

JRPP-16-03318 – Assessment against BDCP 2015

The provisions of the Blacktown Development Control Plan 2015 (BDCP), in particular Part E – Development in the Industrial Areas are relevant to the proposal, as addressed in the following table:

Section	Comment	Complies
Part A		
Car parking	<p>The parking provision has been assessed on merit.</p> <p>Refer to Section 9.1 of the Assessment Report for further discussion.</p> <p>Council's TMS have reviewed the proposal and also consider the proposed car parking to be satisfactory.</p>	Satisfactory, based on a merit assessment.
Part E		
3.1 Minimum subdivision lot size	N/A Subdivision is not proposed.	N/A
3.2 Minimum lot width	The existing lot width is maintained, which satisfies the minimum requirement of 50m. This control is not relevant to Proposed Lot 2, which is a battle-axe shaped allotment.	Yes
3.3 Battle-axe shaped allotments	N/A	N/A
4.1 Setbacks	The proposed setbacks satisfy the minimum 10 m setback from Huntingwood Drive, 7.5 m to Healey Circuit and 20 m to the M4 motorway. All other setbacks are in excess of 10 m.	Yes
4.2 Landscaping	The proposal provides for fully landscaped setback areas in accordance with the DCP, with a suitable mix of trees and shrubs to soften the appearance of the development. While a total of 2 established trees are proposed to be removed, the proposal is for 114 large and medium replacement trees up to 20 m height in maturity with 25L pot sizes. The site also comprises extensive shrubs and groundcovers throughout the site. The existing landscape screening along the western boundary is also proposed to be retained.	Yes
4.3 Consideration of adjoining land	The site is not located in proximity to any sensitive land uses including residential areas and therefore will have no adverse amenity impacts. The potential visual and acoustic impacts of the development will be minimised through the employment of high standard design and operation measures and will be compatible with surrounding land uses within the Huntingwood Industrial Estate.	Yes
4.5 Building design and construction	The proposal is for a modular building form which is book ended by the 'Tech' office spaces at the northern and southern ends of the building and create a modern street	Yes

	<p>presence.</p> <p>The building facades are to be constructed of pre-finished light weight cladding in a blue and white gloss colour, pre-finished light weight metal cladding in a horizontal arrangement in varied white, grey and blue tones, and glass with metal louvres over.</p> <p>Metal screens are also proposed to be interspersed throughout the facades and to screen the rooftop plant and equipment which is in the pattern of a computer circuit board in a blue colour.</p> <p>The ground level areas of plant and equipment surround the proposed building and feature columns, beams and cross bracing to create visual interest.</p> <p>The overall arrangement of the modular building form, colours, materials and complementary landscaping effectively break up the length of the building and creates a suitable building design.</p> <p>The proposal is capable of satisfying the relevant requirements of the BCA.</p>	
4.6 Open storage areas	<p>No open storage areas are proposed.</p> <p>This will be conditioned in any consent granted.</p>	Yes
4.7 Vehicular access and circulation	<p>Truck and car access to the site will be provided via two driveway entrances off Huntingwood Drive for cars and trucks.</p> <p>A ring road is proposed to provide access to the rear loading area and 12 parking spaces.</p> <p>Site entry points and internal circulation and parking areas are clearly defined to facilitate safety for pedestrians and vehicles.</p> <p>All vehicular movements will be in a forward direction.</p> <p>All areas of the site accessible to trucks will be designed in accordance with Austroads standards to facilitate the manoeuvring of the largest type of truck expected to service the site.</p> <p>The proposal is also accompanied by a traffic report which identifies that the proposed development is suitable within the existing and proposed road network.</p>	Yes
4.8 Car parking	<p>In addition to earlier comments on car parking, car parking will be located behind the minimum setback area and will be easily accessible for the use of staff and visitors.</p> <p>No stacked parking is proposed.</p> <p>The proposal provides 2 accessible spaces.</p> <p>This equates to 2% of the total car parking provision.</p> <p>All vehicular areas will be sealed with hard-standing, all-weather material. Direction arrows will be painted on roadways to guide vehicular movements.</p>	Yes

	Directional signage will be integrated with the design of the development and suitably located to achieve legibility and a consistent visual outcome.	
Part 5 Specific Controls for the Huntingwood Estate		
5.3 Multi-tenanted industrial development	N/A	N/A
Part R		
Water Sensitive Urban Design & Integrated Water Cycle Management	Council's Development Services Engineering and Asset Design sections have undertaken an assessment of the proposal in accordance with the requirements of BDCP Part J. Accordingly, appropriate Engineering conditions have been included and sufficient information has been provided to satisfy the requirements of BDCP Part J (Conditions 2.4, 3, 6 and 9.8).	Yes