

Draft Site-Specific Development Control Plan

94-98 Cosgrove Road, Strathfield South

Submitted to Strathfield Council
on behalf of Centuria Capital Limited

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1.0 Introduction

1.1 Name of this Development Control Plan

This Development Control Plan (DCP) shall be cited as 'Strathfield Development Control Plan No. XX – 94-98 Cosgrove Road, Strathfield South'.

1.2 Land which this Development Control Plan applies

This DCP applies to Lot 100 DP 862635 identified as 94-98 Cosgrove Road, Strathfield South, as outlined in **Figure 1** below.



Figure 1 Land to which this DCP applies

Source: Nearmap, Ethos Urban

1.3 Purpose of this Development Control Plan

The purpose of this DCP is to provide detailed controls for development on the Site to support the *Strathfield Consolidated Development Control Plan 2005* (Strathfield DCP) and any other relevant DCP's or policies, as well as accompany the *Strathfield Local Environmental Plan 2012* (Strathfield LEP 2012).

1.4 Relationship to Other Development Control Plans and Policies

This DCP should be read in conjunction with the Strathfield LEP 2012 which applies to the land. It should also be read in conjunction with the provisions and controls in the *Strathfield Consolidated Development Control Plan 2005* (Strathfield DCP), as well as any other relevant DCP's or policies.

In the event of any inconsistency between this DCP and any other relevant DCP's or policies, this DCP will prevail to the extent of the inconsistency.

2.0 Objectives

The principal objective of this DCP is to ensure that the Site's development potential for higher density built form to support increased employment, is balanced with environmental and aesthetic considerations. More broadly, the objectives of this DCP are as follows:

- To ensure that the scale of development is appropriate to the Site's context;
- To facilitate development results in a high quality architectural design through high quality materials that minimise the bulk and scale of development;
- To facilitate the delivery of a high quality landscape outcome that increases the provision of tree canopy coverage on the Site to soften the visual impact of built form and contribute to minimising the urban heat island effect;
- To establish sustainability measures that ensures development achieves best practice sustainability and environmental performance standards and is consistent with the principles of ecologically sustainable development;
- To ensure a suitable provision of on-site parking to satisfy the demand and promote safe and efficient circulation of pedestrian, light and heavy vehicles; and
- To ensure development does not adversely impact on the human health and amenity of surrounding receivers.

3.0 Development Controls

3.1 Density, Bulk and Scale

Objectives

- To minimise the impact of development upon the surrounding areas, including areas of landscape value and residential uses;
- To ensure development provides setbacks to soften the built form, providing the opportunity for deep soil and increased canopy cover; and
- To encourage efficient design, operation, and function of industrial land uses.

Controls

1. Development height and floor space ratio is to be consistent with the Strathfield LEP 2012.
2. Development should provide the following minimum building setbacks to the street frontages:
 - a) 10m along Cosgrove Road;
 - b) 7m along Hope Street; and
 - c) 5m to Madeline Street.
3. Ancillary office space should be positioned to minimise bulk and scale, and have regard to the nearby residential areas.
4. Vehicle ramps are to be positioned in locations that minimise visual and acoustic impact to nearby residential areas.
5. The layout of development should be designed to locate sources of noise such as loading areas and vehicle ramps away from nearby residential areas.

3.2 Architectural Design and Treatment

Objectives

- To ensure development results in a high quality architectural design and materiality appropriate to the visibility of the Site from the public domain and nearby residential areas;
- To integrate high quality artistic elements into the eastern and southern façade design to create visual interest to the surrounding public spaces; and
- To deliver high amenity for workers and visitors.

Controls

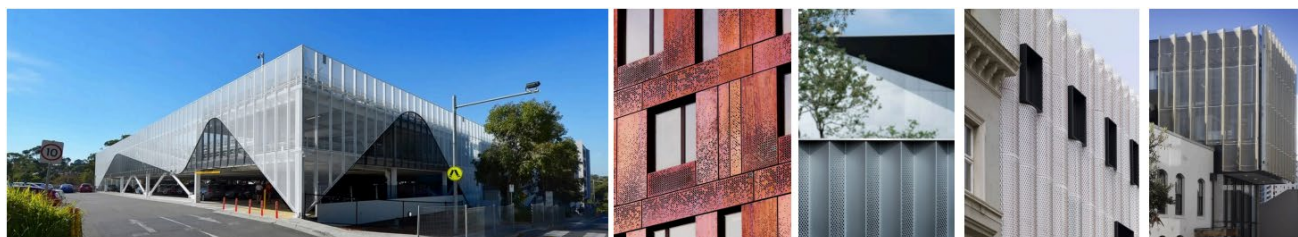
1. Development should be of high aesthetic quality in relation to its materiality, architectural composition and detail.
2. Artistic elements are to be implemented into the façade design on the eastern and southern elevations, and may include (but are not limited to) those examples depicted in **Figure 2**.
3. Artistic elements may extend into the building setbacks as outlined in **Section 3.1**.
4. Artistic elements are to be incorporate on the upper portion of façade where visible from surrounding public spaces at a minimum.
5. All signage including business identification signage is not to detract from the artistic elements on the façade.
6. Development is not to show exposed services on the façade and ground plane.
7. Vehicle ramps are to be integrated into the building design to support an overall cohesive design.
8. Vehicle ramps on the eastern or southern elevations are to be screened by architectural elements.
9. Ancillary office space should be designed to maximise views from internal office spaces to the street and be visually interesting.
10. Car parking should be screened by vegetation and be integrated into the architectural design to promote cohesion and minimise impacts to the public domain.
11. Pedestrian access points must be provided and be direct, clear, accessible and safe.



Mural Art Work



Green Wall



Perforated Mesh Screens With Custom Pattern

Figure 2 Artistic Element Examples

3.3 Landscaping

Objectives

- To deliver increased tree canopy cover to enhance the streetscape and promote a scale and density of planting that softens the visual impact of buildings;
- To provide a mix of canopy trees, shrubs, and groundcover to manage effects of urban heat and support environmentally sensitive design; and
- To provide a suitable landscape design and transition to the public domain.

Controls

1. Development should provide a minimum 4m landscape setback to all street frontages.
2. Notwithstanding control (1), car parking may be provided within a landscape setback along one (1) street frontage.
3. Development must achieve a minimum of 10% tree canopy coverage across the Site.
4. Sufficient area should be made available to allow trees to grow to maturity and not damage local infrastructure.

3.4 Sustainability

Objectives

- To ensure development achieves best practice sustainability and environmental performance measures having regard to energy and greenhouse gas emissions;
- To minimise adverse impacts on the natural environment through the design, construction and operation of development;
- To minimise the urban heat island effect by maximising tree cover, landscaping and the use of energy efficient materials; and
- To facilitate sustainable waste management in accordance with ecologically sustainable development principles, including the reuse and recycling of materials.

Controls

1. Development is to demonstrate that it contributes to the objective of achieving net zero emissions in New South Wales by 2050.
2. Development should include the following:
 - a. 100% solar capable roof;
 - b) Native and drought tolerant landscaping;
 - c) Rain water harvesting for irrigation and non-potable uses;
 - d) Provisions in the built form for a common energy storage system to support power usage outside of sunlight hours for base building items (i.e. lighting and air conditioning);
 - e) Use of passive shading and ventilation where appropriate; and
 - f) Electricity metering to each tenancy and sub metering within where appropriate to monitor and improve specific electricity uses over time.
3. Development should be consistent with waste minimisation and management provision established in Part H of the Strathfield DCP, as well as any other relevant DCP's or Council policies.

3.5 Parking and Accessibility

Objectives

- To facilitate an appropriate number of parking spaces having regard to the nature of the locality, the intensity of the use, and use of the land;
- To promote efficient and safe vehicle circulation, manoeuvring and parking; and
- To reduce pedestrian and vehicle conflicts on development sites.

Controls

1. Development for the purpose of Warehouse or distribution centres is to provide 1 space per 300m² of GFA.
2. Where an ancillary office component is involved and provided it does not exceed 20% of the total GFA, 1 car space per 100m² gross office floor area is to be provided. Any additional office space above 20% of total GFA should be assessed at a rate of 1 car space per 40m² gross floor area.
3. The design of car parking should be located adjacent to respective lobby areas to allow for clear and efficient access for workers and visitors.
4. At least 5% of light vehicle parking spaces are to be Electric Vehicle (EV) charging bays upon commencement of operation, with at least 25% of light vehicle parking spaces to be made capable of being converted to EV charging bays in the future in-line with demand.
5. Development should separate light and heavy vehicles to avoid conflicts.
6. Development should provide clear demarcation between pedestrian and vehicle spaces and allow for the clear movement of pedestrians throughout the site.

3.6 Environmental Amenity

Objectives

- To ensure noise does not adversely impact human health and amenity.

Controls

1. An Acoustic Report by a qualified acoustical engineer must be submitted where proposed development, including traffic generated by that development during operation, will create noise and/or vibration impacts, either during construction or operation, that impacts on adjoining developments or nearby residential areas.
2. Development layout and design is to consider noise amelioration features in relation to heavy vehicle ramps, loading areas and roof plant to control potential breakout noise, having regard to nearby residential areas.