

# News release



NSW GOVERNMENT  
**Department of Planning**

Thursday 22 January, 2008

## **Mullumbimby supermarket modification approved after thorough assessment**

Following a rigorous assessment, the NSW Government has approved modifications to a supermarket and bottle shop development at Station Street, Mullumbimby, subject to strict conditions and alterations.

The modification will result in an improved building and carpark design compared to the original plans, generate local jobs and allow residents to shop close to home.

The original application approved in 2006 included a 2,500 square metre supermarket and bottle shop along with 138 parking spaces, to be constructed in two stages.

A modification was lodged in 2008 which included:

- Increasing the floor area of supermarket and number of car parking spaces constructed in the first stage of development;
- Allowing deliveries on Sunday mornings;
- Changing the building design and signage;
- Relocating the loading dock; and
- Changes to the proposed on-site sewage management system for the first stage of the development.

The modification does not involve an increase in the overall size of the retail floorspace.

Department of Planning Major Project Assessments executive director Chris Wilson said that the application was exhibited on two occasions to accommodate community concern and subsequent amendments to the plans.

“A key concern raised in submissions was the capacity of the proposed on-site sewage management system to service the development,” Mr Wilson said.

“As a result, the Department engaged wastewater specialists to review the proposal.”

Following this review, the proponent Fabcot Pty Ltd (Woolworths Ltd) provided more detail and made changes to its proposal, including:

- Deferring introduction of in-house, water-intensive fresh food preparation areas until a later stage of development which will be linked to the introduction of a reticulated sewer at the site;
- Installing the highest-rated water-saving devices; and
- Minimising hose use to clean areas.

Furthermore, the Department has imposed a condition requiring effluent irrigation to stop when the soil is too wet. This condition and the wastewater storage tanks on site will ensure that the system continues to function in times of rainfall.

The design also mitigates flood impacts by ensuring that the development does not reduce the area available on the site for the storage of floodwaters.

In response to public feedback, the proponent also submitted amended plans with improved building design to provide visual relief and better integrate the development into the existing environment.

The modified proposal features a pitched roof, new construction materials, additional glazing and increased setbacks along the western and eastern boundaries.

In addition to the amendments made, the Department's assessment required a range of conditions.

For instance, Mr Wilson said the Department did not support the proposed increase in illuminated and non-illuminated signage, because of concerns about unacceptable visual impacts.

The final approval included a number of conditions, in particular:

- A three month trial period for Sunday deliveries between 10am-12pm (reduced from the proposed 8am-12pm) must be implemented and be subject to review at the end of this period, to determine whether Sunday deliveries should be allowed on an ongoing basis.
- Should Sunday deliveries be allowed, only fixed-axle vehicles no more than 13 metres in length can undertake this role.
- An acoustic fence must be constructed around the loading dock to minimise noise around the loading area.
- The development must undergo two noise verification tests, one prior to occupation and one within three months of commencement of operation.
- Trucks must not be left idling during loading and unloading and are prohibited from queuing on Station Street at any time.

Media contact: Mark Skelsey on (02) 9228 6275