**Central Coast Development Control Plan 2022 Chapter 2.9 Industrial Development - Compliance Table**

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| **Requirement**  | **Proposal**  | **Complies?**  |
| 2.9.1.2 Objectives of this Chapter  |
| To encourage employment generating development  | The proposal is focussed on the development of industry and therefore the generation of employment. | Yes |
| To ensure the efficient use of urban land by maximising the development potential of land and infrastructure.  | The site is an awkward shape and constrained by Bangalow Creek. The proposal maximises the development potential of the land. | Yes |
| To control environmental impacts arising from industrial development  | Reduction in the riparian corridor is offset by the of retention of vegetation elsewhere on the site to managed under a BMP. | Yes |
| 2.9.2 Industrial Site Development Design Elements  |
| 2.9.2.1 Floor Space Ratio  |
| All activities and processes associated with the industrial use of the site are accommodated on the site in buildings of acceptable bulk and scale.  | The proposed bulk and scale are considered acceptable given the zoning of the site and proposed land use. | Yes |
| Unless otherwise indicated on the Floor Space Ratio Map, a maximum Floor Space Ratio of 0.8:1 is applicable to industrial development on any land.  | GFA 2,235.5m² and site area of 18,800m² = FSR of 0.12:1 | Yes |
| 2.9.2.2 Site Coverage  |
| The extent of built and hardstand areas on site is to be minimised.  | The percentage of the site covered by hardstand (including the building) is 31%. The site is an awkward shape and is constrained by Bangalow Creek. The extent of hardstand is minimised as much as possible and does not encroach on the 20m creek setback. | Yes |
| The development footprint is to be augmented by the design, implementation and maintenance of soft landscape works.  | The development footprint is augmented by proposed soft landscaping and an increase in riparian vegetation about Bangalow Creek. | Yes |
| 2.9.2.3 Setbacks  |
| a. Front: 1. 20m if on a State Road (Main or Arterial)
2. 10 metres on any other road, except:
* Manns Road, West Gosford: 18m
* Barralong Road, Erina: 15m
* As otherwise specified in Part 6: Location Specific Development Provisions.

A minimum five (5) metre wide landscaped area must be provided within the above setback except for vehicle access. Suitable landscaping would comprise tree planting incorporating mulch beds in preference to often neglected grass lawns and poorly maintained shrubs.  | The proposed setback to Brownlee Street is 17.4m.Minimum 5 metre wide landscape area is provided within the front setback. | YesYes |
| b. On corner lots, the setback to the other road shall be not less than 5 metres.  | Despite the site being a corner lot, there is no building frontage to Shirley Street. | N/A |
| c. Side and Rear: Nil, Provided: 1. the proposed building meets the requirements of the BCA
2. any requirements for bushfire protection are met
3. any site specific requirements for setbacks and landscaping are met.
 | N/A – refer below. | N/A |
| e. Where a creek, river or lagoon adjoins or traverses the site, the building(s) are required to be set-back six (6) metres from the top of the bank.  |  20m | Yes |
| f. Where the industrial allotment adjoins or abuts rural, residential or open space land the development is not to be carried out within five (5) metres of the boundary of the allotment adjoining or abutting that land.  | The northern boundary adjoins open space and a minimum 5m setback is provided by the proposed driveway. The building is setback a minimum of 10m. | Yes |
| 2.9.2.4 Design and Appearance of Buildings  |
| a. A building with acceptable bulk and scale: 1. does not excessively overshadow outdoor staff facilities of adjoining development;
2. retains sufficient area in the curtilage of the building(s) to cater for landscape works, setbacks, car parking and access, outdoor staff facilities, outdoor industrial activities, fire radiation zones and other ancillary uses;
3. takes account of the landform of the site and minimises cut, fill and retaining works;
4. takes account of the general bulk and scale of adjoining development;
5. includes architectural treatment of the facades of the building(s) to diminish the apparent height and length of walls, particularly on elevations with street frontage.
 | The proposed building does not result in any adverse overshadowing of other properties. It is considered that sufficient area is provided in the curtilage of the building to cater for landscape, setbacks, car parking, access and outdoor facilities. Due to a sharp drop from the road at the front of the site and because of flooding requirements a substantial amount of fill is proposed however this does not adversely affect the bulk or scale of the development. | Yes |
| b. The design of buildings is to be as architecturally attractive as possible by selective use of materials of suitable texture and colour.  | It is considered that the building is architecturally attractive given the purpose of the building as industrial. | Yes |
| c. Buildings should be sited to avoid the destruction of any prominent landscape features, such as stands of large trees, etc  | Due to past land uses, vegetation on the site predominately comprises weed species. | Yes |
| d. The building(s) should not project above the skyline and detract from the natural landscape when viewed from a distance.  | The proposal complies with this requirement. | Yes |
| e. Buildings should be constructed of high quality, durable, UV stabilised / resistant building materials.  | The proposal complies with this requirement being constructed out of pre- cast concrete wall panels and metal roof cladding. | Yes |
| f. The office component of industrial buildings is to be of masonry and glass construction.  | The office entry is mainly constructed in concrete wall panels and glass with some aluminium cladding panels on the first floor. | Yes |
| g. The reflectivity index for glass used externally in construction of a building shall not exceed 20%.  | Complies | Yes |
| h. Corrugated iron shall not be used for the predominant wall cladding under any circumstances.  | Use of corrugated iron is not proposed | Yes |
| I. All other metal cladding shall be suitably painted.  | Metal cladding shall be suitably painted. | Yes |
| j. Long blank walls on street frontages are to be avoided. Where this is not possible, they are to be screened by appropriate landscaping or incorporate design features into the walls.  | Brownlee Street sits at a higher level than the site. Therefore, the walls of the proposed building are somewhat screened. | Yes |
| k. Important parts of the building such as corners, entrances, the building base and the roof should be articulated. Corners should not be unduly emphasised but should respond to their particular context and the characteristics of the two (2) streets they may address  | The building is generally articulated including the entry and south-west corner. | Yes |
| l. No service plumbing or pipes, other than downpipes for the conveyance of roof water, shall be external to the building where visible from any public place  | Complies | Yes |
| m. Applicants will be required to indicate on the Development Application plans, building materials and colours proposed. The development is encouraged to draw upon colours and materials that are sympathetic to the surrounding natural and cultural landscape.  |  A natural colour palette is proposed. | Yes |
| o. Air conditioning units, roof top pergolas, lift over-runs, telecommunications devices and other roof mounted equipment, which protrude above the general roof line of the building, will not be permitted (refer s.2.25).  | The proposal complies with this requirement. | Yes |
| 2.9.2.5 Car Parking and Manoeuvring  |
| a. Developments are to comply with the relevant provisions of Chapter 2.13 –Transport and Parking.  | Complies – refer to assessment under Chapter 2.13. | Yes |
| 2.9.2.6 Off-Street Loading/Unloading  |
| a. All loading and unloading is to take place within the curtilage of the building  | Complies | Yes |
| b. Developments are to comply with the requirements identified within Chapter 2.13 – Transport and Parking and Australian Standards 2890.1 and 2890.2.  | Complies | Yes |
| d. All loading and unloading facilities are to be screened from the street with suitable evergreen shrubs and trees (such screening to be indicated upon the submitted landscape plan) and are to be designed so as not to transmit excessive noise to adjacent residential areas.  | The loading and unloading facilities are screened from the street by the proposed building. | Yes |
| e. Loading/unloading and parking areas are to be separated so as not to cause conflict  | Complies | Yes |
| f. If the proposal involves the loading/unloading of dangerous goods or hazardous materials, appropriate bunding must be provided.  | N/A | N/A |
| 2.9.2.7 Flooding and Stormwater Management  |
| a. All developments shall comply with requirements detailed within Council’s Civil Works Specification and Chapter 3.1 – Floodplain Management.  | The proposal complies – refer to discussion under this Chapter. | Yes |
| 2.9.2.8 Earthworks and Retaining Walls  |
| a. Full details of any proposed cut and fill of the site are to be provided together with materials, height and drainage for any proposed retaining walls  | Details provided with the application. | Yes |
| b. Retaining walls shall be constructed of brick or masonry.  | Condition of consent | Yes - condition |
| c. Retaining walls in excess of 900mm or those subject to significant loads shall be designed by a suitably qualified engineer.  | Condition of consent | Yes - condition |
| d. Retaining walls located on boundaries shall not undermine or adversely impact upon the structural integrity of existing retaining wall systems on adjacent sites.  | N/A – retaining wall is setback 7.5m from the closest boundary. | N/A |
| 2.9.2.10 Thematic Links  |
| a. Where the site is part of an industrial estate development, the design of the building(s), external fixtures (such as lighting), signs and landscaping matches or complements adjacent buildings and the overall theme of the estate.  | The site is not part of an industrial estate. | N/A |
| 2.9.2.11 Site Landscape Works  |
| a. Significant vegetation is to be identified by an appropriately qualified person and incorporated into the landscape design.  | Protection and enhancement of riparian vegetation is incorporated into the design of the proposal. | Yes |
| b. The development is designed to optimise retention and survival of significant, threatened and endangered vegetation.  | The ecology reports have demonstrated that the proposal is considered not likely to significantly affect any threatened entities. | Yes |
| c. Where possible bushland corridors are maintained or created across the estate.  | A 20m riparian corridor is proposed to be retained and enhanced. | Yes |
| d. Presentation of the building façade to the street is to be complemented by appropriate landscaping.  | The proposed landscape plan indicates the inclusion of appropriate landscaping across the front of the site. | Yes |
| e. Landscaping must be provided across the frontage of a site having a minimum depth of five (5) metres except in the case of corner allotments where the secondary street frontage shall have a minimum depth of two (2) metres. Earth mounding should be considered within this setback area. The earth mounding should not be steeper than a 1:3 grade in order for satisfactory maintenance of the mound.  | A portion of the front landscape area is 4.5m – this is considered a minor variation that complies with the relevant objectives. | Yes |
| f. Planting within car park areas is designed to provide shade, ameliorate views of large expanses of paved areas and parked cars, and to identify entrances to car parks.  | Appropriate planting is proposed within the car park area at the front of the site. | Yes |
| g. A Landscape Design Report and associated plan(s), is to be prepared by a suitably qualified landscape  | A detailed Landscape Plan was provided with the application. | Yes |
| h. Landscaping style and species selection should match or complement the landscaping theme approved for the estate.  | While the site is not part of an industrial estate, landscape plantings proposed around the building and hardstand areas include suitable local natives such as *Eucalyptus robusta*. | Yes |
| I. Landscape works within side and rear setbacks should be planted with trees of appropriate size at maturity to mitigate the scale of the industrial building(s). Trees should be selected from the Keystone Species List within Chapter 3.5 – Tree and Vegetation Management.  | Suitable tree species are proposed. | Yes |
| 2.9.2.12 Storage Areas  |
| a. External storage areas are located and/or screened so as not to be visible from outside the site particularly from areas accessible to the public, e.g., railway lines, roads and residential areas.  | Complies – all storage shall be contained wholly within the building. | Yes |
| 2.9.2.13 Design for Safety  |
| a. Clear sightlines are to be maintained over public and private spaces.  | Complies | Yes |
| b. There is effective lighting of key points.  | Complies – the proposal will be provided with suitable lighting. | Yes |
| c. Landscaping does not provide potential offenders with places to hide.  | The site shall be surrounded by fencing. | Yes |
| d. Landscaping channels pedestrians into target areas.  | Complies | Yes |
| e. There is clear transition and boundaries between public and private spaces.  | Complies | Yes |
| f. Spaces are designed and managed to enforce: 1. cleanliness;
2. rapid removal of graffiti and vandalism;
3. replacement of burned out or defective lighting; and
4. refurbishment of degraded physical elements, finishes and landscaped works.
 | Complies | Yes |
| g. Appropriate security is provided as part of any development, which may include security cameras in parking areas and the provision of security guard patrols, to ensure safety of staff and the public.  | A CPTED report that recommends various safety and security measures has been provided - including the installation of CCTV along the boundary and at various points throughout the facility. Recommended condition of consent requires implementation of the report recommendations. | Yes |
| h. Care is taken to ensure that public spaces are not made into secluded spaces through gates and enclosures.  | The development is open plan and does not seem to inhibit line of site or surveillance opportunities.  | Yes |
| 2.9.2.14 Security Fencing  |
| a. Details of security fencing and other visible security devices are to be included in the Development Application  | Details of proposed security fencing is provided with the application. | Yes |
| b. Security fencing is to be integrated with the site landscaping and the overall design of the building.  | Suitable security fencing is proposed to integrate with the building and landscaping. | Yes |
| 2.9.2.15 Lighting  |
| b. Lighting is to be designed so as to not cause light spill onto adjoining sites.  | Recommended condition of consent. | Yes |
| c. Lighting powered by solar batteries or other renewable energy sources is encouraged.  | Solar panels are proposed to be installed on the roof of the development. | Yes |
| 2.9.2.16 Site Signs  |
| a. Signs are used to clearly identify industrial premises without visually dominating the appearance of the development.  | The proposed signage does not dominate the appearance of the development. | Yes |
| b. Signs are to be constructed of high quality, durable materials.  | Complies | Yes |
| c. Any sign is to be contained wholly within the subject site.  | Complies | Yes |
| d. Sites are restricted to one sign identifying the name of the occupants and/or products manufactured or produced on site.  | One sign on the front of the building is proposed. | Yes |
| e. All signs shall comply with the provisions of Chapter 2.15 – Signage and Advertising, and SEPP (Exempt and Complying Development Codes) 2008.  | Complies | Yes |
| f. Where factory units are proposed, each factory unit development should have a directory board within or near the entry landscape area listing each firm and their unit number within the complex.  |  N/A | N/A |
| 2.9.2.17 Encouraging Energy Efficient Construction and Development  |
| a. Developments are to be designed and constructed having regard to available energy efficient materials, lighting, heating and cooling.  | Noted |   |
| b. New buildings are to be orientated as much as possible so that they make best use of solar energy and prevailing winds to lower heating and cooling costs.  | The proposal includes solar panels on the roof of the development. | Yes |
| c. Glazing on north facing facades is encouraged to maximise solar access in winter and glazing to the west is to be minimised to reduce excessive summer solar access.  | Glazing to provide solar access into the main gallery is provided on the northern elevation. Glazing on western elevation limited to the main entry. | Yes |
| d. Building materials and insulation are to be used which assist in thermal performance and maintain internal comfort levels.  | The building will be insulated. | Yes |
| f. It is advisable that larger developments (buildings exceeding 4,000m² in area) utilise renewable energy resources for all lighting on site and a statement is to be included with the development application addressing this requirement for the consideration of Council.  | The building does not exceed 4000m². Nonetheless an Ecological Sustainable Design Report was provided that sets out proposed sustainability measures. | Yes |
| 2.9.2.19 Noise Generation  |
| a. Acoustic design principles are to be incorporated into the development design. In this regard, industrial noise shall be controlled so that it does not impact upon the amenity of the nearest residential dwelling.  | Construction noise could impact the amenity of the area on a temporary basis. Appropriate construction conditions are applied to manage and monitor impacts. | Yes |
| b. Industrial development shall comply with the requirements of the Noise Policy for Industry produced by the EPA in 2017.  | Assessed by Council’s Protection Officer as compliant with this policy. | Yes |
| c. An Acoustic Report shall be submitted with the Development Application for any industrial development proposal located within 50 metres of a residential property boundary (other than a Manager’s residence on an adjacent industrial site).  | There are no residential receivers within 50m of the development. | N/A |
| 2.9.2.21 Waste Minimisation and Disposal  |
| a. Waste storage and disposal is to be carried out in accordance with a site and use specific Waste Management Plan which shall be prepared and submitted with the Development Application.  | Site specific Waste Management Plan was submitted with the application. | Yes |
| 2.9.2.23 Disabled Access  |
| a. Access ways are provided to and within a building to enable people with disabilities safely, equitably and with dignity: 1. to approach the building from the road boundary and from any car parking spaces associated with the building; and
2. to access work and public spaces and facilities for personal hygiene.
 | A disabled car space with charging station is provided as well as internal amenities. | Yes |
| b. Car parking spaces for use by people with disabilities must be provided to the degree necessary to give equitable access for car parking and be designated and easy to find.  | Complies | Yes |
| d. Development is to comply with the relevant provisions of AS1428.1 – Design for access and mobility and the Disability (Access to Premises – Buildings) Standards 2010  | Development can comply – additional detail will be provided at CC stage. | Yes |