

Attachment 5 – Holroyd Development Control Plan 2013

Standard	Required/Permitted	Provided	Compliance
Part A – General Controls			
3.1	Car Parking: <u>Warehouse</u> 1 per 300m ² (31,000/300) = 104 spaces <u>Offices</u> 1 per 40m ² (1359/40) = 34 spaces TOTAL = 138 spaces	145 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	Driveways Driveways shall be setback a minimum of 1m from the side boundary.	>1m provided to the driveways.	Yes
3.6	Accessible parking - 2 spaces per 100 spaces	3 accessible spaces have been provided.	Yes
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, subject to conditions.	Yes
11	Site Waste Minimisation and Management Plan (SWMMP)	Council's Resource Recovery Officer has reviewed the proposed waste and recycling arrangements and SWMMP, and has advised that they are acceptable, subject to conditions.	Yes
Part D – Industrial Controls			
1	Subdivision Minimum width – 24m Minimum width (corner) – 28m Minimum depth – 45m	Subdivision is not proposed	N/A
2.1	Site Area, Frontage and Gross Floor Area		

	- 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.	Complies A food and drinks premises is not proposed.	Yes N/A
2.2	Site Layout - 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.	An office is proposed on the corner of Pine Road and Dursley Road. Additional office spaces are also proposed to the south-eastern and north-western corners of the Warehouse, which address Pine Road and Dursley Road respectively. The subject development is not within close proximity to residential development.	Yes Yes
2.3	Amenity Impacts on Nearby and Adjoining zones	The subject site does not adjoin residential development.	N/A
2.4	Building Design and Appearance - 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	All office areas address the respective streets. No blank walls are proposed along either Dursley Road or Pine Road. The proposed buildings are articulated to reduce the appearance of building bulk. The proposal addresses both street frontages.	Yes Yes Yes Yes

	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 - 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.	- 10m to Office 1A. - 41m to Warehouse 1. - 15m to Screened Sprinkler Tank and Pump Room. - Approx. 20m to Warehouse 1. Landscaping is proposed along both street frontages. Car parking is proposed within a portion of the 10m setback along 15m setback along Pine Road, limited to 26 parking spaces. 12.2m proposed to the western side boundary. 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 minimum 6m landscaping strip is maintained along the entire Pine Road frontage.	Yes Yes Yes Yes Yes Yes
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. - Provide separation between parking and service areas (i.e. loading/unloading areas). Locate loading docks so they do not:	The loading / unloading and car parking areas are maintained forward of Warehouse 1. The loading/unloading area is separate to the parking area, and separate access driveways are provided.	No, but previously considered acceptable Yes

	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. - 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.	The design of the car parking area is considered acceptable.	Yes
2.7	Road Design and Construction within Industrial Zones	Not Applicable.	N/A
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.	Palisade Fence was approved under Development Consent 2016/501/1. The Applicant has submitted detail within the subject application, referencing the height of the proposed fence to be 2.5 metres, which is excessive. A site inspection has revealed the existing perimeter fence to be 2.1 metres in height. The fence detail on the submitted Architectural plans will be subsequently amended in red to correspond with the existing fence.	Yes, with Amendment in Red
3	Landscaping of Industrial Sites - Provide and maintain a minimum of 10% of the site as landscaped area, with lawns, trees and shrubs. The landscaped area includes the landscaped parts of all setbacks, but in the case of lots greater than 2,000m² provide and maintain a minimum of 15% of the site as landscaped area.	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, equivalent to 50,844sqm. A landscape area of 6,900sqm (13.58%) is provided within the lease boundary, resulting in a departure of 1.42%. A landscape area of 6,370sqm (12.32%) has been approved, which represented a departure of	No, however previously considered acceptable

		2.68%.	
		The extent of landscape area proposed is an improvement on the approved arrangement, and is therefore considered supportable.	
4	Retail & Commercial uses in Industrial Zones - 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-the-counter sales. - The maximum floor area of Food & Drink Premises are: 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. 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 - Provide a noise impact assessment with Development Applications that propose activities with operating hours outside Council's standard business hours.	A two storey office building is proposed at the corner of Pine Road and Dursley Road. Additional office spaces are also proposed to the south-eastern and north-western corners of the Warehouse building. The offices are ancillary to the Warehouse building. The office has an area of 1,359sqm, which represents only 4.2% of the proposed GFA. Not Applicable. An amended acoustic report has been submitted which continues to support 24 hour operation. Not Applicable. As noted above.	Yes N/A Yes N/A Yes
5	Pollution Control - Air Pollution - Water pollution - Noise Pollution	Conditions were previously imposed on Development Consent 2016/501/1 to address	Previously Conditioned

		air, water or noise pollution that may arise during the operation of the warehouse / distribution activity.	
Part F – Advertising and Signage			
4	Signs in Industrial Zones - 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.	Five (5) wall signs are proposed. Two (2) signs are designed to the northern elevation, and one (1) is designed to the eastern elevation of the warehouse. One (1) sign is proposed to the southern elevation of Office 1A, and one (1) sign is proposed to the eastern elevation of the screened sprinkler tank and pump room. Two (2) pylon signs are proposed, one (1) adjacent to the entrance from Pine Road, and one (1) adjacent to the entrance from Dursley Road. The proposed number of signs is considered supportable in this instance, noting the signage is in considered to be in context and character with the surrounding locality, and is considered to be in scale with the proposed buildings.	No, but acceptable
7	Sign Specifications <u>Illuminated Signs</u> - 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. <u>Pole or Pylon Signs</u> - 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	N/A The proposed pylon signs are designed to be 3 metres in height.	N/A Yes