Parking			
C1 Access routes to car parking areas are to be clearly identified.	Access routes to car parking areas will be identified with signage.	The access to the car park is clearly defined from RHRS with the pylon sign at the intersection with Cable Place identifying the vehicular entry to the site.	Yes

C2 Any parking areas located adjacent the building, is to include a 5m minimum landscaped setback to screen visual impact of car parking from the street.	A minimum 5m landscape setback is provided around the parking areas.	The car park includes a varied 5 m-10 m setback at the perimeter enabling the opportunity for substantial landscape to soften the expanse of hard surface when viewed from the surrounding area.	
C3 Visitor parking is to be clearly marked and easily identifiable and be located closest to the building's main entry.	Car parking is easily identifiable and located around the building's entrances.	Carparking will be located adjacent to the active frontages of the building and the main entry points to the retail centre providing direct and obvious access.	Yes
C4 All car parking outside the building footprint to be integrated with landscaping to provide shade and visual amenity.	An extensive network of planting is proposed across the car park to provide shading, visual amenity and assist with stormwater drainage.	The car park includes integrated landscape measures including 1.5 m landscape strips between car park banks and 1 tree per 8 car parks to achieve a 35% mature tree canopy coverage for shade and visual amenity.	Yes
C5 Allow for shared car parking arrangements between neighbouring allotments for efficient use of access driveways.	The proposed access to Lot 2 is provided in accordance with the Concept Plan and is via the shared internal access road.	The car park is configured to ensure efficient use of the access road and shared access to future development on Lot 3 to the north.	Yes
C6 Incorporation of tree planting throughout the carpark to improve amenity and micro-climate effect.	The proposal includes extensive tree planting throughout the car park.	Refer to C4 above	Yes
C7 A minimum 1500mm wide landscape strip is to be provided between banks of car parking to provide shade and minimise visual impact of car parking.	Complies. Refer to Architectural Plans at Appendix A of the EIS.	Refer to C4 above	Yes
C7.1 Permeable pavements and asphalt to assist with detention of stormwater	Central planted zones throughout the site have been designed to complement the stormwater drainage network Refer to Landscape Plans at Appendix C of the EIS.	The 1.5 m landscape strips between car park banks will assist with natural rainwater filtration and break up the expanse of hard surface.	Yes
C7.2 Planting pits with flush kerbs and wheel stoppers that allow overhang of cars into	Complies. Refer to Section 5.4 of the EIS and the Landscape Drawings at Appendix C of the EIS.	The car park design includes wheel stoppers to allow cars to overhang the planting pit.	Yes

planting pit								
C7.3 Parking areas must incorporate a minimum of 1 tree per 8 parking spaces and achieve a 35% coverage of hard stand areas by mature tree canopy.	Complies. Refer to Section 5.4 of the EIS and the Landscape Drawings at Appendix C of the EIS.	The Landscape Plan includes a shade strategy incorporating a 35% mature tree coverage.	Yes					
C8 A dedicated area for bicycle parking is to be provided within the car park and shall include bicycle racks or similar.	Complies. Refer to Section 5.14 of the EIS and the Site Plan submitted with the RtS.	Bicycle parking for visitors will be provided in racks and a secure bike storage room for staff	Yes					
C9 Car parking is to be provided in accordance with the minimum rates in the table below:	Complies. Refer to Section 5.14 of the EIS and the Landscape Drawings at Appendix E.	The quantum of parking on the site is in accordance with the rate of 1 space per 25m ² of GFA for retail uses.	Yes					
<table border="1"> <tr><td>Use</td></tr> <tr><td>Bulky Goods</td></tr> <tr><td>Large Format Retail</td></tr> <tr><td>Retail</td></tr> <tr><td>Childcare Centre</td></tr> </table>	Use	Bulky Goods	Large Format Retail	Retail	Childcare Centre			
Use								
Bulky Goods								
Large Format Retail								
Retail								
Childcare Centre								
3.6.7 Allotment landscaping								
C1 Landscaping within the setbacks facing future woodland to contain only endemic Cumberland Plain Woodland species.	Complies. All trees are endemic Cumberland Plain species.	All trees within the setbacks are endemic species and includes a variety of eucalypt species.	Yes					
C2 Landscaping is required in the side and rear setbacks of buildings if visible from the street, car parking areas or other areas considered publicly accessible. In addition, the perimeter of open storage areas is to be landscaped to provide buffer screening from public view.	The proposal includes a landscaped buffer around the site which screens operational facilities from public view.	The loading areas on the western side of the building and the rear north facing elevation will be screened by landscape buffer when viewed from the public domain.	Yes					
C3 Low water demand drought resistant vegetation is to be used in landscaping areas, including native salt tolerant trees to high saline affected areas.	Complies. All vegetation is drought tolerant. Proposed trees have good salt tolerance.	The endemic tree species are well adapted to site soil and microclimate conditions.	Yes					

C4 Mulching cover is to be incorporated in landscaped areas (excluding drainage corridors).	Complies. Refer to Landscape Plans at Appendix C.	This will form part of the detailed landscape plan and specification included as a condition on the recommended development consent.	Yes
C5 All landscaped areas are to be separated from vehicular areas by means of a kerb, dwarf wall or other effective physical barrier.	Complies. Refer to Landscape Plans at Appendix C.	As above	Yes
C6 Planting of vegetation is to consider passive surveillance. Excessively dense vegetation that creates a visual barrier is to be avoided.	Complies. Excessively dense vegetation within the landscape setback has been avoided to ensure passive surveillance is maintained.	The endemic tree species include clear trunks to provide good surveillance through the site.	Yes
C7 Undeveloped areas are to be stabilised to prevent soil erosion. Landscaping including mulching, may be required around the perimeter of undeveloped areas.	Complies. All areas are developed and either treated with native turf or garden bed planting and mulch.	The undeveloped areas of the site (landscape setbacks) incorporate planting to prevent soil erosion.	Yes
C8 WSUD principles are to be employed to direct surface run-off to areas of planting where possible (Figure 43).	Complies. Central planted zones throughout the site to complement the stormwater drainage network. Refer to Landscape Plans at Appendix C of the EIS.	The car park aims to use passive irrigation by grading hardscape areas to drain towards central planted zones and reduces pressure on the stormwater system and the adjacent wetland.	Yes
3.6.8 Private domain signage			
C1 Advertising signage for the business hub should be kept to a minimum and should relate only to the use occurring on the respective property and is to identify the relevant business names.	The provision of signage is addressed at Section 5.7 of the EIS. The proposed signage only relates to uses occurring at the site.	The proposed signage is generally acceptable given the expansive frontage of the site. All signage is for site and business identification and wayfinding and not third-party signage.	Yes
C2 A maximum of 3 freestanding signs are permitted fronting Rooty Hill Road South. All other signage is to be incorporated into the design of the building.	Complies. One freestanding sign is proposed along the RHRS frontage.	One pylon sign will be provided at the intersection with Cable Place including feature planting marking the vehicular entry to the site.	Yes

<p>C3 Signs are permitted on the pedestrian entries, one on the awning, transom or below parapet that is sized so that it is visible and legible from the principal road frontage and one adjacent to the pedestrian entry door.</p>	<p>Complies. Refer to the Signage Strategy at Appendix A and Section 3.8 of the EIS.</p>	<p>Signage for individual shopfronts will be in accordance with the signage requirements.</p>	<p>Yes</p>
<p>C4 Freestanding signage such as a directory boards for buildings or sites including those with multiple occupancies are to be limited to 2 structures at the entry to the site from a public road, along the road frontage. Freestanding signage must be located within the signage zones as indicated in Figure 52.</p>	<p>Complies. Refer to the Signage Strategy at Appendix A and Section 3.8 of the EIS.</p>	<p>The only freestanding sign is the pylon sign at the main vehicular entry to the site on RHRS.</p>	<p>Yes</p>
<p>C5 Pylon signage is not to exceed 10m in height from ground level.</p>	<p>Complies. The proposed pylon signage has a maximum height of 10m.</p>	<p>The pylon sign will be a maximum of 10 m in height.</p>	<p>Yes</p>
<p>C6 For single developments, the total permissible signage and advertisements are not to exceed 1m² of advertising per 3m of street frontage.</p>	<p>The proposal is for a retail centre and a signage strategy has been prepared to reflect the nature of this development type. Refer to the Signage Strategy at Appendix A and Section 3.8 of the EIS.</p>	<p>The proposal is for a consolidated retail centre and not single developments.</p>	<p>Yes</p>
<p>C7 Directional signage for car parking areas, loading docks, delivery areas and the like are to be well designed and located at a convenient point close to the main access to a development site.</p>	<p>Complies. Refer to the Signage Strategy at Appendix A.</p>	<p>A condition requiring external signage in accordance with the design guidelines is included the recommended development consent.</p>	<p>Yes</p>
<p>C8 The placement, colouring, type and scale of signage erected within individual properties are to be consistent</p>	<p>Complies. Refer to the Signage Strategy at Appendix A and Sections 3.8 and 5.7 of the EIS</p>	<p>The typical shopfront designs include signage zones to ensure consistency in the placement and design of individual tenancy signage.</p>	<p>Yes</p>

throughout the development and complementary with the architectural style of the building (Figure 46).			
C9 Signs are not to create a hazard for traffic or pedestrians.	Complies. Refer to the Signage Strategy at Appendix A and Sections 3.8 and 5.7 of the EIS.	No moving parts or flashing signs are proposed, which would cause a hazard for traffic or pedestrians.	Yes
C10 Roof signs or signs that break the roof line of a building are generally not permitted. In exceptional circumstances a roof sign or a sign which breaks the roof line of a building may be permitted where it forms an integral part of, and enhances, the architecture of a building.	No roof signage is proposed.	No roof signage is proposed.	Yes
C11 Private domain signage is to be located so as not to obstruct sight lines of motor vehicles or trucks, or impede pedestrian movement.	Complies.	A condition requiring external signage in accordance with the design guidelines is included the recommended development consent.	Yes
C12 Signs are not to cause environmental damage to trees or large shrubs. Animated signs with erratic or flashing movements are not permitted.	Signs will not damage surrounding vegetation or include erratic or flashing movements.	The signs are contained within developed areas and will not result in any damage to trees or shrubs and do not include any erratic or flashing movements.	Yes
C13 Illuminated signage is to minimise light spill in to the night sky and into the adjacent parklands.	Noted. Illumination of the signage can be controlled.	Conditions in relation to lighting are included in the recommended development consent.	Yes
C14 Illuminated signage is also to be energy efficient and to have a consistent light level with the general level of lighting which illuminates shadows and enhances the safety of adjoining	Noted. Illumination of the signage can be controlled.	The details of the signage zones will be subject to separate approval, if not exempt development.	Yes

public areas			
C15 Illuminated signs which feature exposed lamps or neon tubes are permitted only where they do not detract from the architectural quality of the buildings	Complies.		Yes
C16 No support, fixing, suspension or other systems required for the installation of signage is to be exposed, unless designed as an integral feature of the sign. Conduits, wiring and the like is to be concealed	Complies.		Yes
C17 The location, size and form of any freestanding signage for the retail pad sites will be subject to detailed assessment at the development application stage	N/A – this application does not include the detailed design of the pad sites.		Yes
C18 Shopfront signage for individual retail tenancies are to be assessed as part of detailed development applications	This detailed design application includes shopfront signage.		Yes
3.6.10 Recycling and Waste Management			
C1 Waste separation, recycling and reuse facilities are to be provided on site.	Complies. Waste and recycling facilities are provided. Refer to Section 5.18 and Appendix N of the EIS.	Waste and recycling facilities are provided on the site. A re-usable storage area for crates and polystyrene will be provided on the site.	Yes
C2 Waste facilities are to be fully integrated with the design of the building and/or landscaping.	Waste facilities are integrated into the design of the building and are hidden from public view through landscaping and the change in level between RHRS and the waste collection point.	The waste rooms are integrated in the design of the built form and are not standalone buildings.	Yes
3.6.11 Outside storage			
C1 Storage of any kind is not permitted within the front setback area.	No outdoor storage is proposed within the development.	A condition prohibiting use of external areas for storage is included in the recommended development consent.	Yes
C2 Development	No outdoor storage is proposed	N/A	Yes

applications proposing external processes and/or outdoor or open storage areas are to provide details of the parts of the site to be so used, the specific materials to be stored and proposed screening. Outdoor storage areas are not to interfere with access, manoeuvring and parking arrangements.	within the development.		
3.6.12 Rooftop mechanical equipment			
C1 Rooftop structures (including plant rooms, air conditioning and ventilation systems) are to be incorporated into the design of the building to create an integrated appearance.	Complies. The rooftop has been designed to allow for the concealment of mechanical plant.	A condition to this effect is included in the recommended development consent.	Yes
3.6.13 Sustainable building design			
C1 Developments are to demonstrate how the design is capable of achieving an ESD level equivalent to a 4-star Green Star standard. Where a GBCA Pilot Tool is available, the Applicant may choose to utilise it for the DA submission.	Complies. The building is targeting a 6-star Green Star rating. Refer to ESD Report at Appendix H.	The development is targeting a Green Building Council of Australia 6 Star Green Star rating to achieve a sustainable design. The key ESD initiatives and sustainability measures, include passive design solutions and efficient lighting; use of solar panels; and passive irrigation.	Yes
C2 Buildings are to install rainwater tanks to meet a portion of supply such as outdoor use, toilets or laundry.	Rainwater collection is proposed to provide non-potable water to service WC and urinal flushing and landscape irrigation	A 200 KL rainwater tank will be installed to meet a significant portion of the non-potable demands.	Yes
C3 The roof area should be directed to a rainwater tank and should be maximised to both increase the effectiveness and reliability of the reuse system.	Complies. Refer to ESD Report at Appendix H of the EIS.	A rainwater tank is provided on the western side of the supermarket in the loading area to collect rainwater from the roof of the supermarket.	Yes
C5 Appropriate use of energy efficient	A comprehensive Environmental Management Plan that aligns	A condition requiring the development in accordance	Yes

materials during construction is to be demonstrated.	with the NSW EMS Guidelines will be developed to provide a framework to reduce the environmental impact of the development. Refer to ESD Report at Appendix H of the EIS.	with Green Building 6-star rating is included in the recommended development consent	
C6 Development should incorporate energy efficient hot water systems, air-conditioning, lighting and lighting control systems.	Complies. Refer to ESD Report at Appendix H of the EIS.	The ESD Report includes use of energy efficient systems and mechanical plant.	Yes
3.6.16 Lot 2			
Setbacks			
C1 10m minimum front building setback to RHRS for Convenience Retail development.	Complies. Refer to Section 4.3 of the EIS.	A 10m building setback is provided to RHRS, except for the end of trip facilities and waste storage room to the north of the pedestrian entry. The Department has considered this aspect of the proposal in Section 5.3.3 .	Partial
C2 20m minimum front building setback to RHRS for Bulky Goods and Large Format Retail development of which minimum 5m is to be utilised for landscaping and public domain improvements.	N/A – the proposal does not include bulky goods or large format retail development.	Not relevant to Stage 1 convenience retail development.	N/A
C3 10m minimum front building setback to the first 200m of the Access Road, all of which is to be utilised for landscaping and public domain improvements.	Complies. A landscaped front setback more than 10m is provided.	The building setback to the internal access road exceeds the minimum 10 m setback.	Yes
C4 10m minimum front building setback for the remainder of the Access Road, of which a minimum of 5m in from the front boundary is to be utilised for landscaping.	Complies. A minimum 10m building setback is provided to the access road with at least 5m of landscaping.	The building setback to the internal access road exceeds the minimum 10 m setback and sufficient landscape setback is incorporated.	Yes
C5 5m minimum side and rear setbacks for all other frontages, of which 1.5m is to be used for landscaping.	Complies. A minimum 5m landscaped setback is provided around the site.	A minimum 1.5 m setback is provided at the perimeter of the site.	Yes

C6 5m minimum landscape setback to any car parking area adjoining the internal access road.	Complies.	A minimum 5 m setback is provided to the car park and adjoining access road.	Yes
Height			
C1 The maximum building height permissible is 12m from existing ground level.	Complies. The maximum building height is 12m.	The building complies with the maximum 12 m height control.	Yes
Architectural screening feature			
C1 Provide a safe and direct pedestrian link between the street frontage and the parking.	Complies. A direct pedestrian link is provided.	The pedestrian links provide safe, obvious and direct paths of travel between the street frontage and the car park.	Yes
C2 Provide architectural screening along RHRS, to create separation between pedestrians and the rear of buildings, consistent with the examples at Figure 53-54.	Complies. Architectural screening is proposed consistent with the Design Guidelines. Refer to Appendix A and Section 5.3 of the EIS.	The landscaped setback along RHRS includes architectural wall providing dual acoustic and visual screening function to the loading areas on the western side of the building.	Yes
Parking			
C1 Parking within the front building setback for the northern portion of the site adjacent to RHRS is limited to one double loaded aisle setback at least 5m from the site boundary.	N/A – no parking is provided at this location.	N/A	N/A
C2 Access to the parking area should be from the preferred locations indicated in Fig 51.	Access to the parking area is provided in accordance with the structure plan.	The parking access is consistent with concept approval.	Yes
C3 Convenience retail parking areas are to be consolidated into an integrated parking layout.	The convenience retail parking is consolidated into a single, integrated parking layout.	The convenience retail parking is provided within one car park area.	Yes
C4 An internal access road is to be provided that connects the two preferred vehicle entries as indicated in	The internal access road was approved as part of SSD 5175.	The vehicle access is consistent with the concept approval as modified.	Yes

Fig 52.			
Frontage landscape zone			
C1 Provision of 1.5m wide footpaths along Rooty Hill Road South.	The development includes works within Lot 2 only but does not preclude the delivery of these public works.	The road infrastructure works are being resolved as part of a separate approval process in accordance with RMS requirements. The Department has addressed this aspect in Section 5.2.8 .	Yes
C2 Provision of a bus shelter on Rooty Hill Road South adjacent the Convenience retail development.			Yes
C3 Minimum 5m landscape corridor to the Access Road is to be provided to emphasise the parklands character of the development	Complies. A minimum 5m landscape corridor to the access road is provided.	A minimum 5 m landscape buffer is consistent with the parkland character of the site.	Yes
C4 High quality landscaping, including planting of Australian native and indigenous trees, shrubs and ground covers	Complies. Refer to the Landscape Plans provided at Appendix C and Section 4.5 of the EIS.	The tree strategy and planting schedule includes Australian native species.	Yes
C5 Construction of a children's playground in the preferred location shown in Fig 52.	Complies. A children's playground is proposed as part of the open deck area which is generally consistent with the preferred playground location of the structure plan.	A children's playground will be integrated as part of the alfresco dining area and is consistent with that envisaged under the design guidelines.	Yes

Fig 52.			
Frontage landscape zone			
C1 Provision of 1.5m wide footpaths along Rooty Hill Road South.	The development includes works within Lot 2 only but does not preclude the delivery of these public works.	The road infrastructure works are being resolved as part of a separate approval process in accordance with RMS requirements. The Department has addressed this aspect in Section 5.2.8 .	Yes
C2 Provision of a bus shelter on Rooty Hill Road South adjacent the Convenience retail development.			Yes
C3 Minimum 5m landscape corridor to the Access Road is to be provided to emphasise the parklands character of the development	Complies. A minimum 5m landscape corridor to the access road is provided.	A minimum 5 m landscape buffer is consistent with the parkland character of the site.	Yes
C4 High quality landscaping, including planting of Australian native and indigenous trees, shrubs and ground covers	Complies. Refer to the Landscape Plans provided at Appendix C and Section 4.5 of the EIS.	The tree strategy and planting schedule includes Australian native species.	Yes
C5 Construction of a children's playground in the preferred location shown in Fig 52.	Complies. A children's playground is proposed as part of the open deck area which is generally consistent with the preferred playground location of the structure plan.	A children's playground will be integrated as part of the alfresco dining area and is consistent with that envisaged under the design guidelines.	Yes

Updated 31 May