

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0015-00

Planning Report Date: May 12, 2008

PROPOSAL:

- Partial Land Use Contract Discharge
- Rezoning a portion from RF and C-5 to RF-12 and CD (based on C-5)
- Development Permit
- Liquor License Amendment
- Development Variance Permit

in order to permit the development of a parking lot, to create 2 small lots, to allow a licensee retail store, to increase the occupant load for the liquor primary license and to permit a free-standing sign.

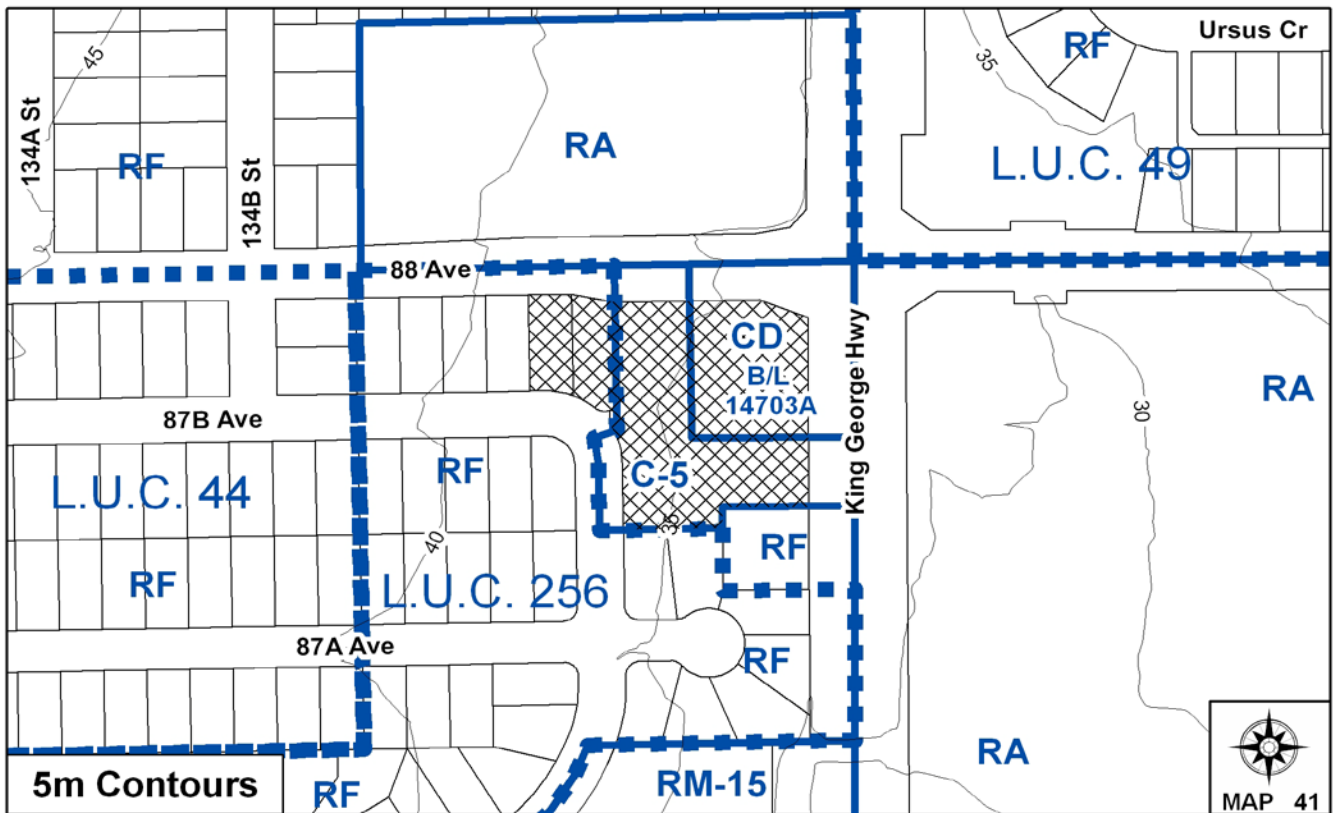
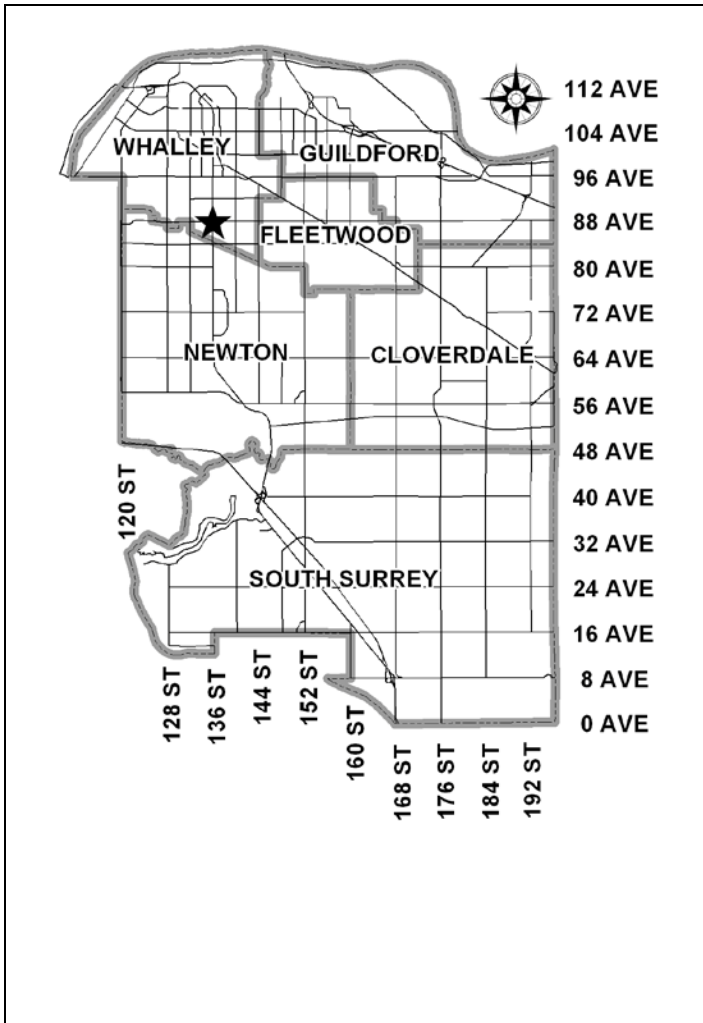
LOCATION: 13533 and 13545 - 87B Avenue;
 13578 and 13598 - 88 Avenue

OWNERS: Anter and Nirmalpal Pamma et al

ZONING: LUC No. 256, C-5 and CD (By-law No. 14703A)

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential and Neighbourhood Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Partial Land Use Contract discharge (to enable the underlying RF Zone);
 - Rezoning a portion from RF to RF-12; and
 - Rezoning a portion from RF and C-5 to CD (based on C-5).
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval of the proposed liquor license amendment to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed free-standing sign will encroach within the minimum 2.3-metre (7.5 ft.) setback.

RATIONALE OF RECOMMENDATION

- Provides additional parking for the commercial complex, including the expansion to the liquor primary license.
- The liquor primary license was previously supported by Council and subsequently approved by the Liquor Control and Licensing Branch (LCLB). The applicant is requesting an expansion to the operating neighbourhood pub.
- The requested licensee retail store is proposed to be on the same lot as an approved neighbourhood pub.
- The variance for the siting of the proposed free-standing sign for the gasoline station will not impede visibility.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract 256 and a date be set for Public Hearing.
2. a By-law be introduced to rezone portions of the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) (Blocks A and B on the Survey Plan) and "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Block C on the Survey Plan) and a date be set for Public Hearing (Appendix I).
3. a By-law be introduced to rezone a portion of the subject site (Block D on the Survey Plan) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. a date for Public Hearing be set to solicit opinions from area residents regarding the proposed neighbourhood pub expansion;
5. after Public Hearing, if Council supports the proposed neighbourhood pub, the hours of operation be restricted to 11:00 a.m. to 1:00 a.m. Monday through Sunday.
6. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
 - (a) The increase in occupant load from 37 indoor and 32 outdoor to 90 indoor and 32 outdoor.
7. Council authorize staff to draft Development Permit No. 7906-0015-00 in accordance with the attached drawings (Appendix II).
8. Council approve Development Variance Permit No. 7906-0015-00 (Appendix IX) varying the following Sign By-law regulations to proceed to Public Notification:
 - (a) to relax the setback of a free-standing sign from 2.3 metres (7.5 ft.) to 0 metre.
9. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (e) removal of all non-compliant sandwich board and banner signage and icicle lights on the subject site.
10. Council pass a resolution to amend the Whalley Local Area Plan to redesignate the north portions of the lands located at 13533 and 13545 - 87B Avenue from Urban Residential to Commercial when the project is considered for final adoption.

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
- Surrey RCMP:** No concerns with the proposed occupant load increase for the liquor primary license.
- Surrey By-laws & Licensing Services:** No concerns with the proposed occupant load increase for the liquor primary license.

SITE CHARACTERISTICS

Existing Land Use: Two single family dwellings, multi-tenant neighbourhood commercial complex and gasoline service station.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 88 Avenue):	Single family dwelling.	Urban	RA
East (Across King George Highway):	Bear Creek Park	Urban	RA
South:	Terasen Gas pump station, single family dwellings.	Urban	RF and LUC No. 256
West:	Single family dwellings.	Urban	LUC No. 256

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of 4 properties located at the south-west corner of 88 Avenue and King George Highway.

- Two of the subject properties (13533 and 13545 – 87B Avenue) are regulated by Land Use Contract (LUC) No. 256. This LUC was approved in October 1976 to regulate a 61-lot single family subdivision.
- The other two properties (13578 and 13598 – 88 Avenue) were rezoned to Neighbourhood Commercial Zone (C-5) and Comprehensive Development Zone By-law No. 14703A (CD Bylaw No. 14703A) respectively on May 26, 2003 (Application No. 7900-0355-00).
- Within the permitted uses of the C-5 Zone, a variety of retail, office and restaurant uses, including a neighbourhood pub are permitted. Within the uses of CD By-law No. 14703A, a gasoline service station and convenience store are permitted. The form and character of the development is regulated by Development Permit No. 7900-0355-00, which was also approved by City Council on May 26, 2003.
- Due to site constraints, some of the required parking for the commercial complex (zoned C-5) has been provided on the adjoining gasoline service station property (zoned CD By-law No. 14703A). These shared parking spaces and access points have been secured through easement agreements between the two properties.
- A Shell gasoline station is in operation at the subject corner. Tenant improvement permits have been issued for the majority of the units within the commercial complex and all units but one are occupied.
- In 2004, the applicant requested a liquor primary license, consisting of 37 indoor seats and 32 patio seats for the most easterly unit, flanking King George Highway and a Development Variance Permit to relax the required parking from 80 spaces to 68 spaces (Application No. 7904-0059-00). At the September 7, 2004 Regular Council – Land Use meeting, Council endorsed the liquor primary license and approved the Development Variance Permit request.
- The Liquor Control and Licensing Branch subsequently issued a liquor primary license for the site and the Bear Creek Pub and Grill has been operating since December 2006.

Current Proposal

- The scope of the current application is as follows:
 - partial discharge of Land Use Contract No. 256 to allow rezoning from the underlying RF Zone for the two properties located at 13533 and 13545 – 87B Avenue;
 - rezoning of the southern portions of 13533 and 13545 – 87B Avenue to RF-12 to allow 2 small single family residential lots;
 - rezoning of the northern portions of 13533 and 13545 – 87B Avenue and the commercial site at 13578 – 88 Avenue to Comprehensive Development Zone (CD) to allow for additional parking and a licensee retail store in association with a liquor primary license;

- subdivision to allow 2 RF-12 lots fronting 87B Avenue and consolidation of the remaining northern portion (to be rezoned CD) with the existing commercial site to the east (currently zoned C-5 and proposed to be rezoned CD);
- Development Variance Permit to relax the setback of a new free-standing sign on the corner gasoline station site along King George Highway;
- Development Permit to accommodate 12 parking stalls for staff and customer parking on the north-west portion of the site adjacent 88 Avenue and a new free-standing sign adjacent King George Highway; and
- amendment of the liquor primary license to increase the occupant load from 37 indoor and 32 outdoor to 90 indoor and 32 outdoor.

Proposed Rezoning to CD

- The applicant is seeking rezoning to allow an expansion along 88 Avenue of the commercial complex, to facilitate additional parking for customers and employees.
- The applicant is also seeking rezoning to permit an additional use to what is allowed in the C-5 Zone, which currently regulates the commercial complex. The additional use proposed is a licensee retail store.
- To facilitate the two proposed land use changes, a CD By-law has been drafted (Appendix VII).

Proposed Parking Expansion

- The applicant is proposing to discharge LUC No. 256 which regulates 13533 and 13545 – 87B Avenue, and rezone the north portion of these lots to "Comprehensive Development Zone" (CD) to permit the development of a new employee and customer parking lot with 12 stalls for the existing commercial plaza to the east.
- In 2004, when the same applicant was seeking the liquor primary license, a Development Variance Permit was approved to relax the parking requirement from 80 spaces to 68 spaces (Application No. 7904-0059-00). At that time, rationale for supporting the relaxation was based on the traffic impact analysis completed by Bunt & Associates. The Bunt report concluded that because a neighbourhood pub does not share the same peak usable period as the rest of the mall, the 68 parking spaces provided will be adequate. Also at that time, the applicant advised staff that he had purchased the property at 13545 - 88 Avenue and if, necessary, would apply for rezoning to provide additional parking.
- Due to site constraints, a maximum of 12 parking spaces can be accommodated in the lands adjacent 88 Avenue.
- With the proposed expansion to the liquor primary license (explained in further detail later in this report) and the commercial units occupied by businesses, the parking requirement for the commercial complex was recalculated and the total parking requirement for the existing businesses and the proposed pub expansion is 77 stalls. A total of 78 stalls will be provided with the inclusion of the new parking lot.

- 88 Avenue is designated an arterial road. Access to this parking area will be through the existing commercial plaza to the east, with egress to 88 Avenue located at the west portion of the property. The parking stalls have been angled to ensure that traffic circulation is restricted to this movement.
- The Transportation Engineer has reviewed and approved the access and egress to the parking lot.
- In conjunction with the rezoning, the applicant has also requested a subdivision to consolidate the north portion with the property located at 13578 – 88 Avenue.

Proposed Licensee Retail Store

- The commercial development at 13578 – 88 Avenue contains two separate buildings accommodating a variety of retail, service and office uses, eating establishments and a neighbourhood pub, with a combined floor area of 2,358 square metres (25,382 sq. ft.).
- The C-5 Zone permits a neighbourhood pub, however, it does not permit a licensee retail store as an accessory use to the pub. The applicant has, therefore, requested that the property be rezoned to CD based on the uses and density permitted in the C-5 Zone with the addition of a licensee retail store (i.e., private liquor store).
- In 2002, the Liquor Control and Licensing Branch (LCLB) lifted the moratorium on licensee retail stores and allowed all interested parties who had in-stream liquor primary license applications or approved liquor primary licenses to apply to have a licensee retail store (LRS). After November 2002, the LCLB re-instated the moratorium on these licenses, and informed that they would further review the need for additional licensee retail store licenses in 2008.
- Since the re-instatement of the moratorium, a number of approved licensee retail stores have been transferred to lots with liquor primary licenses. The applicant has requested rezoning in order to have the option of incorporating an LRS on the subject property should he find an LRS license that can be transferred to the site, or should the LCLB lift their current moratorium.
- Licensee retail stores were incorporated in the C-8 and C-15 Zones of Surrey Zoning By-law No. 12000 on July 21, 2003 (Corporate Report No. R142). When considering the zones that would be suitable to accommodate licensee retail stores, it was determined that the majority (16 out of 18) of the liquor primary licenses were located on properties that were zoned either C-8 or C-15. In addition, it was also determined that all of the provincially-run liquor stores were zoned C-8, C-15 or an equivalent CD Zone.
- Although the C-5 Zone allows neighbourhood pubs, licensee retail stores are not permitted.
- The subject neighbourhood commercial development is located on two arterial roads. This site is suitable for allowing a LRS as the additional traffic will be dispersed through the arterial road system and will not generate additional traffic through the residential development to the west.

- The differences between the proposed CD Zone and the C-5 Zone are as follows:

	C-5 Zone Requirements	Proposed Comprehensive Development (CD) Zone
Rear Yard Setback (west)	7.5 metres (reduced to 2.0 by DVP No. 7900-0355-00)	2.0 metres
Side Yard Setback (south)	7.5 metres (reduced to 0 metres by DVP No. 7900-0355-00)	0 metres
Landscaping	1.5-metre (5 ft.) wide landscaping on property line abutting residential	None required abutting the RF-12 lots, however approximately 1.0 metre (3 ft.) of landscaping is provided in the Development Permit
Licensee Retail Store	Not Permitted	Permitted

Proposed Rezoning to RF-12

- The applicant is proposing to discharge LUC No. 256, which currently regulates the two most westerly subject lots (13533 and 13545 – 87B Avenue), to allow the underlying RF Zone to apply and rezone the southern portions of these lots to "Single Family Residential (12) Zone" (RF-12) to permit two small single family residential lots fronting 87B Avenue.
- The two existing lots currently have driveway access from 87B Avenue. The two new RF-12 lots will continue to have driveway access from 87B Avenue.
- Initially, the applicant proposed rezoning to Single Family Residential (RF) however, the two proposed lots do not fulfill the lot area and lot depth requirements of the RF Zone.
- The proposed single family lots conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. They range in size from 446 square metres (4,800 sq. ft.) to 557 square metres (5,995 sq. ft.) with lot widths remaining unchanged (approximately 18 metres (60 ft.) each) and depths ranging from 24 metres (78 ft.) to 31 metres (101 ft.).
- Although the locational criteria for small lots are not fully satisfied, the 87B Avenue streetscape will be unchanged. The alternative would be to propose a parking lot over the whole of the two subject lots and this was considered undesirable for the residential neighbourhood. Furthermore, it is anticipated that the residents of the 2 homes on the 2 proposed RF-12 lots could provide some surveillance of the proposed parking lot at the rear of their lots.
- Due to the reduced depth and resulting lot area of the lots, to accommodate additional parking for the adjoining commercial complex, RF-12 zoning is the closest equivalent single family residential zone.

- The two existing homes on the site are being retained with the proposed subdivision. The existing homes are 101.6 sq.m. (1,093 sq.ft.) and 106.1 sq.m. (1,142 sq.ft.) in size. The setbacks, lot coverage and floor area ratio satisfy the minimum requirements of the RF-12 Zone for both proposed lots.
- The applicant has provided Building Design Guidelines prepared by Mike Tynan of Tynan Consulting. Should either of the houses be removed or proposed for major renovations or additions, the Building Scheme which will be registered as part of the subdivision, will regulate the form and character.

Proposed Liquor License Capacity Increase

- In 2004, the applicant requested a liquor primary license, consisting of 37 indoor seats and 32 patio seats for the most easterly unit, flanking King George Highway and a Development Variance Permit to relax the required parking from 80 spaces to 68 spaces. At the September 7, 2004 Regular Council – Land Use meeting, Council endorsed the liquor primary license and approved Development Variance Permit No. 7904-0059-00.
- The applicant now wishes to incorporate and expand the existing liquor primary business (i.e. neighbourhood pub) to include the adjoining 102-square metre (1102 sq. ft.) retail unit to the west (Appendix III). The applicant is, therefore, requesting an occupancy load increase for patrons and staff to 90 indoor and 32 outdoor.
- The conversion of the adjacent commercial unit from retail to neighbourhood pub would require an additional 7 parking spaces. The proposed expansion to the parking lot, discussed previously in this report, provides for an additional 12 parking spaces, leaving an excess of five parking spaces. As previously discussed, the parking requirements for the existing tenants and the proposed increase on the liquor primary license requires a total of 77 stalls and 78 will be provided.
- The current hours of operation are 11:00 a.m. to 1:00 a.m. There is no request to amend the hours of operation.

LCLB Criteria

- The Liquor Control and Licensing Branch (LCLB) requires that Council, in providing a response to the LCLB with respect to the application for increased capacity, to comment on how the subject site satisfies a specific list of criteria. The analysis of the criteria for this site is provided as follows:

Potential for Noise

- Bear Creek Pub and Grill is located within a commercial building, which faces into a parking lot and the back wall of a convenience store building associated with the gasoline station. These two commercial units are the furthest away from the single family residential subdivision, located to the west of the commercial development. To the east, across King George Highway, is Bear Creek Park.

- As a result, it is not anticipated that the adjoining properties will be adversely impacted by any noise that may be generated by the larger liquor primary area.
- According to the By-law Enforcement and Licensing records, there have been no complaints received concerning noise generated by the existing establishment.

The Impact on the Community

- The subject liquor primary license is located at the intersection of two arterial roads. The additional liquor primary seating will likely not have any negative impact on the adjoining properties or the fronting arterial roads.

Will the amendment result in the establishment being operated in a manner that is contrary to its primary purpose?

- This is an existing liquor primary license. The expansion to the license will allow for the liquor primary business to expand its business.

Proposed Free-Standing Sign

- Development Permit No. 7900-0355-00 was initially issued to regulate the form and character for the commercial developments on two of the subject properties. Development Permit No. 7903-0381-00 was issued subsequent to the initial Development Permit to modify the free-standing signs located on the properties.
- The free-standing sign approved under Development Permit No. 7903-0381-00 for the gasoline service station is located on the east side of the driveway on 88 Avenue.
- A 5.03 m (16.5 ft.) high free-standing sign approved under Development Permit No. 7903-00381-00 exists at this site along King George Highway, to the south of the existing driveway. The gas station uses the top of this free-standing sign to advertise the gas price. The applicant considers this advertising to be inadequate and has requested a second free-standing sign along the King George Highway frontage.
- Surrey Sign By-law permits one free-standing sign per highway frontage.
- The proposed sign is intended for displaying the gas price and brand identification. The signage used by the gas station on the existing free-standing sign just south of the driveway, will be removed and could be used by another tenant.
- Surrey Sign By-law requires a 2.3-metre (7.53 ft.) setback from the property line. The proposed sign will require modification to the existing retaining wall located parallel to King George Highway, and the sign is proposed to be sited 0 metres from the property line (see By-law Variance section).

- Surrey Sign By-law allows for the height of a free-standing sign along King George Highway to be a maximum of 7.6 metres (25 ft.). The applicant has requested a free-standing sign which is 4.75 metres (15.6 ft.) which is in keeping with the scale of the development on this site.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. The first pre-notification letters were sent on April 28, 2006, advising the neighbourhood about the request to discharge the Land Use Contract, and rezone to C-5 to allow for the construction of additional parking for the commercial complex. Staff received three letters from property owners in the neighbourhood raising the following concerns:

- Questioned why more parking is required when the existing parking on the commercial site already complies with the City's Zoning By-law for both staff and customer parking.

(In conjunction with the previous liquor primary application for this site, there was a Development Variance Permit approved to relax the parking from 80 spaces to 68. The increase in the floor area of the liquor primary license requires an additional 7 parking spaces on the site. The proposed parking lot provides for 12 additional parking spaces. Based on the current tenant mix, the existing and proposed parking satisfies the Zoning By-law requirements.)

- Loss of affordable housing with the demolition of existing homes.

(Both of the single family homes are intended to be retained – the back yards are proposed to be reduced in size.)

- Increase in traffic on Tulsy Crescent resulting from the proposed parking lot.

(The access point to the parking area is through the existing commercial complex with direct egress to 88 Avenue, which will be limited to right-out turning movement. No additional traffic flow is anticipated for Tulsy Crescent.)

- Increase in illegal activities.

(There is no evidence that the expansion of the liquor primary license will increase nefarious activities in this area.)

With the amalgamation of the applications on these subject properties, a second pre-notification letter was sent to the surrounding residents on October 1, 2007. Staff received one letter and one telephone call against the expansion of the parking lot and the increase in the occupant load for the pub.

DESIGN PROPOSAL AND REVIEW

- To accommodate the new parking area, one maple trees will be removed from the single family lots, and 8 trees which were planted with the development of the commercial centre will be removed.
- The applicant is proposing to reinstate 17 trees, such as pin oaks, magnolias, and katsuras to assist in greening the parking area. Additional flowering and non-flowering shrubs will be placed into the planting beds.
- Along the 88 Avenue road frontage, the applicant has proposed a low metal picket fence with brick pilasters to screen the parking lot area. To separate the parking area from the proposed residential lots, a 1.6-metre (6 ft.) cedar fence is proposed.
- The free-standing sign is proposed to be mounted on a 1.05-metre (3.44 ft.) high rock finished base, with fuel prices and brand identification located on the sign. The finish of the base and framing of the sign are in keeping with the character of the previously approved signage.
- Removal of all non-compliant sandwich board and banner signage and icicle lights will be a condition of final approval.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the minimum setback of a free-standing sign from 2.3 metres (7.5 ft.) to 0 metre.

Applicant's Reasons:

- The site is fully developed and has limited area to place a free-standing sign. The sign location chosen will be visible to motorists on King George Highway. The site is elevated from King George Highway, and to place a free-standing sign in accordance with the Sign By-law would reduce its visibility.

Staff Comments:

- Engineering and Planning and Development staff have reviewed the requested relaxation. Due to the site constraints and elevation difference between the site and King George Highway, staff support the requested relaxation.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Existing Site Plan
Appendix III.	Proposed Subdivision

- Appendix IV. Proposed Site Plan (with Parking Lot and Free-standing Sign) and Liquor License Expansion
- Appendix V. Engineering Summary
- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Proposed CD By-law
- Appendix VIII. Proposed Partial Land Use Contract Discharge By-law
- Appendix IX. Development Variance Permit No. 7906-0015-00

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Pacific Land Resource Group
 Address: #101 - 7485 - 130 Street
 Surrey, BC V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application

- (a) Civic Addresses: 13533 and 13545 - 87B Avenue;
 13578 and 13598 - 88 Avenue
- (b) Civic Address: 13533 - 87B Avenue
 Owners: Anter and Nirmalpal Pamma
 PID: 004-927-508
 Lot 181 Section 29 Township 2 New Westminster District Plan 51409
- (c) Civic Address: 13545 - 87B Avenue
 Owners: Anter and Nirmalpal Pamma
 PID: 004-927-532
 Lot 182 Except Part Subdivided by Plan BCP5741, Section 29 Township 2 Plan 51409
- (d) Civic Address: 13578 - 88 Avenue
 Owner: Nagina Properties Ltd.
 PID: 025-681-532
 Lot B Section 29 Township 2 New Westminster District Plan BCP5741
- (e) Civic Address: 13598 - 88 Avenue
 Owner: Nagina Property Ltd.
 PID: 025-681-516
 Lot A Section 29 Township 2 New Westminster District Plan BCP5741

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to partially discharge Land Use Contract No. 256.
- (b) Introduce 2 By-laws to rezone the property.
- (c) Proceed with Public Notification to solicit public opinion with respect to a liquor license amendment.
- (d) Proceed to Public Notification of Development Variance Permit No. 7906-0015-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	
Hectares	446 m ² - 557 m ²
NUMBER OF LOTS	
Existing	
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres) (RF-12 only)	
Range of lot areas (square metres)	446.1 m ² /557 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20 ha 8.3 ac
Lots/Hectare & Lots/Acre (Net)	20 ha 8.3 ac
SITE COVERAGE (in % of gross site area)	50% max.
Maximum Coverage of Principal & Accessory Building	30%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	40%
PARKLAND	n/a
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO