

URBAN DESIGN GUIDELINES

MOMENTUM M7, 813-913 WALLGROVE RD, EASTERN CREEK



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MOMENTUM M7, 813-913 WALLGROVE RD, EASTERN CREEK

1.0 INTRODUCTION

The purpose of the Urban Design Guidelines is to provide guidance for future development proponents in relation to the design and assessment of future buildings within the Gazcorp Momentum M7 industrial estate. Development to which these Urban Design Guidelines applies is all development within the site on land zoned IN1 under *State Environmental Planning Policy (Western Sydney Employment Area) 2009*.

The guidelines seek to encourage high quality, innovative development which meets the needs of future occupants, facilitates the efficient and orderly development of the land, maintain sufficient flexibility to meet market demand and provide for the environmental amenity of the estate.

In particular, the Urban Design Guidelines addresses clause 6(b) of Schedule 4 of *State Environmental Planning Policy (Western Sydney Employment Area) 2009* in that it sets out the urban design parameters which will guide subsequent development within the estate. The Urban Design Guidelines have been prepared with consideration of the Fairfield City Wide Development Control Plan, Chapter 9 – Industrial Development. In relation to urban design parameters these Urban Design Guidelines are generally consistent with Chapter 9 of the DCP. In some cases they provide for more onerous requirements, which are based on the particular consideration of the site, its context and the nature of the future development.

2.0 URBAN DESIGN GUIDELINES

2.1 Subdivision

Objectives:

1. To ensure the lots are of a shape and size that offers a range of permissible industrial building sizes and formats and will enable the possibility of the amalgamation of buildings.
2. To ensure that access for all industrial lots will not significantly affect the function, efficiency and safety of the road network.

Controls:

1. The area of a lot does not include the area of any access corridor or right of-carriageway. The minimum lot size and lot width are as follows:
 - Minimum lot size 5000m²; and
 - Minimum lot width – 30m for frontage to local access road, and 45m for frontage to Wallgrove Road.
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2. Ensure a variety of lot sizes, and where possible, irregular shaped lots and narrow frontages should be avoided.
3. Council may agree to a subdivision which creates battle-axe shaped allotments only where the access handle as a minimum width of 15m, and the lot has an average width of (excluding access way) or 60m
4. Lots should be designed so that they provide a legible address and visually attractive street frontage.
5. The driveway entry areas will need to accommodate commercial vehicles in accordance with AS2890.2

2.2 Setbacks

Objectives:

1. To encourage buildings that respond to the relative position of the site.
2. To provide an open streetscape with substantial areas for landscaping.
3. To ensure the provision of appropriate buffers to the Regional Road and local roads that softens the visual impact of the development whilst allowing visibility to appropriate development.

Controls:

1. Buildings are to be setback by:
 - 20m primary from Wallgrove Road;
 - 10m from the proposed new RMS Road Reserve; and
 - 10m for a secondary setback to an internal estate road.
 - A 5m landscape setback to be provided to the internal local road to:
 - promote the function and operation of the development;
 - enhance the overall design of the development by implementing design elements including landscaping, that:
 - will screen the parking area;
 - is complementary to the development; and
 - does not detract from the streetscape values of the locality.
2. Storage of any kind is not permitted within the building setback area.
3. Zero side and rear setbacks are permitted between allotments subject to meeting fire rating requirements.
4. Pedestrian access should be provided to all landscaped setback areas for maintenance and security purposes.
5. A setback of a minimum of 5m is required to the southern boundary.

2.3 Site Coverage

Objectives:

1. To ensure that adequate area is available to accommodate landscaping, open space for employees and screening of loading and storage areas.
2. To ensure that adequate area is available for driveways and access, onsite parking and manoeuvring of vehicles.
3. To achieve appropriate building setbacks that are landscaped to ensure integration with streetscape and street tree planting.

Controls:

1. Site coverage is not to exceed 70%. Site coverage includes the footprint of all buildings (excluding hard stand and canopy areas).
2. Water tanks and temporary structures are permitted within the front setback area.

2.4 Built Form and Design

Objectives:

1. To encourage buildings that are of architectural merit, diversity, scale and high quality built form.
2. To encourage a built form that contributes to the visual amenity of the site.

Controls:

1. Applicants are to give consideration to optimising building orientation and siting to natural elements such as topography, wind and sunlight, energy efficiency and to maximise weather conditions for loading and unloading.
2. Applicants are to consider a range of fascia treatments, façade treatments, rooflines and building materials to reduce the impact of walls facing the street.
3. The maximum building height is 14m. Taller buildings will be permitted where it can be demonstrated that:
 - the proposed height is in keeping with the character of the locality;
 - the overall design of the development, including landscaping and building materials, reduces the impact of height and bulk of the building.
4. Goods, plant, equipment and other material resulting from the development are to be stored within a building or will be suitably screened from view from residential areas.
5. Development which can be viewed from or is adjoining residential properties will require special landscaped treatment and attention regarding the form and external finishes of buildings, to reduce their visual impact.
6. Development should incorporate the Crime Prevention Through Environmental Design (CPTED) principles where appropriate
7. Prominent elevations, such as those with a frontage to the street or public reserves, must present a building form of significant architectural and design merit and include, where possible, office areas.
8. Large elevations should be articulated by structural variations and/or a blend of external finishes. Additionally, the landscape design should consider the scale of the building and where appropriate, the location of and careful selection of plants may aid in reducing the bulk and scale of the building form.
9. Particular care should also be taken in:
 - designing roof elements; and
 - locating plant and mechanical equipment including exhausts, so as to screen them from a public place.

2.5 External Building Materials and Colours

Objectives:

1. To encourage a high standard of architectural design, utilising quality materials and finishes appropriate to the locality.
2. To ensure that new development contributes to the creation of a visually cohesive urban environment.
3. To encourage the innovative use of materials.

Controls:

1. Highly reflective materials should be minimised. In this regard, the roof material(s) to be used shall not be reflective.
2. Courtyard and screen walls should generally be in the same material as the building facades.
3. The development is to incorporate a variety of external finishes in terms of both colour and type of material used. The external finishes of the development are to be:
 - made from durable high quality, low maintenance materials;
 - compatible with the overall design and form of the development;
 - selected for all built forms to ensure the entire development presents a homogeneous form;
 - considered for their ability to provide visual relief in large wall surfaces and elevations; and
 - selected to ensure the development complements the surrounding environment while reducing the temptation to vandalism and graffiti.

2.6 Entrance Treatment

Objectives:

1. To provide an active frontage and level of surveillance to the street.
2. To ensure an identifiable entrance point to the property and building.

Controls:

1. Entries to buildings should be clearly visible to pedestrians and motorists.
2. Architectural features such as signage / posts / sculptural forms, are to be provided at ground level and are to address the primary street frontage.
3. All entrance treatments, such as directory boards, must be located on private property, with appropriate management arrangements to ensure that the ongoing maintenance of such treatments.
4. Entries should be articulated through the use of colour, signage, lighting, material change and texture, and strengthened through landscape design.

2.7 Ancillary Buildings, Storage and Service Areas

Objectives:

1. To provide cohesion to the appearance of the development, ancillary buildings and storage sheds are to be located behind setback lines and be consistent with the design of the main building.

Controls:

1. External goods storage areas are to be appropriately screened.
2. If the development involves the storage of chemicals on the site, the following information is to be submitted prior to construction approval:
 - Detailed description of the use and all methods/procedures associated with the use;
 - A floor plan of the subject premises depicting the dimensions of the building and indicating the internal layout of all equipment, storage and display areas;
 - A comprehensive list is required of all chemicals/goods and quantities proposed to be utilised and stored;
 - An analysis of the development in accordance with State Environmental Planning Policy No.33-Offensive and Hazardous Industries;
 - A description of the method of storage of chemicals/goods on the premises and the type of containment or packaging used;
 - A description of the method of transportation of chemicals/goods to the premises including the size and nature of vehicles, proposed routes and frequency of delivery;
 - Details of the number of vehicles likely to be involved and the location of vehicle storage/standing areas;
 - Details of on-site water quality control; and
 - Details of waste treatment and transportation.
3. Open storage areas should not compromise truck or vehicle manoeuvring and car parking areas.

2.8 Staff Amenities

Objectives:

1. To provide facilities for workers.

Controls:

1. Outdoor spaces should be provided for staff. The spaces should be easily accessible from the buildings and should maximise site opportunities such as light and solar access.
2. Opportunities for shade should be provided in outdoor staff amenity areas where appropriate.

2.9 Fencing and Walls

Objectives:

1. To provide an appropriate level of security for property owners and contribute to the amenity of the Precinct.
2. To encourage pedestrian access to businesses from the street.
3. To ensure that fences and walls respond to the topography, streetscape and landscape.
4. To enhance the visual outlook of adjoining rural residential properties.

Controls:

1. Fencing does not require development consent if the fencing is:
 - below 1.5m in height; and
 - located behind the landscaping and not on the road alignment.
 Fencing proposals that do not meet the exempt provisions, as stated in Point 1, will require development consent. In this regard, fencing shall be a maximum height of 1.8m and of an "open" nature.
2. Fencing may be positioned along the front property boundary only if:
 - it is decorative fencing that has an open style appearance (metal, pool type fencing); and
 - the fencing is complementary to the landscaping.
3. Cyclone fencing may be used on side and rear boundaries which do not front roads.

2.10 Signage and Lighting

Objectives:

1. To promote an integrated design approach to all signage in character with the locality, and its architectural and landscape features.
2. To prevent the proliferation of advertising signs.
3. To prevent distraction to motorists and minimise the potential for traffic conflicts.

Controls:

1. All advertising is to be:
 - constructed of high quality, durable materials;
 - considered in conjunction with the design and construction of buildings; and
 - Only one free standing commercial sign that identifies the name of the occupants and / or products manufactured at the facility will be allowed. These signs must be contained wholly within the site.
 - Signs cannot exceed 50m²
2. In the case of strata titled factory units:
 - each factory unit development should have a directory board within or near the landscape area listing each firm and their unit number within the complex;
 - subject to compliance with the exempt development requirements; and
 - each firm is entitled to have:
 - o a sign located on or over the door of the unit so occupied; and
 - o another sign placed on the face of the building(s).

2.11 Landscaping

Objectives:

1. To encourage a well designed, legible and cohesive landscape framework for development/project application.
2. To ensure landscape plans submitted to Council are of a high standard, and that all landscaping is carried out and maintained to an appropriate level on completion of the development.
3. To screen undesirable views and minimise the visual impact of hard surface areas.
4. To enhance the visual outlook of adjoining rural residential properties.
5. To encourage and build upon the landscape of the E2 Environmental Conservation Zone and existing vegetation.
6. To encourage the use of both hard and soft landscape to assist in creating comfortable micro climate conditions, and enhancing the environmental amenity of the development and the Precinct.

Controls:

1. The 20m setback to Wallgrove Road to be landscaped.
2. The 10m setback to the RMS road reserve to be landscaped.
3. A landscape treatment is to be provided to the southern boundary where it adjoins the rural residential properties.
4. 3. Native species should be used due to their low maintenance, relative fast growth, aesthetic appeal and suitability to the natural habitat.
5. The landscape may reflect the rural character of the existing site and surrounds. That is, large swathes of grasses should be used, and trees only placed as feature elements, screen elements or to delineate specific areas, such as car parks.
6. Trees should be planted within the dedicated landscape areas in front of the building where large areas of the building facade are exposed to the street.
7. The landscape must conform to the bushfire requirements, specifically when planting within Defendable Spaces. (refer to Australian Bushfire Protection Planners Pty. Ltd. (ABPP) Protection Assessment for details on the bushfire requirements).
8. Presentation of a building facade to the street should be complemented with appropriate vegetation. The visual impact of large expanses of wall should be reduced in scale by architectural treatment as well as planting or other landscape design solutions.
9. Landscape materials should cause minimal detrimental visual impact, and the use of subtle coloured materials is encouraged.
10. Consideration should be given to solar access and energy conservation.
11. Plant material in car parks should be used to identify entrances and to reduce views of large expanses of paved areas and parked cars.