

ATTACHMENT A – STRATHFIELD CONSOLIDATED DCP 2005

Provision	Control	Comment	Compliance
Part D – Industrial Development			
2.1 Site Analysis and Design Principles	Ensure layout and building design makes best use of the opportunities and constraints of the site and surrounds. Ensure all activities associated with the development do not adversely impact on the environment.	Site analysis for the purpose of determining the appropriate layout, orientation, height and setbacks of the proposed warehouses was undertaken at the time of MOD 14.	Yes
2.2 Contamination	To ensure that a site is safe for development or redevelopment.	The existing terms of approval require Site Audit Statements (SAS) to be issued by a NSW EPA Accredited Auditor prior to the commencement of construction works that may disturb contaminated areas.	Yes
2.3 Subdivision	To ensure subdivision results in lots that are suitable for a range of industrial developments.	No subdivision is proposed.	N/A
2.4 Development adjoining residential zones.	Ensure development does not unreasonably impact or intrude upon any adjoining residential areas.	Precinct E does not adjoin land zoned for residential purposes.	N/A
2.5 Density, Bulk and Scale	Building Height - A building shall not have a wall height of more than 10m above <u>natural ground level</u> .	Approval for a maximum building height of 13.7 metres was granted under MOD 14. Warehouse E1: 13.7m Warehouse E2: 13.7m	Yes
	Floor Space Ratio - The maximum floor space ratio is 1:1.	No increase in gross floor area or change to floor space ratio.	As approved.
	Office and showroom requirements - All office and showroom activities shall be ancillary to the main industrial activity. Proposals which include a large area dedicated to office or showroom purposes (in excess of 25%) will need to be substantiated by evidence.	Offices are ancillary to Warehouse E1 and E2. Both offices are equivalent to 10% or less of the total building area (see below). <ul style="list-style-type: none">Warehouse E1: 450sqm / 4450= 10%Warehouse E2: 300sqm / 3154 = 9.5%	Yes
2.6 Setbacks	Front Boundary: Minimum of 10m.	A 5.6m – 15.2m setback to Cosgrove Road is proposed. This will generally present to the road frontage as 10m,	Appropriate on Merit

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2.7 Building Requirements and Materials		noting the site's irregular shape. The majority of the front setback is greater than 10m, with only a minor portion of the frontage reduced to 5.6m. This is due to the proposed building footprints being consistent with the building footprint approved in MOD14. The proposed setback is required to maximise the otherwise constrained lot and ensure an efficient use of land.	
	A minimum 10m setback will be required from watercourses (eg Cooks River and Coxs Creek) and bushland.	Precinct E is not within the vicinity of a water course.	N/A
	Side and rear boundaries adjoining industrial development may not require a setback.	Site adjoins industrial development. Whilst a zero setback is permitted, warehouses are setback a minimum of 8m from the rear boundary.	Yes
	Setbacks shall not contain any buildings or storage areas but may contain car parking, manoeuvring areas and landscaping.	No buildings or storage areas located within the setbacks.	Yes
	Front walls and walls visible from any public place shall be substantially faced with brick, stone, concrete, glass or like but not cement render.	Front elevation to Cosgrove Road faced with profiled metal wall cladding, precast concrete and steel louvres.	Yes
	Walls/surfaces that are easily accessible to public places are to be treated (eg screened by plants) to discourage graffiti.	Landscaping is proposed within the front setback to assist with screening the warehouses when viewed from Cosgrove Road.	Yes
	Long blank walls on street frontages are to be avoided.	Proposal is for industrial warehouses. Whilst the eastern elevation to Cosgrove Road presents somewhat as a large expanse of blank wall, high quality materials and finishes are proposed to enhance the visual aesthetic of the warehouses when viewed from the public domain. Materials include: metal wall cladding, precast concrete, steel, aluminium framed glazing and double glazed windows. The office component also assists with breaking up the blank façade by introducing double glazed windows. Landscaping is also proposed within the front setback to soften the perception of the built form when viewed from Cosgrove Road.	Yes Appropriate on merit

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2.8 Energy Efficiency and Water Conservation	Non-industrial aspects of the development, ie offices or showrooms ancillary to the development, shall face the street.	Offices orientated towards Cosgrove Road.	Yes
	Buildings must be designed to:	The warehouse facades comprise minimal glass. Glazing is predominantly limited to the office component of the building.	Yes Appropriate on merit
	i. Architecturally express the structure of the building (not hiding behind expansive glass).	The entrances to the office components of the warehouses are readily perceptible from the street frontage. Double glazed windows and doors are proposed to visually separate the office entrance from the warehouse.	
	ii. Visually reinforce entrances, office components and stairwells of units to reduce perceived scale.		
	iii. Introduce variation in unit design within building groups;	Overall, the design of the warehouses achieves a balance between masonry and vertical walling. Refer to Schedule of Materials and Finishes submitted at Attachment A .	
	iv. Introduce solid surfaces, preferably masonry, incorporate horizontal and vertical modulation including windows in appropriate proportions and configurations.		
	v. Achieve a balance between masonry and vertical walling which contain large areas of glass. Solid surfaces of rendered and painted masonry should dominate the overall building facade.		
	Applicants will be required to indicate on development application plans building materials and colours proposed.	Elevations submitted at Attachment A indicate building materials and colours.	Yes
	Orientate new buildings to make best use of solar energy.	Warehouses are orientated to the north-east - consistent with the approved concept plan.	Yes
	Glazing on north facing facades is encouraged.	Glazing and translucent film is proposed on the northern elevation of the warehouses.	Yes
Rainwater tank must be included in all industrial developments. The size of the tank(s) required will be based on 10 litres/m2 of roof area proposed.	20,000L Rainwater tank proposed in southern side boundary, adjoining Warehouse E1.	Yes	
2.9 Parking, access and manoeuvring	The design of off-street parking areas is to be guided by and meet the requirements of Australian Standard (AS) 2890.1-1993	Off-street parking spaces will be designed to comply with AS 2890.	Yes

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	<p>– Off-street car parking, AS2890.2-1989 – Commercial vehicles and Strathfield Part I - Provision of Off-Street Parking Facilities.</p> <p>Industry: 1 space per 50m2 GFA where any office component is under 20%.</p> <p>Warehouses: 1 space per 300m2 GFA.</p> <p>Delivery and service vehicles associated with a development: 1 space per 800m2 GFA up to 8,000m2 GFA plus 1 space per 1,000m2 GFA thereafter.</p>		
	Car parking areas should ideally be located in the front setback for easy access.	68 car spaces proposed – consistent with approved development. No increase in GFA.	As approved.
	Loading/unloading and parking areas are to be separated so as not to cause conflict.	Access to car park available from Mainline Road (via shared/access driveway)	Yes
	Pedestrian thoroughfares shall be provided to separate vehicular from pedestrian traffic in large parking areas.	Loading/unloading areas are located within the separated hardstand areas adjacent to each warehouse – a separate centralised car parking area is located between the warehouses.	Yes
	Car parking areas are to be suitably landscaped which should include trees for shading. Refer to Section 2.10.13 and 2.10.14 for landscaping requirements.	Pedestrian areas are clearly delineated and separated from away from truck entry/exit.	Yes
	Access to the proposed development is to be via a non-residential street	Car parking is proposed at the centre of the site between the warehouses and is suitably landscaped.	N/A
	All vehicles are to enter and leave the site in a forward direction.	Access is provided from Mainline Road, a non-residential street.	Yes
	Driveways and manoeuvring areas are to be so designed that all vehicles entering and leaving the site can do so with minimum interference to traffic on adjoining roads.	All vehicles can enter and exit in a forward direction.	Yes
	Where specific service vehicles are proposed to visit the site, the design/layout of a site must provide for the access, loading and unloading of such vehicles.	Driveways and manoeuvring areas have been designed to minimise disturbance to traffic on adjoining roads.	Yes
		The design and layout of the site has been designed to cater for specific vehicles.	Yes

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<i>Loading and unloading</i>	All servicing, including waste collection, is to be carried out wholly within the site with suitable collection points at convenient locations.	Noted. Waste collection will be carried out wholly within the site.	Yes As approved
	Entrance and exit points and car parking areas are to be designed in order to ensure safety for pedestrians within and outside the site.	Car parking entrance is located separate to the pedestrian entrance to ensure safety for pedestrians within and outside the site.	Yes
	All loading and unloading is to take place within the curtilage of the site.	All loading and unloading will take place within the curtilage of the site.	Yes
	If loading areas are undercover, no stormwater pits shall be located in the area and all surface drainage shall be diverted away from the area.	Loading areas are covered by 10m awnings. It appears that no stormwater pits are proposed in the loading areas. Civil engineer to confirm.	Yes, can comply
	The design considerations for service vehicles set out in Appendix C of Part I - Provision for Off-street Parking Facilities, applies to all loading and unloading facilities.	Consideration has been given to Appendix C of Part I - Provision for Off-street Parking Facilities.	Yes
2.10 Landscaping	All loading and unloading facilities are to be screened from the street (refer to section 2.10 for landscaping requirements).	Trees and landscaping, and a 2.1m high fence proposed to screen loading and unloading facilities from Cosgrove Street.	Yes
	All landscaping shall be in accordance with the Strathfield Landscaping Code.	Noted.	Yes
Existing vegetation	A landscape plan prepared by a Landscape Architect is to be submitted with all industrial development applications	Noted. Landscape plans required to confirm.	Can comply
	All existing street trees are to be retained. A minimum 2m setback is required from the base of the trunk of any street tree to any driveway.	Noted.	Yes
	All existing trees on site over 4m in height (or with a trunk girth greater than 500mm) are protected by Strathfield Council's Tree Preservation Order and are to be retained.	Noted.	Yes
	Adequate excavation and structural free setback zones are to be provided to all trees to be retained.	Noted. Landscape plans required to confirm.	Can comply

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<i>Proposed Plantings</i>	<ul style="list-style-type: none"> Sites less than 4000sqm - continuous deep soil landscape area of a minimum of 2m. For sites greater than 4,000m² – minimum width is 3m. Sites greater than 10,000m² - the minimum width is to be 4m. 	<p>Precinct E site area: 18,613sqm</p> <p>Landscaped area along Cosgrove frontage greater than 4m (6m).</p>	Yes
	Continuous deep soil landscape areas of a minimum of 1.2m in width are required adjacent to all common boundaries forward of the building line.	There is a 3.8m - 4m deep soil setback along the common boundary between Precinct C and Precinct E.	Yes
	A continuous coverage of evergreen shrubs interspersed with tree planting is required within this landscape area. Note: for sites greater than 10,000m ² , the minimum width is to be 3m.	Noted. Landscape plans required to confirm.	Can comply
	<p>Continuous deep soil landscape buffer zones adjacent to common boundaries shared with public reserves, drainage corridors, transport corridors, residential developments and any other non-industrial land uses: 2m</p> <p>A width greater than 2m may be required for sites over 4,000m².</p> <p>Continuous evergreen screen/buffer planting consisting of shrub and tree planting is required within these landscape areas to screen tall and bulky structures, create visual privacy and provide an environmental buffer to the common boundaries.</p>	Precinct E adjoins Cosgrove Road and has a deep soil landscape buffer of 6m. Landscape plans required to confirm the vegetation to be planted along the buffer.	Can comply
	Where a watercourse occurs through or adjacent to the site, a riparian vegetated zone with indigenous local provenance species will be required. This will generally occur in the required setback as set out in section 2.6.3	No water course occurs through Precinct E.	N/A
	<p>All plants specified are to be native Australian plants with a minimum 20% of the quantity producing edible fruit.</p> <p>For certain sites such as adjacent to remnant bushland and creeks, Council may require that all plants specified are to be indigenous plants of local provenance.</p>	Noted. Landscape plans required to confirm.	Can comply

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Car Parks	Tree selection should be in scale with the proposed development. All trees are required as minimum 50 litre container size for general tree planting or 100 litre container size for street trees.	Noted. Landscape plans required to confirm.	Can comply
	Tree planting is required within car parks to provide shade and soften the hard surfaces. One medium size shade tree is required every eight car spaces.	Noted. Landscape plans required to confirm.	Can comply
	Screen planting with evergreen shrubs and trees is required to screen car parks, vehicular manoeuvring areas, garbage areas, storage areas etc from the street frontage.	The central car park is screened by landscaping and a 1.8m fence. It is not visible from the street. Loading/unloading area screened from Cosgrove Road by fencing and vegetation.	Yes
Design/Maintenance	<ul style="list-style-type: none"> Concrete kerbs of a minimum 150mm high are to be used as edging to landscape areas adjoining vehicular areas and car parks. For sites greater than 10,000m², discontinuous 150mm high concrete edging or wheel stops are required so that rainwater may drain into landscaped areas rather than being directed to the stormwater system. All landscape areas are to be mulched with 75mm depth of organic mulch. Fully automated irrigation systems are to be specified to all landscape areas and connected to the required rainwater tank(s). Landscaped areas must be maintained at all times with any dead vegetation being replaced with a mature specimen of the same species or similar species if the original cannot be purchased. 	Noted.	Can comply
Fencing	Solid fences above 1m in height are not permitted along street frontages. Security fencing (up to 1.8m) is permissible. Security fencing on main or secondary frontages is encouraged to be powder-coated steel post/picket fencing and security fencing on side or rear boundaries can also consist of steel post/picket fencing or black or dark green coloured plastic-coated wire	A 1.8m steel post fence is proposed along the retaining wall adjacent to the hardstand areas of both warehouses. The fence and retaining wall are setback a minimum of 12m from the boundary.	Yes

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	fencing. Landscaping immediately behind these types of fences is encouraged to soften their impact. Side or rear boundary fencing shall be a minimum height of 1.8m and can be made of brick, masonry, wood planking and/or landscaping.		
<i>Other</i>	On site stormwater detention systems if required should be designed and located to maximize the opportunity for deep soil area tree planting to property frontages and screen planting to common boundaries.	No new onsite detention is proposed or required, existing basins are to be utilised	Yes
	The provision of communal outdoor seating and lunch areas.	Two outdoor areas are provided for both warehouses adjacent to the offices.	Yes
	Landscaping is to be used to create attractive areas with adequate summer shade through the use of tree planting and/or pergolas.	Landscaping is proposed along front, side and rear boundaries to improve the streetscape presentation of the warehouses to the public domain.	Yes
2.11 Signage	Ensure adequate identification of all industrial premises whilst preventing the proliferation of advertising signs or structures; and encourage signage which complements the character of an area.	Signage is not proposed or detailed in the architectural plans.	N/A
2.12 Site Drainage and Water Management	To ensure that potable water use, and stormwater quantities are reduced whilst stormwater quality is improved.	No change proposed to existing stormwater drainage infrastructure.	Yes
2.13 Utilities	To ensure a development is satisfactorily serviced by all utilities.	The proposal will comply with the requirements of Sydney Water and Energy Australia.	Yes
2.14 Air, noise and water pollution	To ensure industrial developments do not create a pollution problem by the discharge of an unacceptable level of air, noise and/or water emissions.	Development consent for operation of the site including an assessment of air, noise and water pollution was approved via s. 75W application (MOD 14) on 28 August 2018. The proposal for Precinct E is consistent with this masterplan.	Yes
2.16 Waste Management	A Waste Management Plan (WMP) is required for all industrial development applications prepared in accordance with Strathfield DCP 2005.	No change to approved waste management plan.	Yes