

Attachment 3 Wollongong DCP 2009 Assessment

CHAPTER B5 INDUSTRIAL DEVELOPMENT

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3 Factory / warehouse distribution centre building design requirements</u>		
<p><i>3.1.1 Objectives</i></p> <p>(a) To enhance the visual quality of industrial development through appropriate setbacks together with appropriate building and landscape design, particularly when viewed from public roads and other public domain areas.</p> <p>(b) To minimise the visual impact of factory / warehouse distribution centre buildings upon the streetscape of the surrounding locality.</p> <p>(c) To create a pleasant environment within and external to the site.</p> <p>(d) To ensure satisfactory amenity and privacy levels are maintained for any adjoining sensitive land uses such as a residential land use.</p> <p><i>3.1.2 Development Controls</i></p> <p>5m setback of collector roads on corner allotments.</p>	The proposed development does not include any new major buildings or structures within 10 metres of the primary setback required for collector roads or 5m for secondary frontages.	Yes
<u>4 Building design / façade treatment</u>		
<p><i>4.1.1 Objectives</i></p> <p>(a) To achieve a high standard of industrial development by promoting visually attractive buildings and through the use of high quality external finishes.</p> <p>(b) To encourage a range of architectural design elements and innovative roof forms for industrial buildings, in order to improve the visual interest and attractiveness of such buildings.</p> <p>(c) To promote functional, safe and environmentally friendly industrial development.</p> <p><i>4.1.2 Development Controls</i></p> <p>Numerous controls.</p>	All major buildings onsite are proposed for retention. Due to the buildings being setback some distance from the site boundaries visual impact will be minor.	Yes
<u>5 Safety and security</u>		
See Chapter E2	The proposed works onsite are limited to the construction of a number of ancillary facilities which upgrade the existing facility. It is also noted that lighting of the site, provided by the adjoining car storage facility	Yes

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
	will provide enhanced security of the facility and for staff. As such, safety and security is considered appropriate in this instance.	
<u>6 Carparking requirements</u>		
See Chapter E3	Adequate car-parking is provided onsite for staff and heavy transport vehicles. Internal manoeuvring onsite is also considered adequate. Council's Traffic Officer has also reviewed the design and is satisfied subject to conditions.	Yes
<u>7 Loading dock facilities, vehicular access and manoeuvring requirements</u>		
See Chapter E3	Separate onsite parking is provided for staff and heavy vehicles. Adequate internal site access roads have been provided for vehicle manoeuvring for both heavy vehicles and new cars. Council's Traffic Officer has also reviewed the design and is satisfied subject to conditions.	Yes
<u>8 Landscaping requirements</u>		
<p><i>8.1 Objectives</i></p> <p>(a) To use landscaping to improve the appearance of industrial developments.</p> <p>(b) To ensure that landscaping is provided to enhance the streetscape environment and amenity of industrial areas.</p> <p>(c) To screen unsightly land uses and outdoor storage areas.</p> <p><i>8.2 Development Controls</i></p> <ul style="list-style-type: none"> • A minimum 10% of the site area is required to be landscaped. • A 3 metre minimum deep dense landscaped area is required along the full length of the property frontage to a collector or local road. • Trees are to be planted at a rate of 1 tree per 10 car spaces. • The planting of low shrubs to a maximum mature height of 1 metre is recommended along any pedestrian footpath area • Fencing forward of the front building alignment to be palisade type maximum height 1.8m 	<p>The subject site has been provided with a comprehensive landscape plan for all new facilities proposed.</p> <p>Council's Landscape Officer has reviewed the application submission and is satisfied subject to conditions.</p>	Yes.
<u>9 Outdoor storage areas</u>		

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<ul style="list-style-type: none"> full details of the storage area to be provided. to be positioned to rear or side boundaries and screened from view. be of minimal impact on the public domain. 	The outdoor storage area for mulch and soil products is considered adequate in this instance and will be well screened from West Dapto Road by new and existing landscaping/vegetation.	Yes
<u>10 Shipping container storage facilities</u>	Not applicable	NA
<u>11 Motor Vehicle Repair Workshops</u>	Not applicable	NA
<u>12 Fencing</u>		
All fencing in industrial developments shall be constructed of palisade or decorative open style metal type fencing with a maximum 2.4 metre height	It is noted that existing electrified fences 2.1m high are located around the perimeter of the site. A maximum height of 2.4m is permitted in clause 12.	Yes
<u>13 Use of factory / warehouse units</u>		
	The application has been assessed by Council's Building Officer who has imposed a range of upgrade conditions for the new and existing buildings.	Yes
<u>14 Abrasive blasting industry</u>		
	Not applicable	NA
<u>15 Industrial development adjoining a residential zone</u>		
	The closest residences are approximately 600m from the subject sites. Council's Environment Officer has reviewed the application having regard to noise and is satisfied subject to conditions.	
<u>16 Retailing in industrial areas</u>		
	It is noted that the proposed development will act as a processing and wholesale distribution facility for soil and mulch products. No retailing direct to the public direct will occur. This will be conditioned on any consent granted.	
<u>17 Yallah Industrial Estate</u>		
	Not applicable	
<u>18 Jardine Street Industrial Estate</u>		
	Not applicable	
<u>19 Advertising structures / signs</u>		
	Not applicable	
<u>20 Stormwater drainage requirements & flood study requirements</u>	Council's Stormwater Officer has reviewed the application submission and is satisfied subject to conditions.	Yes

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>21 Riparian corridor management</u>	See Chapter E23 below.	
<u>22 Utility infrastructure services</u>	Not applicable.	
<u>23 Subdivision of industrial land</u>		
	Not applicable	
<u>24 Road design & construction requirements – road types and characteristics for public roads</u>		
	Not applicable	
<u>25 Restricted access to arterial or sub-arterial roads</u>		
	Not applicable	
<u>26 Street lighting</u>		
	Not applicable	
<u>27 Strata subdivision of multi-unit factory / warehouse distribution centre complexes</u>		
	Not applicable	

CHAPTER D1 – CHARACTER STATEMENTS

Kembla Grange

The proposal is considered to be consistent with the existing and desired future character for the locality in an established area of both light and heavy industrial uses.

PRECINCT PLAN – Chapter D16: West Dapto Release Area

The subject sites are assessed against the relevant controls contained within Chapter D16 as outlined below.

Section 5.3.5 Reddalls Road Industrial

The Reddalls road industrial neighbourhood plan does not relate to the subject sites, as such the controls contained within this section are not applicable in this instance.

Section 6.3.1 Flora and fauna

No trees area proposed for removal.

Section 6.3.2 Indigenous and European Heritage

See section 3.1.7 of this report above for discussion relating to heritage matters. No issues raised by Council's Heritage Officer.

Section 6.3.3 Views and Vistas

The subject sites are located in visual zone B which has the objective of *“changes to landforms, final contouring and revegetation programs will significantly contribute to reduce the visual impact and therefore must be minimised wherever possible”*.

The visual impact of the development has been reviewed and considered appropriate in this instance as dense landscaping is proposed along all road frontages and only minor construction works are proposed externally of the existing factory building.

Section 6.3.4 Water Management

The proposed development has been reviewed by Council's Stormwater Officer and Environmental Officers who are both satisfied subject to conditions.

Section 6.3.5 Riparian Corridors

Lot 402 has a riparian corridor located onsite. However, this riparian corridor is located greater than 450m from the proposed works onsite and will not be impacted.

Section 6.3.7 Acid Sulfate Soils

Council's Environment Officer has recommended conditions with regards to acid sulfate soils if encountered onsite.

Section 6.3.11 Areas under Easement

Not applicable.

Section 6.3.13 Employment Area

The proposed development seeks to utilise existing lots zoned heavy industrial. Consequently it is considered the proposal will allow for the orderly development of the area for employment purposes.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

A condition will be imposed on any consent granted ensuring compliance with the DDA is maintained at all times.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The subject site already includes the provision of lighting systems, CCTV, electrified fences and a 24 hour operational presence onsite. As such, it is considered that the proposed development is not inconsistent with CPTED principles.

CHAPTER E3: CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT

Council's Traffic Officer has assessed the application against the controls outlined in Chapter E3 of WDPC 2009 and is satisfied subject to conditions.

The proposed development has adequate parking for both light and heavy vehicles onsite and has compliant entry/exit points onto Reddalls Road. A review of the sightlines for the entry/exit point has also been undertaken by Council's Traffic Officer. The proposed development complies with AS2890.1 & .2 for both commercial and domestic vehicles.

It is also noted that the existing car storage facility onsite maintains separate vehicle access from West Dapto Road and also via an approved, yet to be constructed internal link road, between Lot 402 DP1148505 and Lot 401 DP1148505 (DA-2017/1189).

CHAPTER E6: LANDSCAPING

Council's Landscape Officer has reviewed the application submission and is satisfied subject to conditions.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided and considered acceptable.

CHAPTER E11 HERITAGE CONSERVATION

See section 3.1.7 of this report above for further details. No issues raised by Council's Heritage Officer.

CHAPTER E13 FLOODPLAIN MANAGEMENT

Council's Stormwater Officer has reviewed the application submission and is satisfied subject to conditions.

CHAPTER E14 STORMWATER MANAGEMENT

Council's Stormwater Officer has reviewed the application submission and is satisfied subject to conditions.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

An assessment of the proposed development against the controls of Chapter E15 has been undertaken by Council's Environment Officer and it is noted that a range of water treatments have been incorporated into the design which include drainage works, porous pavements and recycled water processing onsite. These requirements are also specifically addressed in the GTAs issued by the EPA for the EPL. The EPL requires that a Water Management Plan be prepared for the proposed development and implemented prior to commencement of operations.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

See section 3.1.1 of this report for further details. No issues identified by Council's Environment Officer.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

Conditions of consent have been recommended in relation to demolition and asbestos management during construction works.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.

CHAPTER E23: RIPARIAN LAND MANAGEMENT

A riparian corridor traverses the site from north to south in an area isolated from the proposed development by greater than 450m. As such, the controls contained in Chapter E23 are not considered relevant in this instance.