

## ATTACHMENT 6

CONTROL	REQUIREMENT	PROPOSAL	COMPLIANCE
<p>3.0 Subdivision of Industrial land</p> <ul style="list-style-type: none"> <li>- Huntingwood</li> <li>- Arndell Park</li> <li>- All other areas</li> </ul>	<p>Min width – 50m, min area 4,000sqm</p> <p>Min width – 35m, min area 2,500sqm</p> <p>Min width – 35m, min area 1,500sqm</p>	<p>The subject land is a proposed industrial lot in resubdivision of several existing industrial lots. The proposed lot has overall site area of 5HA. The portion of land subject to this Application is 32,376sqm, with frontage to Great Western Highway of 165 metres and 190 metres to Carlisle Avenue and rear access via Kippist Avenue.</p>	Yes
<p>4.0 Design Guidelines</p> <p>4.2 Setbacks</p> <p>No buildings are to be erected on any land within:</p>	<p>(a) 20m of the street alignment of a road zoned 5(b);</p> <p>(b) 10m of the street alignment of a road zoned 5(c) or an industrial collector road. (see note)</p> <p>(c) 7.5m of the street alignment of any other road; and 15m of an adjoining residential zone or 5m of an adjoining 6(a) Public Recreation or 5(a) Special uses (School) zone, where any of these zones is not separated from an industrial zone by a road (exception to Kings Park Industrial area)</p> <p>(d) Corner allotments – min 5m for secondary setback on roads zoned 5(b) or 5(c) or on industrial collector roads, 3m to all other roads.</p> <p>(e) Blank facades will not be accepted</p>	<p>Great Western Highway and Carlisle Avenue are zoned 5(b).</p> <p>The proposed building will have a setback from Great Western Highway of 20 metres, and a setback of 61.8 metres from Carlisle Avenue.</p> <p>A variable 6.08 metre to 11.460 metre wide landscaped area is provided along the Great Western Highway frontage and a 3.225 metre wide landscape strip along Carlisle Avenue.</p> <p>Car parking is provided within the front setback area, however the car parking will be screened from the roads by the proposed landscaping.</p> <p>The building has been well articulated and no blank walls are proposed.</p> <p>No front fencing is proposed.</p>	Yes

	<p>(f) Front setback areas shall be landscaped</p> <p>(g) Fencing – must be open style and not obstruct vehicles. Min height of 1.2 m</p> <p>Note: car parking may be within the front setback needs to create an attractive streetscape.</p>		
4.3Landscaping	<p>Setback areas are to be landscaped and maintained</p> <p>All landscaped areas to be separated from vehicular access by means of a kerb, dwarf wall or other effective physical barrier</p> <p>Trees are to have a minimum height of 1m at time of planting</p>	<p>Setbacks are proposed to be landscaped, a <b>condition</b> of consent will be imposed on any operational consent ensuring the landscaping is maintained at all times.</p> <p>Landscaping is separated from proposed car parking by a low kerb.</p> <p>A <b>condition</b> will be imposed on any operational consent to ensure all trees planted will be a minimum height of 1 metre at time of planting.</p>	Yes
4.7Vehicular Access and Circulation	<p>Vehicular ingress and egress to the site must be in a forward direction at all times</p> <p>All internal two –way roadways are to have a minimum width of 7m.</p> <p>Adequate space is to be provided for loading, unloading and fuelling (if applicable)</p>	<p>All ingress and egress will be in a forward direction at all times.</p> <p>All internal driveways are proposed to be 7 metre wide to cater for 2 way movements.</p> <p>A loading dock is proposed and is considered adequate</p>	yes
4.8Car Parking Bulky goods retailing and hardware stores	<p>1 space per 45sqm GFA</p> <p>All developments providing 50 spaces or more must provide at least 2% or part thereof of disabled drivers.</p>	<p>302 spaces required, 387 spaces provided</p> <p>8 disabled spaces required and provided</p>	Yes