

Attachment 4 - Holroyd Development Control Plan 2013 compliance table

No.	Requirement	Comment		Yes	No	N/A
PART A – GENERAL CONTROLS						
3.	Car Parking					
3.1	<u>Warehouse</u> 1 space per 300 m ² <u>Office</u> 1 space per 40 m ²	<i>Warehouse 1A</i> 16,850/300 = 56.16 (57) 1000/40 = 25 Total required = 119 Total provided = 132	<i>Warehouse 1B</i> 8000/300 = 26.6 (27) 400/40 = 10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 that the proposed security gates are not acceptable as they do not provide for queueing of vehicles within the site. As such, condition 32 as modified under the previous modification application is to be retained. A new condition has been included to require swept path analysis demonstrating that a 26 m B-double can enter the site via a left turn from Dursley Road without affecting road safety.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5	Driveways shall be set back a minimum of 1 m from the side boundary	>16 m setback provided.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.6	Accessible parking Minimum of 2 accessible per 100 spaces required	3 accessible spaces proposed		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Tree and Landscape Works					
4.1	All trees and vegetation over a height of 3.6 metres are protected	No tree removal proposed under this application		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2	Development works including existing trees and landscaping					
	All proposals and development works shall comply with Australian Standard 4970-2009 – Protection of Trees on Development Sites.	The proposed modification does not affect any existing trees.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Development shall not impact trees on public land	No impact on trees on public land from proposed modifications		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Where a landscape plan is required, it shall be prepared by a Landscape Architect/Designer. The landscape plan shall be prepared at a minimum scale of 1:100, be fully documented and show sufficient detail to enable construction.	Landscape plan provided. Council's Landscape and Tree Management Officer has advised that the proposed landscaping is satisfactory subject to conditions.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide landscaping that enhances the streetscape and setting of development, incorporating a mix of trees, shrubs and ground covers planted appropriately and	Satisfactory subject to condition for amended landscape plan, and additional street tree planting.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	where necessary, providing essential screening or solar access roles.				
6.5	Salinity Management				
	Worst case scenario salinity potential to be considered, and response to include: strategies to protect infrastructure, including roads and underground services and to manage the water cycle.	Site is identified as having moderate salinity potential. Appropriate conditions were imposed on the original consent to address this issue.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4	Erosion and sediment control plan				
	All development applications must include an ESCP where the proposal has, or could have the potential to involve: a) the disturbance of the soil surface including that which arises from clearing, levelling, shaping, filling, excavation and/or placement of fill thereon; or b) any changes in the rate and/or volume of runoff entering, directly or indirectly, to any waters or flow over any land.	The Civil Engineering drawings include a satisfactory erosion and sediment control plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Stormwater Management				
	Stormwater drainage acceptable systems	Application reviewed by Council's Development Engineer and considered satisfactory subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Water sensitive urban design	Application reviewed by Council's Development Engineer and considered satisfactory subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Flood Prone Land				
	Additional information may be required	Application reviewed by Council's Development Engineer and considered satisfactory subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development on Flood Prone Land to minimise impact on water quality, native bushland vegetation; riparian vegetation; estuaries, wetlands, lakes or other water bodies; aquatic and terrestrial ecosystems; indigenous flora and fauna; or fluvial geomorphology.	Application reviewed by Council's Development Engineer and considered satisfactory subject to conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Site Waste Minimisation and Management Plan (SWMMP)				
	All applications are to be accompanied by a Site Waste Minimisation and Management Plan	A satisfactory WMP submitted and endorsed under original approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PART D – INDUSTRIAL CONTROLS					
1	Subdivision				
	Minimum width – 24 m Minimum width (corner) – 28 m Minimum depth – 45 m	Subdivision not proposed under this application.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Design Guidelines				
2.1	Site Area, Frontage and Gross Floor Area				

	Minimum 24 m frontage, 1200 m ² site area.	Existing site meets minimum dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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.	No food and drink premises proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2	Site Layout				
	Locate buildings within the site to reinforce the streetscape in terms of height, bulk and scale.	Location of proposed buildings is appropriate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Satisfy the operational requirements of the particular land use whilst providing a safe, pleasant and convenient work environment.	The proposed work environment is safe, pleasant and convenient.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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.	Proposed development is not in close proximity to any residential area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Locate offices to address and activate the street/s	The offices for each warehouse are located towards the street.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Locate the warehouse/factory functions as well as car parking, manoeuvring areas, loading and loading facilities within the site.	Functions are provided within the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Where a site adjoins a non-industrial use other than residential, provide side and rear building setbacks of a minimum 4 m.	The site does not adjoin any other non-industrial uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	Amenity Impacts on nearby and adjoining uses				
	Where industrial development abuts residential, public open space or sensitive land uses, ensure height allowed for the adjoining use along the common boundary	Subject site does not adjoin any sensitive land uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.4	Building Design and Appearance				
	Use non-industrial aspects of a development (e.g. offices) to address the street.	Offices address both street frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avoid long blank walls of warehouse units facing the street or public domain.	Walls facing the street are appropriately articulated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provide articulation to the façade or division of massing.	Articulation and division of massing is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New development on corner sites is to address both street	Proposed development addresses both street frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	frontages in terms of facade treatment, fenestration and articulation of elevations to achieve a high standard of environmental design.				
2.5	Setbacks				
	Ensure that setbacks for new development on corner sites are consistent with setback requirements for each particular street. - Dursley Road = 10m - Pine Road = 15m	No change to building setbacks under this application.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Landscape all front setbacks to provide a high quality street presence	6 m strip within front setback is landscaped	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Front setback areas shall not be used for storage or display of goods or excessive signage, loading/unloading or large areas of car parking.	The majority of the car parking is provided within the front setback. This was approved under the original application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum 1 metre setback is required to at least one side boundary.	12.2 m setback proposed to western boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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.	6 metre wide landscaped strip provided along both frontages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.6	Parking and Vehicular Access				
	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.	The previous modification application approved the location of loading and unloading within the Dursley Road setback and the original application approved the car parking within the Pine Road setback. The subject application involves only minor adjustments to the loading and parking arrangements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Provide separation between parking and service areas (i.e. loading/unloading areas). Locate loading docks so they do not: 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,	Loading areas and car parking are separated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	laneway or service road.				
2.8	Fences				
	Ensure a maximum height of 1.2 metres for fences within the front setback, or 2.1 metres for fences behind the front setback.	2.1 m palisade fence, as approved under original consent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Locate fences within 3 metre wide landscaped frontage	Fence located on property boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ensure all fencing along the principal street frontage is an open (permeable) style, incorporating pickets, slats, palings or the like	Fencing along the street frontage is open style.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chain wire fencing is only permitted on side or rear boundaries, and is not visible from the public domain	No chain wire fencing proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Landscaping of industrial sites				
	Landscape and maintain the landscaping in all setback areas	The street setbacks are landscaped. Appropriate conditions imposed on the original consent regarding establishment and maintenance of the landscaping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Minimum 15 % of site area to be landscaped (lots >2000 m ²)	<p>The site has an overall area of 12.56 ha. However, the lease site for the subject development has an area of 42,107 m² and the landscape area calculation has been based on this proposed lot area.</p> <p>The proposed modification provides for 4659.6 m² of landscape area which is equivalent to 11% of the lease site area.</p> <p>The original application approved a landscape area equivalent to 12.32% of the lease site and the previous modification application (DA 2016/501/2) approved an increase in the landscape area to 13.58 %.</p> <p>The applicant has provided a master plan for the site which indicates that 26,533.7 m² of landscaped area will be provided across the whole site. This is equal to 21% which exceeds the 15% control.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Retail & Commercial Uses in Industrial Zones				
	Hours of Operation				
	In the General Industrial IN1 and the Light Industrial IN2 zones, Council will only permit business and office premises and non-retail showrooms which: 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-	Two offices are proposed with total area of 1400 m ² . This is equivalent to 5.6% of the GFA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	the counter sales.				
	The maximum floor area of Food & Drink Premises are: a) 100 m ² in General Industrial IN1; b) 300 m ² in Light Industrial IN2.	No food & drink premises proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.3	The Council, under normal circumstances, restricts the hours of industrial operations to the hours of • 7am to 7pm Monday to Friday • 7am to 12 noon Saturday and no work on Sunday.	24 hour operation approved under the original consent. No change to hours of operation under this modification.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.5	Provide a noise impact assessment with Development Applications that propose activities with operating hours outside Council's standard business hours.	24 hour operation approved under the original application. Revised acoustic report submitted with the subject modification application and reviewed as satisfactory by Council's EHU.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Pollution Control				
	Submit details of liquid waste with the development application	Appropriate conditions were imposed on the original consent to address potential air, water and noise pollution arising from operation of the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If the premises are subject to licence under the Protection of the Environment Operations Act 1997, comply with any conditions of such licence that form part of any building approval.	The premises are not subject to POEO licencing.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Consult with Sydney Water regarding Trade Waste requirements	Not required for warehouse and distribution centre.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PART F – ADVERTISING AND SIGNAGE					
1.	General signage controls				
	All signs must: • be compatible with the scale, proportion and other characteristics of the site and/or building on which they are to be located; • respect important features of the site and/or building; • not reduce safety for road vehicles, cyclists or pedestrians by obscuring sightlines.	The proposed signs are compatible with the scale and proportions of the site and buildings. Road safety will not be affected by the proposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Where signs include illumination, they must: • not result in unacceptable glare; • not affect safety for pedestrians, vehicles or aircraft; • not detract from the amenity of any residence	No illuminated signs proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<p>or other form of accommodation;</p> <ul style="list-style-type: none"> • permit the level of illumination to be varied according to time of day. 				
	The maximum height (in metres) for all development, including advertising and signage, is detailed within Holroyd Local Environmental Plan 2013, as a written statement and associated maps.	There is no maximum height standard applying to the subject site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Signs in industrial zones				
	Advertising signs and banners must be located behind any building line, except for business identification signs and logos and trademarks forming part of plantings under an approved landscaping design.	The proposed signage is for business identification purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Wall signs, including painted wall signs, must not exceed one per street frontage.	Two signs proposed on the northern elevation. Considered satisfactory as the total area of the signs does not exceed 10% of the building elevation, and the signs will provide for business identification of two separate tenants.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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.	The proposed wall signs are appropriate to the scale and character of the subject building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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>The site contains 7 business identification signs servicing two separate tenancies.</p> <p>The wall signs have dimensions of 5.6 x 1.5 (approx.) and are located higher than 1.5 m above ground level</p> <p>The signs are considered satisfactory despite the numerical non-compliance as the size and location is appropriate to the scale and character of the building.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Sign specifications				
	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.	No externally illuminated signs proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<p><i>Illuminated signs or signs of a reflective nature must:</i></p> <p>a) be displayed and located in</p>	Conditions included in the draft	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<p>a manner that does not cause glare;</p> <p>b) not otherwise dazzle or distract drivers of vehicles; and not adversely affect the amenity the surrounding area.</p> <p>c) not protrude more than 300 mm from the wall, unless occupational health and safety standards require a greater protrusion; and</p> <p>d) not protrude above the parapet or eaves; and</p> <p>e) does not extend over a window or other opening; and</p> <p>f) does not obscure significant architectural elements of the building; and</p> <p>g) not be located on the same building elevation as a building identification sign or business identification sign</p>	determination to require that only internal illumination is permitted, wall signs not to protrude more than 300 mm from the wall.			
	<p><i>Pole and Pylon Signs, and Flag Poles</i></p> <p>A pole or pylon sign must:</p> <p>a) not project over the boundary of the premises;</p> <p>b) where illuminated, include a timer to be fitted to extinguish illumination between certain hours at Council's discretion;</p> <p>c) not have a sign panel underside less than 2.6 metres above ground but more than 0.9 metres above ground;</p> <p>d) have a height and dimensions having regard to</p> <p>e) the character of the surrounding area,</p> <p>i) the amenity of surrounding land uses,</p> <p>ii) the landscape quality of the area,</p> <p>iii) driver safety and</p> <p>iv) the circumstances of the case;</p> <p>f) not have a pole exceeding 12 metres in height, when measured from natural</p>	<p>The proposal includes 2 x three metre high pylon signs. One located at the north-west corner of the site fronting Dursley Road, and one located at the south-east corner fronting Pine Road.</p> <p>a) The proposed pylon signs are located within the boundaries of the subject site.</p> <p>b) The signs are not proposed to be illuminated.</p> <p>c) Proposal complies.</p> <p>d) The height and dimensions are appropriate having regard to the matters listed at (e)</p> <p>f) There is no pole with a height of 12 m or more proposed.</p> <p>g) The signs are 3 m high</p> <p>h) Two signs are proposed, one for each tenancy.</p> <p>i) Appropriate conditions are included in the draft determination to ensure that the signs are constructed in accordance with the relevant standards.</p> <p>j) Appropriate conditions are included in the draft determination to ensure that the signs are maintained in accordance with the relevant standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<p>ground level adjacent to the base of the pole to the underside of the sign;</p> <p>g) not exceed 15 metres in height to the highest point of the sign;</p> <p>h) not exceed one (1) sign per site;</p> <p>i) be securely fixed and stable; and</p> <p>j) be maintained in a structurally adequate and safe condition at all times.</p>				
	<p><i>Wall Advertisements and Painted Wall Signs</i></p> <p>Wall advertisements and painted wall signs must:</p> <p>a) be limited to one (1) wall advertisement per building elevation;</p> <p>b) be integrated with the design of the building on which it is to be displayed;</p> <p>c) not exceed the following areas –</p> <p>i) 20% of the above ground elevation, where the building has an above ground elevation of 100 m² or less, or</p> <p>ii) 20 m², where the building has an above ground elevation of more than 100 m² but less than 200 m², or</p> <p>iii) 10% of the above ground elevation, where the building has an above ground elevation of 200 m² or more;</p> <p>d) not protrude more than 300 mm from the wall, unless occupational health and safety standards require a greater protrusion; and</p> <p>e) not protrude above the parapet or eaves; and</p> <p>f) does not extend over a window or other opening; and</p> <p>g) does not obscure significant architectural elements of the building; and</p> <p>h) not be located on the same building elevation as a building identification sign or business identification sign</p>	<p>There are a total of 4 wall signs proposed as follows:</p> <ul style="list-style-type: none"> • 2 x wall signs on the northern elevation • 1 x wall sign on the eastern elevation • 1 x wall sign on the southern elevation (office). <p>The two wall signs on the northern elevation are considered satisfactory as they provide for business identification for each tenancy and the percentage of the building elevation covered by the signs is 0.08 % (17.8/2120 m²).</p> <p>A condition is included in the draft determination to require that the signs not protrude more than 300 mm from the wall.</p> <p>The proposed signs do not protrude above the parapet or eaves, do not extend over window or door openings and do not obscure any significant architectural elements.</p> <p>The signs on the northern elevation are considered satisfactory despite the numerical non-compliance of 1 sign as they will serve separate tenancies and they are separated by approximately 180 m.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>