

Attachment 2 – Assessment against Parramatta DCP 2011

The relevant requirements of the DCP have been considered in the following assessment table:

| Requirement | Y/N | Comments |
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| 2.4 Site Considerations | | |
| 2.4.1 Views and Vistas | N/A | The site is not identified as having significant views or vistas by Appendix 2 and is not located in the Harris Park Conservation Area. |
| 2.4.2 Water Management | | |
| 2.4.2.1 Flooding | Y | Council's Engineers have assessed the proposal and is satisfied that the issues of flooding and overland flow have been adequately addressed subject to imposition of recommended conditions of consent to ensure that the proposed development will not adversely affect the subject site and surrounding properties. |
| 2.4.2.2 Protection of Waterways | N/A | The site is not identified as "Riparian Land and Waterways" on the Natural Resources – Riparian Land and Waterways map under Clause 6.5 of the PLEP 2011. The proposed stormwater to the drainage channel in the south-western corner of the site will require revegetation works as discussed previously and appropriate conditions will be included to require compliance with the recommendations of environmental biodiversity report. |
| 2.4.2.3 Protection of Groundwater | Y | A Geotechnical Investigation ref: 30012ZNrpt, dated 6 January 2017, prepared by JK Geotechnics state in the comments and recommendations section (p.8) that groundwater inflows into excavations may occur as local seepage within the natural soil profile or at the soil/bedrock interface especially after heavy rain. Any seepage into excavations are expected to be limited and controllable by gravity drainage or sump and pump methods and hence dewatering is not required and groundwater impacts are expected to be minimal. |
| 2.4.3 Soil Management | | |
| 2.4.3.1 Sedimentation | Y – conditioned | An erosion and sediment control plan was submitted with the Water Sensitive Urban Design (WSUD) Strategy Report. Standard conditions of consent will be imposed to address sediment and erosion control during works. |
| 2.4.3.2 Acid Sulfate Soils | Y | Addressed under clause 6.1 of the LEP. |
| 2.4.3.3 Salinity | Y – conditioned | The subject site is identified as having moderate to high salinity potential by the Salinity Study Map for Western Sydney 2002. A condition of consent is recommended to be imposed requiring an investigation to be undertaken in accordance with the Western Sydney Salinity Code of Practice 2003 to |

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| | | determine the extent of salinity, and a plan be prepared accordingly to ensure that construction techniques are employed that prevent structural damage to the development as a result of salinity if identified on the site. |
| 2.4.4 Land Contamination | Y | See discussion under SEPP55 previously in the report. |
| 2.4.5 Air Quality | Y – conditioned | Whilst no specific uses have been identified, standard conditions relating to the protection of amenity during works and operation will be imposed on the consent to protect air quality. |
| 2.4.6 Development on Sloping Land | Y | Site is not steeply sloping and the development has been appropriately designed having regard to the change in levels on the site. |
| 2.4.7 Biodiversity | | |
| 2.4.7.1 General | Y | Addressed under clause 6.4 of the LEP. |
| 2.4.7.2 Development on land abutting the E2 Environmental Protection zone and W1 Natural Waterways zone | Y | The implications of the proposed development on the area identified as “Biodiversity” under the PLEP 2011 have been discussed previously. The subject site adjoins land within the E2 Environmental Protection zone to the west within the Campbell Hill Pioneer Reserve and the proposed works will not impact on the bushland on this site. The excavation of the land adjoining the Biodiversity area on the subject site, so as to increase stormwater storage capacity, will ensure that stormwater is captured on the site and will not impact on the adjoining Environmental Protection area. |
| 2.4.8 Public Domain | Y | The existing landscaped setback area along the front boundary is to be largely retained and enhanced. Sufficient articulation has been provided to the facades facing the street to improve the presentation to the street. Building 1 and 3 will be constructed behind the landscaped front setback and has been designed with office areas and the cafe oriented towards the street which would permit passive surveillance of the public domain. |
| 3.1 Preliminary Building Envelope 3.1.3 Preliminary Building Envelope Tables - Industrial Zones | | |
| <i>Height</i> - refer to the Parramatta LEP 2011 Height of Buildings Map | N | Height non-compliances discussed under the LEP. |
| <i>Floor space ratio</i> - refer to the Parramatta LEP 2011 Floor Space Ratio Map | Y | Addressed under the LEP. |

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| <i>Front setback</i> - correspond to existing predominant building line in street where there is a defined built edge – a continuous setback to the street is desirable | Y | Industrial buildings within the street have varying setbacks which comprise a combination of landscaping and at grade car parking. The proposed development will largely retain the existing landscaped front setback and the new industrial building on the southern part of the site will be setback behind this landscaped area. The proposal is considered to complement the existing streetscape. |
| <i>Rear setback</i> - dependent on impact on amenity of adjoining development | Y | Building 4 on the western part of the site, is proposed to be setback 30m from the rear boundary to the building wall. A hardstand parking area is provided within the rear setback. This is an increased setback from the existing buildings previously on site, and those on adjoining sites, and is considered to be satisfactory as there will be no impacts on adjoining properties and is considered an acceptable buffer to the Reserve at the rear. |
| <i>Side setbacks</i> - nil where there will be no impact on streetscape or amenity of adjoining development | Y | A minimum 8m side setback is provided which is considered to be satisfactory given that industrial buildings within street have varying side setbacks. |
| <i>Landscaped area</i> <ul style="list-style-type: none"> 10% landscaping with a minimum width of 2.5m is to be provided surrounding car parking and outdoor storage areas where sites have dual street exposure, landscaping is to be provided on both frontages | Y Acceptable N/A | More than 10.7% (10712.5sqm) of the site is soft landscaped. Landscaping has been incorporated around at-grade parking areas as far as practicable. Site does not have a dual street frontage. |
| 3.2 Building Elements | | |
| 3.2.1 Building Form and Massing | Y | The height and scale of the proposal are consistent with the proportion and massing of other buildings in the industrial area and will not have any adverse impacts on the amenity of adjacent residential properties, open space and the public domain. |
| 3.2.2 Building Facades and Articulation | Y | The proposed building design and architectural style provides an appropriate industrial response to the site. The facade of Building 1 and 3, visible from Ferndell Street, is articulated and the office components expressed to provide visual interest and reinforce the building entries. All building entries and client service areas throughout the development are easily identifiable and clearly linked to car parking areas and pedestrian paths. |
| 3.2.3 Roof Design | Y | The proposal includes a combination of traditional industrial roof forms and some architectural roof elements to articulate the building bulk. This is consistent with existing |

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| | | industrial development in the vicinity. |
| 3.2.4 Energy Efficient Design | Y – conditioned | All non-residential development is to comply with the relevant provisions of the BCA with regards to energy efficiency. So as to ensure compliance with the requirements of the DCP, a condition of consent is recommended to be imposed requiring submission of an Energy Efficiency Report from a suitably qualified consultant that demonstrates a commitment to achieve no less than 4 stars under the Australian building Greenhouse rating Scheme or equivalent. |
| 3.2.5 Streetscape | Y | The proposed development will contribute positively to the streetscape with the landscaped front setback and architectural articulation and modulation of the built form. |
| 3.2.6 Fences | Y | Fencing to Ferndell Street is proposed to be 2.1m high black powdercoated palisade fencing which is setback 7.5m from the boundary within the landscaped area. This is acceptable as it is well integrated into the street frontage through landscaping. |
| 3.3 Environmental Amenity | | |
| 3.3.1 Landscaping | Y | Council's Landscape Officer has reviewed the proposed scheme and raised no objection subject to imposition of recommended conditions of consent as discussed in the referral section of this report. |
| 3.3.2 Private and Communal Open Space | Y | The majority of the units have been provided with access to individual outdoor recreation areas for use by staff. Recreation areas have been integrated with landscaped areas where possible to improve the outlook for users. A space has also been allocated for a café with outdoor seating to service workers on site. The proposed provision of recreation areas is considered to be appropriately designed to service the needs of workers and is considered acceptable given the large site. |
| 3.3.4 Acoustic Amenity | Y – conditioned | A Noise Emission Assessment prepared by Acoustic Logic and dated 26/11/2018 was submitted with the application which concludes that the proposed development including the 24 hour operations can comply with the relevant EPA guidelines. Whilst it is noted that Council's Environmental Health officer has reviewed the report and are supportive subject to conditions requiring compliance with the recommendations of the report, given the proximity of residential zoned land to the site, it is considered appropriate to impose standard operation hours of 6am to 10pm (delivery hours as per p.5 of report) and grant 24 hour operations on a trial basis for 5 years. Furthermore, the Noise Emission |

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| | | Assessment is based on logistics/ distribution tenancy use only (p.5) and does not account for other industrial uses permitted on the site as has been updated in the amended plans. As no uses have been proposed with this application, a trial period will provide Council with the opportunity to review the impacts of future occupants and operators on site on the surrounding locality, especially the noise sensitive residential receivers. Additionally, standard amenity conditions will be imposed to protect the general amenity of the area. |
| 3.3.5 Solar Access and Cross Ventilation | Y | The site is located on the western side of Ferndell Street with residential properties located on the eastern side of Ferndell Street, south of Everley Road. Shadows cast by proposed industrial buildings would occur in the direction of dwellings in the afternoon during mid-winter. Whilst there is a height breach to Building 1 at the south-eastern portion of the site, the non-compliance is mostly to the north-eastern side of the building and given the significant front landscaped setback and the buffer of Ferndell Street, it is unlikely that any overshadowing will occur on the elevations of dwellings as a result of the proposed development. Furthermore, the proposed development will not result in adverse overshadowing of the adjoining open space to the west as Building 4 is proposed in the location of a former building, with an increased setback. Any overshadowing will occur in the mornings and be limited to the bushland area. |
| 3.3.6 Water Sensitive Urban Design | Y – conditioned | A Water Sensitive Urban Design (WSUD) Strategy Report and stormwater drainage details have been submitted with the application which have been reviewed by Council's Engineers. No objection has been raised with the proposed stormwater drainage and WSUD design subject to the imposition of recommended conditions of consent. |
| 3.3.7 Waste Management | Y – conditioned | A satisfactory Waste Management Plan has been submitted. Standard conditions will be imposed in relation to construction waste management. |
| 3.4 Social Amenity | | |
| 3.4.2 Access for People with Disabilities | Y – conditioned | A Building Code of Australia Report prepared by McKenzie Group, revision A, dated December 2018 was submitted with the application which included an assessment in regards to access for people with disabilities. The report stated that alternative solutions will be required to rationalise vertical transport between the Mezzanine Levels of the |

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| | | Warehouse Office Spaces which can be dealt with at Construction Certificate stage and that the development generally complies or can be made to comply with the relevant provisions. Suitable conditions will be imposed on the development to ensure that suitable access is provided within the development in accordance with the relevant access provisions. |
| 3.4.4 Safety and Security | Y | The proposed development is satisfactory having regard to the principles of Crime Prevention through Environmental Design. As discussed in the referrals section, the application was referred to NSW Police who have provided recommended conditions in relation to safety and security which will be imposed where relevant. |
| 3.6 Movement and Circulation | | |
| 3.6.1 Sustainable Transport | Y – conditioned | To support the reduction of car trips and encourage the use of sustainable transport, a condition will be included to require the preparation of a Traffic and Transport Management Plan which identifies a strategy in the event that employees journey to work patterns change, and the demand for on-site parking increases. |
| 3.6.2 Parking and Vehicular Access Minimum parking, bicycle and loading rates: Industrial development: 1 space per 70 m2 of gross floor area plus 1 loading bay per 800 m2 of gross floor area and 1 bicycle space per 200 sqm of floor space Office premises: 1 space per 50 m2 of gross floor area plus 1 loading bay per 400 m2 of gross floor area Retail premises: 1 space per 30 m2 of gross floor area | N – acceptable | <u>Parking</u> Office spaces within industrial tenancies are considered ancillary to the industrial use and is thus included in the consideration of industrial GFA for the purposes of parking. The exception being site office located within the undercroft of Building 3. Industrial GFA (including ancillary office and lobbies) = 45524sqm Office GFA (site office) = 51sqm Café GFA = 145sqm Required parking (rounded up): Industrial = 651 spaces Office = 2 spaces Café = 5 spaces Total required = 658 Car spaces proposed = 657 spaces The non-compliance of 1 parking space arises from the provision of a site office having a GFA of 51sqm which is just over 50sqm and pushes the parking requirement to 2 spaces. The non-compliance is a technicality and the additional 1sqm is unlikely to generate demand for an additional space and thus the non-compliance of the 1 space is considered |

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| | | <p>negligible in this instance.</p> <p>Given the size of the site and uses proposed, it is considered that there is sufficient parking to cater to the future occupants of the site. Furthermore, as discussed previously, suitable conditions for a traffic and transport management plan will be imposed in relation to sustainable transport strategies should the usage and demand on parking change in the future.</p> <p><u>Bicycle parking</u></p> <p>228 bicycle spaces required, but only 58 have been provided. Whilst there is a significant shortfall, the applicant has argued in their Traffic Impact Assessment that the DCP requirement is onerous and the Austroads Guide to Traffic Management only requires 1 bicycle space per 1000sqm. Whilst there is a significant shortfall, it can be acceptable and should there be a demand for more bicycle spaces in the future there is sufficient space on site and within the tenancies to cater for additional bicycle spaces in the future which can be captured under the required Traffic and Transport Management Plan.</p> <p><u>Loading</u></p> <p>Given the floor space proposed, only the main industrial development is required to provide loading spaces. For the proposed industrial GFA, 57 loading bays are required and 65 have been provided which complies with the loading requirements.</p> <p>Council's Engineers have also reviewed the proposed parking and loading arrangement and no issues were raised subject to recommended conditions of consent which will be included in any consent.</p> |
| 5.4 Preservation of Trees or Vegetation | Y – conditioned | <p>As discussed previously, there are various landscape works proposed which have been reviewed by Council's Landscape officer. No issues were raised subject to recommended conditions of consent which will be imposed on the consent.</p> |
| 5.5 Signage | Y | <p>A coordinated signage strategy has been proposed as detailed previously in the report. The proposed signs do not dominate the public domain and are integrated into the site and buildings to communicate directional and business identification information.</p> |

