

JRPP-16-03343 – 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	The parking provision has been assessed on merit. Refer to Section 9.1 of the Assessment Report for further discussion. Council's TMS have reviewed the proposal and also consider the proposed car parking to be satisfactory.	No, but is 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.	Yes
3.3 Battle-axe shaped allotments	N/A	N/A
4.1 Setbacks	The proposed setbacks satisfy the minimum 20 m setback to the Great Western Highway, 10 m to Huntingwood Drive and 7.5 m to Woods Close.	Yes
4.2 Landscaping	The proposal provides for landscaped setback areas and conceptually indicates a suitable mix of trees and shrubs to soften the appearance of the development. Given the high visibility of the site as viewed from the Great Western Highway, a condition of consent is recommended to be imposed requiring the replacement trees along the eastern setback (fronting the Great Western Highway) to feature large species tree to act as a visual barrier/screen from the Great Western Highway and to provide shading and relief from the northern sun on the building and carpark (Conditions 3.1.1 and 10.9.2).	Yes, but subject to the imposition of conditions of consent.
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 building facades are rectilinear in design and are to be constructed in colorbond cladding with a mix of grey tones and highlights in a green colour in a horizontal and vertical arrangement to break up the	Yes

	impression of the building form. The office areas are highlighted in lighter colours and glazing. The overall arrangement of the building form, colours, materials and complementary landscaping is satisfactory. The proposal is capable of satisfying the relevant requirements of the BCA.	
4.6 Open storage areas	No open storage areas are proposed. This will be conditioned in any consent granted.	Yes
4.7 Vehicular access and circulation	The existing points of vehicular access via Huntingwood Drive and Woods Close are to be retained. The Woods Close driveway will accommodate truck ingress only. The Huntingwood Drive access will be modified to accommodate a lane dedicated for truck egress and separate car ingress and egress. Site entry points and internal circulation and parking areas are clearly defined to facilitate safety for pedestrians and vehicles. All vehicular movements will be in a forward direction. 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. The proposal is also accompanied by a traffic report which identifies that the proposed development is suitable within the existing and proposed road network.	Yes
4.8 Car parking	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. No stacked parking is proposed. The proposal provides 3 spaces for disabled drivers. This equates to 1.3% where 2% (5 spaces) of the total car parking provision is required. It is recommended that a condition of consent is imposed requiring 4 accessible spaces are provided, being 2 spaces for disabled drivers allocated for each warehouse. (Condition 3.4.2). All vehicular areas will be sealed with hard-standing, all-weather material. Direction arrows will be painted on roadways to guide vehicular movements. Directional signage will be integrated with the design of the development and suitably located to achieve legibility and a consistent visual outcome.	No , variation proposed regarding the number of spaces for disabled drivers.
Part 5 Specific Controls for the Huntingwood Estate		
5.3 Multi-tenanted industrial development	The proposal seeks to establish a multi-tenanted development.	Satisfactory, based on a merit

	Refer to Section 9.1 of the Assessment Report for further discussion.	assessment as there are only 2 buildings.
Part J		
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 5.1, 8.13, and 10.8).	Yes