

I335. Western Springs Stadium Precinct

I335.1. Precinct description

The Western Springs Stadium Precinct provides specific planning controls for the use and development of Western Springs Stadium as a multi-functional recreation, sporting and events venue within a natural amphitheatre that has a crowd capacity upwards of 50,000 people.

The zoning of the land within the Western Springs Stadium Precinct is the Special Purpose - Major Recreation Facility Zone.

Refer to the planning maps for the location and extent of the precinct.

I335.2. Objectives

- (1) Western Springs Stadium is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) motorsport activities;
 - (d) concerts, events and festivals;
 - (e) markets, fairs and trade fairs;
 - (f) functions, conferences, gatherings and meetings; and
 - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Western Springs Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those listed above.

I335.3. Policies

- (1) Enable the safe and efficient operation of Western Springs Stadium for its primary activities.
- (2) Protect the primary activities of Western Springs Stadium from the reverse sensitivity effects of adjacent development.

- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Western Springs Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that Western Springs Stadium's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those listed above.

I335.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below.

- (1) E40 Temporary activities;
- (2) E25 Noise and vibration (noise provisions only);
- (3) E24 Lighting;

Table I335.4.1 Activity table specifies the activity status of land use and development activities in the Western Springs Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I335.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Motorsport activities	P
(A4)	Motorsport activities not meeting Standard I335.6.3	D
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P

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(A8)	Displays and exhibitions	P
(A9)	Any primary activity not meeting Standard I335.6.8 but meeting all other standards	C
Accessory activities		
(A10)	Accessory activities	P
(A11)	Any accessory activity not meeting Standard I335.6.8 but meeting all other standards	C
Compatible activities		
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I335.6.13	P
(A14)	Professional fireworks displays not meeting Standard I335.6.13	RD
(A15)	Helicopter flights meeting Standard I335.6.14	P
(A16)	Helicopter flights not meeting Standard I335.6.14	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I335.6.8 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I335.6.11	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I335.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I335.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

- (2) Any application for resource consent for an activity listed in Table I335.4.1 Activity table and which is not listed in I335.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I335.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I335.4.1 must comply with the following standards unless otherwise stated. The following standards do not apply:

- (1) E27 Transport – Standards E27.6.1 Trip generation; and
- (2) E27 Transport – Standards E27.6.2. Number of parking and loading spaces

I335.6.1. Noise

- (1) Motorsport activities and the operation of the public address system are excluded from this standard.
- (2) The noise (rating) level from any activity as measured within the boundary of any site with a residential zone must not exceed the noise limits in Table I335.6.1.1.

Table I335.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Between 8:00am and 10:30pm	55dB L _{Aeq}
At all other times	40dB L _{Aeq} and 75dB L _{Amax}

- (3) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Professional fireworks displays and helicopter flights are excluded from this standard.

I335.6.2. Special noise events

- (1) Special noise events do not include motorsport activities and the operation of the public address system.

- (2) The total number of special noise events in any 12 month period must not exceed the numbers and timeframes listed in Table I335.6.2.1.

Table I335.6.2.1: Numbers and timeframes of special noise events

Event	Timeframes	Number of events
High special noise events	10:00am to 10:00pm Sunday to Thursday (inclusive)	6
	10:00am to 11:00pm on Fridays and Saturdays	
Medium special noise events	10:00am to 10:00pm	4
Low special noise events	10:00am to 10:00pm	4

- (3) The noise (rating) level generated by special noise events must not exceed the noise limits listed in Table I335.6.2.2 when measured from the specified measurement locations.

Table I335.6.2.2 Noise Limits for special noise events

Event	Noise limit	Measurement location
High special noise events	82dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road, Bullock Track or Great North Road
Medium special noise events	70dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road, Bullock Track or Great North Road
Low special noise events	55dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road
	70dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Bullock Track or Great North Road

- (4) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (5) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (6) No duration correction or adjustment for special audible characteristics will be applied.
- (7) The prescribed time frames for the purpose of assessment according to NZS6802:2008 will be the timeframe for which any particular noise limit applies.
- (8) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (9) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 2 hours. These checks must not commence before 10am on any day and must be completed by 7pm on the day of the special noise event. The duration of special noise events does not include sound checks, provided sound checks are limited to a cumulative duration of up to 2 hours.
- (10) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (11) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (12) Professional fireworks displays and helicopter flights are excluded from this standard.

I335.6.3. Motorsport activities

- (1) Frequency
 - (a) Race meetings and practice sessions must be no longer than 5 hours from start to finish, including all breaks and warm-ups.
 - (b) Race meetings and practice sessions must start no earlier than midday. Practice sessions must conclude no later than 6pm and race meetings

must conclude no later than 10.30pm, except that any race meeting on a Sunday must conclude by 9.30pm.

- (c) Race meetings and practice sessions may only be held as follows:
 - (i) 2 practice sessions in October;
 - (ii) 3 race meetings in November;
 - (iii) 2 race meetings in December;
 - (iv) 3 race meetings in January;
 - (v) 3 race meetings in February; and
 - (vi) 1 race meeting in March.
- (d) There must be no race meetings on Christmas Eve, Christmas Day, Auckland Anniversary Day or Waitangi Day and one weekend per month from November to February (inclusive) must have no race meeting.
- (e) A draft event programme must be provided to the Council and notified publicly in June each year. The event programme may provide for a race meeting to be held on the day following the day it was scheduled for if the scheduled race meeting is rained out, however this may only occur in relation to 8 of the 12 race meetings and those meetings where rainouts are permitted must be specified in the event programme. A race meeting is deemed to be rained out if any of the scheduled races cannot take place due to rain. Only the races that were scheduled to be undertaken but could not be may be run on the rainout day.
- (f) Mechanical car park sweeping and grading of the track must not take place on Sundays, unless it is authorised as a rainout event.
- (g) Motor racing includes only those events held under the auspices of Speedway New Zealand.

(2) Noise

- (a) The noise (rating) level from motorsport activities within the Western Springs Stadium Precinct must not exceed 89dB $L_{Aeq(5min)}$ and 83dB $L_{Aeq(5hour)}$ when measured 10m inside any part of the northern boundary of the precinct that has a clear view of at least 75% of the track.
- (b) All noise sources from within the stadium (except localised contamination) must be measured during a motorsport activity to determine compliance with this noise limit, subject to all of the following:
 - (i) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise;

- (ii) No duration correction or adjustment for special audible characteristics will be applied; and
- (iii) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.

I335.6.4. Public address system

- (1) The noise (rating) level from the public address system within the Western Springs Stadium Precinct must not exceed 69dB $L_{Aeq(5min)}$ and 80dB L_{Amax} when measured at the boundary of any site within a residential zone.
- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) No duration correction or adjustment for special audible characteristics will be applied.
- (4) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) The public address system may only to be used between 10:00am to 10:00pm Sunday to Thursday (inclusive) and 10:00am to 11:00pm on Fridays and Saturdays.
- (7) The public address system loudspeakers must not be used during racing.

I335.6.5. Post motorsport special noise events

These standards apply to events occurring when no motorsport activities also occur during the same calendar year. They provide for a range of activities in the event that motorsport activities are discontinued within the precinct.

- (1) There are no motorsport activities held in the same calendar year as a post motorsport special noise event.
- (2) The venue owner must provide the Council with written confirmation that no motorsport activities will occur within the same calendar year as a post motorsport special noise event.
- (3) There may be up to 30 post motorsport special noise events undertaken in any calendar year.
- (4) There must not be more than 3 post motorsport special noise events held within a 2 week period.
- (5) The noise level from any activity as measured within the boundary of any site with a residential zone must not exceed 70dB $L_{Aeq(5min)}$.

- (6) A single post motorsport special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 post motorsport special noise events. The duration of a post motorsport special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (7) Post motorsport special noise events may only take place between the hours of 8am to 10pm Sunday to Thursday, and 8am to 10.30pm on Fridays and Saturdays.
- (8) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (9) An adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (10) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (11) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (12) Professional pyrotechnic fireworks displays and helicopter flights are excluded from this standard.

I335.6.6. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of these Standard I335.6.6, the curfew and pre-curfew times are as stated in Table I335.6.6.1.

Table I335.6.6.1: Pre-curfew and curfew times

		Times
Standard	Pre-curfew	7am to 10pm
	Curfew	10pm to 7am
Motorsport activities	Pre-curfew	Monday to Saturday: 7am to 11:30pm Sunday: 7am to 10.30pm
	Curfew	Monday to Saturday: 11:30pm to 7am Sunday: 10.30pm to 7am
Special lighting events	Pre-curfew	Sunday to Thursday: 7am to 12am Friday and Saturday: 7am to 12am
	Curfew	Sunday to Thursday: 12am to 7am Friday and Saturday: 12am to 7am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) the levels in Table I335.6.6.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I335.6.6.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) the vertical illuminance limits in Table I335.6.6.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I335.6.6.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I335.6.6.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I335.6.6.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Motorsport activities	25,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

I335.6.7. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 19 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I335.6.6.1 and I335.6.6.4.

I335.6.8. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 7,000 people and does not require the closure of a public road.

I335.6.9. Parking

- (1) Parking for a minimum of 110 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

I335.6.10. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I335.6.11. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I335.6.12. Height in relation to boundary

- (1) Along the boundaries where the Western Springs Stadium Precinct directly adjoins another zone, the height in relation to boundary standard that applies to the precinct is that which applies in the adjoining zone.
- (2) Where the Western Springs Stadium Precinct directly adjoins a road (excluding Stadium Road) or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level at the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

I335.6.13. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I335.6.14. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I335.6.15. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I335.7. Assessment – controlled activities

I335.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I335.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I335.8. Assessment – restricted discretionary activities

I335.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.

- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I335.6.11:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
 - (a) The visual effects of rubbish and storage areas on residential and open space sites.

I335.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards;
and
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue.
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
- (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I335.9. Special information requirements

There are no special information requirements for this precinct.

I335.10. Precinct plans

I335.10.1. Western Springs Stadium: Precinct plan 1

