

Attachment 4 – Holroyd Development Control Plan 2013

Standard	Required/Permitted	Provided	Compliance
Part A – General Controls			
3.1	<p>Car Parking:</p> <p><u>Warehouse</u></p> <p>1 per 300m²</p> <p>(30,000/300) = 100</p> <p><u>Offices</u></p> <p>1 per 40m²</p> <p>(1000/40) = 25</p> <p>TOTAL = 125</p>	129 car parking spaces provided.	Yes
3.3	Dimensions of Car Parking Facilities, Gradients, Driveways, Circulation and Manoeuvring.	Council's Traffic Engineer has assessed the submitted plans and documentation and advised the proposal is acceptable, subject to conditions.	Yes
3.5	<p>Driveways</p> <p>Driveways shall be setback a minimum of 1m from the side boundary.</p>	>1m provided to the driveways.	Yes
3.6	<p>Accessible parking</p> <p>- 2 spaces per 100 spaces</p>	1 space provided, however, an additional space can easily be provided adjacent to the shared area. To condition.	To condition
6.3	Erosion and Sediment Control	A detailed sediment and erosion control plan was submitted and is considered to be acceptable.	Yes
7.4	Stormwater Management	Council's Development Engineer has reviewed the stormwater drainage plans and advises that the design is acceptable.	Yes
11	Site Waste Minimisation and Management Plan (SWMMP)	Council's Waste Officer has reviewed the proposed waste and recycling arrangements and SWMMP and has advised that they are acceptable.	Yes
Part D – Industrial Controls			
1	<p>Subdivision</p> <p>Minimum width – 24m</p> <p>Minimum width (corner) – 28m</p> <p>Minimum depth – 45m</p>	Subdivision is not proposed	N/A

2.1	<p>Site Area, Frontage and Gross Floor Area</p> <ul style="list-style-type: none"> - Provide, where possible in new developments, a minimum street frontage width of 24m to accommodate side access for goods vehicles. - Consent must not be granted to development for the purposes of a food and drink premises on land in Zone IN1 General Industrial or Zone IN2 Light Industrial if the gross floor area of the food and drink premises is more than 300 square metres. 	<p>Complies</p> <p>A food and drinks premises is not proposed.</p>	<p>Yes</p> <p>N/A</p>
2.2	<p>Site Layout</p> <ul style="list-style-type: none"> - Locate offices to address and activate the street/s - Where in close proximity to residential areas, design new buildings to minimise any adverse effects on the amenity of residential areas, including such effects as overshadowing, overlooking, lighting, dust, noise or fumes. 	<p>An office is proposed on the corner of Pine Road and Dursley Road.</p> <p>The subject development is not within close proximity to residential development.</p>	<p>Yes</p> <p>Yes</p>
2.3	<p>Amenity Impacts on Nearby and Adjoining zones</p>	<p>The subject site does not adjoin residential development.</p>	<p>N/A</p>
2.4	<p>Building Design and Appearance</p> <ul style="list-style-type: none"> - Use non-industrial aspects of a development (e.g. offices) to address the street. - Avoid long blank walls of warehouse units facing the street or public domain. - Provide articulation to the façade or division of massing. - New development on corner sites is to address both street frontages in terms of facade treatment, fenestration and articulation of elevations to achieve a high standard of environmental design 	<p>An office is proposed at the corner of Pine Road and Dursley Road, addressing both streets.</p> <p>No blank walls are proposed along the either Dursley or Pine Road.</p> <p>The proposed buildings are articulated to reduce the appearance of building bulk.</p> <p>The proposal addresses both street frontages.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

2.5	<p>Setbacks</p> <ul style="list-style-type: none"> - Ensure that setbacks for new development on corner sites are consistent with setback requirements for each particular street. <ul style="list-style-type: none"> - Dursley Road = 10m - Pine Road = 15m - Landscape all front setbacks to provide a high quality street presence. - Front setback areas shall not be used for storage or display of goods or excessive signage, loading/unloading or large areas of carparking. - Minimum 1 metre setback is required to at least one side boundary. - In locations where a 30.5 metre or 15 metre building line to the principal street frontage of a corner lot is required, maintain minimum requirements for the secondary frontage. However, car parking and access driveways may be located in part of the setback to the secondary frontage, provided a 6 metre wide landscaped strip is provided along the public road. 	<p>10m proposed to Dursley Road</p> <p>≥15m proposed to Pine Road from the proposed office and >60m proposed from the warehouse building.</p> <p>Landscaping is proposed along both street frontages; 10m wide landscape strip is proposed along Dursley Road and between 6m and 15m landscape strip proposed along Pine Road.</p> <p>Car parking is proposed within a portion of the 15m setback along Pine Road.</p> <p>16m proposed to the western side boundary.</p> <p>A 10m setback is provided to Dursley Road and a ≥15m setback is provided to Pine Road. Car parking is provided within the front setback along Pine Road however a 6m landscaping strip is maintained along the entire Pine Road frontage.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
2.6	<p>Parking and Vehicular Access</p> <ul style="list-style-type: none"> - For new or major redevelopment, provide all loading and unloading facilities and the majority of car parking required for the development at the rear or at the side of any buildings. - Provide separation between parking and service areas (i.e. 	<p>A 37m x 197.37m dedicated loading and unloading area is proposed to the east of the warehouse building.</p> <p>Loading/unloading area is separate to the parking area and</p>	<p>Yes</p> <p>Yes</p>

	<p>loading/unloading areas). Locate loading docks so they do not:</p> <ul style="list-style-type: none"> a) interfere with visitor and employee parking spaces; b) interfere with pedestrians or vehicles circulating on the site or adjacent streets; and c) require or permit, when in use, delivery vehicles to stand on any public road, footway, laneway or service road. <ul style="list-style-type: none"> - Do not provide large expanses of bland concrete paving in the car parking and driveway areas. Provide a contrast of paving materials throughout the development i.e. unit pavers and concrete. Stencilled concrete will not be permitted. 	<p>a separate access driveway is provided from Pine Road to the car parking area and two entry points are proposed to the loading/unloading area from Dursley Road and Pine Road.</p> <p>The car parking area is appropriately landscaped and is considered satisfactory.</p>	Yes
2.7	Road Design and Construction within Industrial Zones	N/A	N/A
2.8	Fences	A front fence is not proposed.	N/A
3	Landscaping of Industrial Sites	<p>The site has an overall area of 12.56ha however the landscape control is based on the area within the leasable boundary of the future lot.</p> <p>A landscape area of 6,370sqm (12.32%) is provided within the lease boundary, resulting in a departure of 2.68%.</p> <p>The variation is considered to be reasonable given it meets the objectives of the control in that the majority of the landscaping is provided along the street frontages or between buildings and provides for an aesthetic and environmental amenity. It is also noted that the building and landscape setback controls have been complied with to</p>	No, however acceptable

		<p>achieve an optimal streetscape amenity outcome.</p> <p>The variation is minor and can be supported in this instance given sufficient landscaping is provided to both street frontages.</p>	
4	<p>Retail & Commercial uses in Industrial Zones</p> <ul style="list-style-type: none"> - In the General Industrial IN1 and the Light Industrial IN2 zones, Council will only permit business and office premises and non-retail showrooms which: <ul style="list-style-type: none"> a) are ordinarily incidental or subsidiary to and situated on the same land as an industry ; b) cover no more than 20% of the gross floor area of the industrial building; and c) provide no retailing or over-the-counter sales. - The maximum floor area of Food & Drink Premises are: <ul style="list-style-type: none"> a) 100m² in General Industrial IN1; b) 300m² in Light Industrial IN2. Hours of Operation - The Council, under normal circumstances, restricts the hours of industrial operations to the hours of 7.00am to 7.00pm, Monday to Friday; 7.00am to 12 noon, Saturday and no work on Sunday. <p>Retail in industrial zones land located on a classified road shall have hours of operation 7.00am to 10.00pm Monday to Saturday and 7.00am to 8.00pm Sunday and Public Holidays</p> - Provide a noise impact assessment with Development Applications that propose activities with operating hours outside Council's standard business hours. 	<p>A two storey office building is proposed at the corner of Pine Road and Dursley Road. The office is ancillary to the Warehouse building. The office has an area of 1,000m², which represents only 3.2% of the proposed GFA.</p> <p>N/A</p> <p>Acoustic report submitted supporting 24 hour operation.</p> <p>Acoustic report submitted supporting 24 hour operation.</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>N/A</p> <p>Yes</p>

5	<p>Pollution Control</p> <ul style="list-style-type: none"> - Air Pollution - Water pollution - Noise Pollution 	<p>Conditions are recommended to be included in the consent to address air, water or noise pollution that may arise during the operation of the warehouse / distribution activity.</p>	<p>Yes</p>
Part F – Advertising and Signage			
4	<p>Signs in Industrial Zones</p> <ul style="list-style-type: none"> - Wall signs, including painted wall signs, must not exceed one per street frontage. - Wall signs must not exceed one-third of the length of the wall. Where the building has more than one frontage, the dimensions for the wall signs, on any side elevation, must be appropriate to the context of the size, scale and character of the subject building. - Business identification signs must not exceed one per site, with maximum dimensions of 0.5m x 1.5m and a maximum height above natural ground level of 1.5 metres. 	<p>A separate application is required for the use of the premises which will include any proposed signage relating to the proposed use.</p>	<p>N/A</p>
7	<p>Sign Specifications</p> <p><u>Illuminated Signs</u></p> <ul style="list-style-type: none"> - Where a sign is externally illuminated by flood or concealed lighting, such lighting must be directed solely on the advertisement, and its surrounds, and shielded so that glare does not extend beyond the advertisement. <p><u>Pole or Pylon Signs</u></p> <ul style="list-style-type: none"> - A pole or pylon sign must not have a pole exceeding 12 metres in height, when measured from natural ground level adjacent to the base of the pole to the underside of the sign and not exceed 15 metres in height to the highest point of the sign 	<p>N/A</p>	<p>N/A</p>