



## PLANNING COMPLIANCE ASSESSMENT

This report provides a review of the proposal's compliance with relevant provisions of applicable guidelines and development control plans. The following tables provide an assessment of the proposal against the State Environmental Planning Policy 64 (Advertising and Signage) and the Marsden Park Industrial Precinct Development Control Plan 2015.

### STATE ENVIRONMENTAL PLANNING POLICY 64 (ADVERTISING AND SIGNAGE)

| Criteria                                                                                                                                                                                                                                                                                  | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance |
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| <b>1. Character of the area</b><br><br>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?<br><br>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? | The site is situated within the Huntingwood Industrial Precinct bound by the Great Western Highway to the north, Huntingwood Drive to the south. The Huntingwood Industrial Estate provides primarily modern forms of light industrial, warehousing, manufacturing and research facilities. The proposal relates to an approved high bay warehouse and therefore the proposal is compatible with the existing character of the area. | YES        |
| <b>2. Special Areas</b><br><br>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?                              | The proposal does not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas.                                                                                                                                                                                                    | YES        |
| <b>3. Views and vistas</b><br><br>Does the proposal obscure or compromise important views?                                                                                                                                                                                                | The signage proposed by the application does not obscure or compromise important views and is affixed to the building envelope.                                                                                                                                                                                                                                                                                                      | YES        |



| Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment                                                                                                     | Compliance |
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| Does the proposal dominate the skyline and reduce the quality of vistas?<br>Does the proposal respect the viewing rights of other advertisers?                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                |            |
| <b>4. Streetscape, setting or landscape</b><br><br>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?<br><br>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?<br><br>Does the proposal reduce clutter by rationalising and simplifying existing advertising?<br><br>Does the proposal screen unsightliness?<br><br>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?<br><br>Does the proposal require ongoing vegetation management? | As discussed previously, there will be no impact to the visual amenity of the area.                            | YES        |
| <b>5. Site and building</b><br><br>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?<br><br>Does the proposal respect important features of the site or building, or both?<br><br>Does the proposal show innovation and imagination in its relationship to the site or building, or both?                                                                                                                                                                              | The existing signs are compatible with the scale, proportion and characteristics of the site and the building. | YES        |



| Criteria                                                                                                                                                                                                                                                                                                                                                                  | Assessment                                                                                                                                                                                                | Compliance |
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| <b>6. Associated devices and logos with advertisements and advertising structures</b><br><br>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?                                                                                                                  | The Newcold Logo forms a key component of the signage.                                                                                                                                                    | YES        |
| <b>7. Illumination</b><br><br>Would illumination result in unacceptable glare?<br>Would illumination affect safety for pedestrians, vehicles or aircraft?<br>Would illumination detract from the amenity of any residence or other form of accommodation?<br>Can the intensity of the illumination be adjusted, if necessary?<br>Is the illumination subject to a curfew? | No illumination is proposed for the signage.                                                                                                                                                              | YES        |
| <b>8. Safety</b><br><br>Would the proposal reduce the safety for any public road?<br>Would the proposal reduce the safety for pedestrians or bicyclists?<br>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?                                                                                       | The location of the proposed signage will not interfere with pedestrian amenity or vehicle sight lines.<br><br>The signage is of a high quality and will be installed by a suitably qualified contractor. | YES        |



| Section                                                             | Requirement                                                                                                                                                                                                                                                                                               | Proposal                                                                                                                  | Compliance |
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| <b>Part 6 Employment Lands Subdivision and Development Controls</b> |                                                                                                                                                                                                                                                                                                           |                                                                                                                           |            |
| <b>6.3.1 Streetscape and Allotment Frontages</b>                    | The streetscape design is to integrate vertical elements (trees, light poles and allotment signage) to provide consistency of elements and materials across the zone.                                                                                                                                     | The streetscape design will integrate vertical elements to provide consistency of elements and materials across the zone. | YES        |
|                                                                     | Service lids and above ground structures are to be minimised in street frontages. Service lids are to be located adjoining pavement or kerbs to avoid small areas of turf or planting beds.                                                                                                               | Service lids and above ground structures will be minimised in street frontages.                                           | YES        |
|                                                                     | In the Business Development zone, a minimum 7m wide landscape area must be provided along the street front, except where zero setback controls apply. The selection of plant species for street tree planting must be in accordance with Appendix D Prescribed Trees, Preferred Species and Street Trees. | A minimum 7.5m wide landscape area will be provided along the street front.                                               | YES        |
| <b>6.3.2 Allotment Landscape</b>                                    | A Landscape Plan must be prepared in accordance with Appendix F of this DCP for all new industrial subdivisions and new buildings.                                                                                                                                                                        | Refer to the Landscape Plan at <b>Appendix B.</b>                                                                         | YES        |
|                                                                     | Landscaped areas are required between buildings (i.e. within the building separation zone).                                                                                                                                                                                                               | Landscaped areas will be provided between the subject site and adjacent buildings.                                        | YES        |
|                                                                     | Allotment landscape should incorporate hard and soft landscape elements in pavements, retaining walls, low walls and terracing, trees, garden bed planting, turfed areas and irrigation.                                                                                                                  | Where necessary, allotment landscape will incorporate hard and soft landscape elements.                                   | YES        |
|                                                                     | Indigenous species from the area are encouraged for all landscape plantings however, non-native species may be considered in limited use to external courtyard areas                                                                                                                                      | Landscape planting has incorporated Indigenous species.                                                                   | YES        |

| Section                                       | Requirement                                                                                                                                                                                                                                                                                    | Proposal                                                                                            | Compliance |
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|                                               | to achieve seasonal climate management. Trees should be a minimum height of one metre at the time of planting. Mass plantings may use a variety of sizes including viro tubes.                                                                                                                 |                                                                                                     |            |
|                                               | The allotment landscape is to be provided with an automatic trickle irrigation system installed below mulch level. The system is to be supplied by rainwater collected from the site.                                                                                                          | Noted.                                                                                              | YES        |
|                                               | Landscaped areas are to be separated from vehicular access areas by an appropriate edge, preferably a raised kerb.                                                                                                                                                                             | Landscaped areas will be separated from vehicular access areas by an appropriate edge.              | YES        |
|                                               | Landscaped areas are to be separated from storage areas by an appropriate edge, preferably low walls. Signage and management strategies are to be put in place to ensure that storage activities do not impact on, or extend into, landscaped areas. No storage is allowed in landscaped areas | Landscaped areas will be separated from storage areas by an appropriate edge.                       | YES        |
| <b>6.3.3 Landscaping of Car Parking Areas</b> | Landscaping of car parking areas is to comply with Table 6-1 1. Landscape car parking                                                                                                                                                                                                          | Landscaping of car parking will comply with Table 6-1.1.                                            | YES        |
|                                               | Car park lighting design is to be coordinated with the preferred tree layout.                                                                                                                                                                                                                  | Car park lighting design will be coordinated with the preferred tree layout.                        | YES        |
|                                               | Dividing zones between parking bays should be landscaped as applicable to specific site conditions: <ul style="list-style-type: none"> <li>where pedestrian access will generate desire lines across the dividing zone, pedestrian</li> </ul>                                                  | Dividing zones between parking bays will be landscaped as applicable to the stated site conditions. | YES        |
|                                               |                                                                                                                                                                                                                                                                                                |                                                                                                     |            |

| Section                     | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Proposal                                                                                                                                               | Compliance |
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|                             | <p>trafficable wearing surface is required (e.g. stabilised gravel);</p> <ul style="list-style-type: none"> <li>where pedestrian access is not required and some infiltration drainage may be provided, mass planted landscape areas (requiring flush kerb edge and wheel stops to car parking bays) must be provided; and</li> <li>where a major drainage role is envisaged and pedestrian access is not required, a gravel surfaced trench with collection pipework draining to onsite storage or stormwater must be provided.</li> </ul> |                                                                                                                                                        |            |
|                             | Clearly defined and appropriately surfaced pedestrian access links from parking areas to building entry points must be provided, incorporating kerb crossing ramps as required                                                                                                                                                                                                                                                                                                                                                              | Clearly defined and appropriately surfaced pedestrian links have been incorporated in the landscape design.                                            | YES        |
|                             | Car park landscaping is to be provided with an automatic trickle irrigation system installed below mulch level. Irrigation services provision must be implemented before car park surfacing. The system is to be supplied by the rainwater tanks on site.                                                                                                                                                                                                                                                                                   | Car park landscaping will be provided with an automatic trickle irrigation system.                                                                     | YES        |
|                             | Retaining wall elements must be no greater than 3m in height. All retaining walls must be screened by vegetation.                                                                                                                                                                                                                                                                                                                                                                                                                           | Retaining wall elements will be no greater than 3m in height.                                                                                          | YES        |
| <b>6.3.4 Communal Areas</b> | Provision of communal areas must comply with Table 6-2. Communal areas must include soft landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                       | The proposed development provides for 1,786sqm of communal open space which represents a 701sqm increase on what was previously approved for the site. | YES        |

| Section | Requirement                                                                                                                                                                                                                                       | Proposal                                                                   | Compliance |
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|         | Each development shall be provided with at least 1 communal area for the use and enjoyment of employees and visitors to that development. The area shall be suitably landscaped and accessible from the main office component of the development. | Two separate communal areas have been provided as part of the development. | YES        |
|         | Small pockets of open space designed to enhance the appearance of the development will not be counted in the communal area allocation, neither will car parking areas, manoeuvring areas, or landscaped setback areas.                            | Pockets of open space have not been included in the calculation.           | YES        |
|         | In locating communal areas, consideration should be given to the outlook, natural features of the site, and neighbouring buildings.                                                                                                               | Noted and considered as part of the design.                                | YES        |
|         | Communal areas shall be embellished with appropriate landscaping, shade, paving, tables, chairs and the like.                                                                                                                                     | Appropriate facilities have been provided.                                 | YES        |
|         | Communal areas shall be relatively flat and not contain impediments which divide the area or create physical barriers which may impede use.                                                                                                       | The proposed communal areas are flat and free of impediments.              | YES        |
|         | Solar access to communal open spaces is to be provided. Communal areas must receive a minimum of 2 hours direct sunlight between 11am and 3pm on the 21st of June.                                                                                | Solar access to communal open space will be provided.                      | YES        |
|         | Appropriate shading is to be provided, preferably using trees, so that communal spaces are useable during summer.                                                                                                                                 | Noted and considered as part of the design.                                | YES        |

| Section                                                                            | Requirement                                                                                                                                                                                                                                                               | Proposal                                                                                                                       | Compliance |
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| <b>6.4.1 Setbacks</b>                                                              | All buildings erected in industrial areas are to be set back a minimum of 7.5m from the front property boundary unless otherwise specified in a Precincts Schedule.                                                                                                       | The setback of the site for Hollinsworth Road, Harris Avenue and Darling Street all exceed 7.5m                                | YES        |
|                                                                                    | All setback areas should be landscaped and maintained in accordance with the landscape provisions in <b>clause 6.3.</b>                                                                                                                                                   | All setback areas will be landscaped and maintained in accordance with clause 6.3.                                             | YES        |
|                                                                                    | Pedestrian access should be provided to all landscaped setback areas for maintenance and security purposes.                                                                                                                                                               | Pedestrian access will be provided to all landscaped setbacks areas for maintenance and security purposes.                     | YES        |
| <b>6.4.2 Building Design and Siting</b><br><b>6.4.2 Building Design and Siting</b> | Blank building facades facing the primary street frontage are not permitted.                                                                                                                                                                                              | Blank facades are not proposed by the application.                                                                             | YES        |
|                                                                                    | The built form and architecture of buildings located at street corners should enhance its location and positively respond to and emphasise the street corner.                                                                                                             | The development site is not considered to be a corner site.                                                                    | YES        |
|                                                                                    | Buildings should provide variety to facades by the use of projecting upper storeys over building entries, upper storey display windows, emphasising street corners and varying roof forms.                                                                                | The proposal built form of the site has proposed a logical progression of the sites built form with the highest points focused | YES        |
|                                                                                    | Buildings should provide effective sunshading for windows, wall surfaces and building entries, (other than loading docks) by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sunshading devices including screens. | The existing building provides effective sunshading for windows, wall surfaces and building entries.                           | YES        |



| Section | Requirement                                                                                                                                                                                                                                                                                                                                                              | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Compliance |
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|         | Building design should be integrated with landscape elements.                                                                                                                                                                                                                                                                                                            | The proposal will be integrated with landscape elements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | YES        |
|         | The bulk and scale of the building should minimise impact on district views.                                                                                                                                                                                                                                                                                             | As requested by both Blacktown City Council and they NSW Department of Planning and Environment photomontages have been prepared from the Corner of South Street and Richmond Road which will form the future Marsden Park Town Centre which is considered to be the key district view. These photomontages are attached as Appendix A. The photomontages demonstrate that the proposed development when viewed from the future Marsden Park Town Centre has proposed adequate levels of façade modulation and building bulk to reduce the impact it will have on district views. This will be further amplified once the remainder of the Marsden Park Industrial Precinct is developed into the future as additional building bulk will be constructed between the site and the Marsden Park Town Centre. Detailed analysis of the bulk and scale of the proposal has been provided in section XX. | YES        |
|         | Building facades should be articulated by elements such as: <ul style="list-style-type: none"> <li>external structures, finishes, etchings and recessed patterns;</li> <li>decorative features, textures and colours;</li> <li>locating offices and highlighting entries within front facades;</li> <li>emphasised customer entries and service access doors;</li> </ul> | The design, external materials, colours and finishes achieve a quality built form and presentation. In addition to this, a quality landscaping scheme will create an attractive and appropriate addition to the streetscape.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | YES        |

| Section | Requirement                                                                                                                                                                                                                                                                                                                                             | Proposal                                                                                                                                                                                                                                                   | Compliance |
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|         | protrusions and penetrations in building elements                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                            |            |
|         | <p>Buildings with dual street frontage should be designed to ensure:</p> <ul style="list-style-type: none"> <li>the building addresses the primary street frontage; and</li> </ul> <p>distinctive identifying architectural elements are incorporated to provide sufficiently interesting and varied facades;</p>                                       | The building fronts Hollinsworth Road, Harris Avenue and Darling Street. The proposal does not relate to the construction of a new building. Hollinsworth Road is considered to be the main road and the proposed development has addressed this frontage. | YES        |
|         | <ul style="list-style-type: none"> <li>Roof design should be visually interesting and provide for natural lighting, and compatibility with the overall building design. Where visible from a public area, all rooftop or exposed structures (lift motor rooms, plant rooms etc.), must be suitably screened and integrated with the building</li> </ul> | Roof design will be visually interesting and provide for natural lighting and compatibility with the overall building design.                                                                                                                              | YES        |
|         | <ul style="list-style-type: none"> <li>Blank building facades facing the primary street frontage are not permitted.</li> </ul>                                                                                                                                                                                                                          | Blank facades are not proposed by the application.                                                                                                                                                                                                         | YES        |
|         | The built form and architecture of buildings located at street corners should enhance its location and positively respond to and emphasise the street corner.                                                                                                                                                                                           | The development site is not considered to be a corner site.                                                                                                                                                                                                | YES        |
|         | Buildings should provide variety to facades by the use of projecting upper storeys over building entries, upper storey display windows, emphasising street corners and varying roof forms.                                                                                                                                                              | The proposal built form of the site has proposed a logical progression of the sites built form with the highest points focused.                                                                                                                            | YES        |

| Section                                              | Requirement                                                                                                                                                                                                                                                                                                            | Proposal                                                                                                                                                                                                                                                                                                 | Compliance |
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|                                                      | Buildings should provide effective sunshading for windows, wall surfaces and building entries, (other than loading docks) by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sunshading devices including screens.                                              | The existing building provides effective sunshading for windows, wall surfaces and building entries.                                                                                                                                                                                                     | YES        |
| <b>6.4.3 External Building Materials and Colours</b> | External finishes should be constructed of durable, high-quality and low maintenance materials.                                                                                                                                                                                                                        | External finishes will be constructed of durable, high-quality and low maintenance materials. The material has been selected to facilitate the cooling of the facility itself and as such differs in texture from traditional industrial warehouses located within.                                      | YES        |
|                                                      | External finishes should contain a combination of materials and/or colours.                                                                                                                                                                                                                                            | External finishes will be a combination of materials and/or colours appropriate to the development.                                                                                                                                                                                                      | YES        |
|                                                      | Any wall visible from the public domain must be finished with a suitable material to enhance the appearance of that façade.                                                                                                                                                                                            | All walls visible to the public domain will be finished with a suitable material to enhance the appearance of the relevant façade.                                                                                                                                                                       | YES        |
|                                                      | Building materials should be selected to minimise reflection                                                                                                                                                                                                                                                           | Building materials have been selected to minimise reflection and ensure the thermal temperature of the facility. To this end large areas of white walls have been removed from the application in full and replaced with carrying colours.                                                               | YES        |
|                                                      | The following should be considered in the choice of building materials in all developments: <ul style="list-style-type: none"> <li>energy efficiency;</li> <li>use of renewable resources;</li> <li>maintenance cost and durability;</li> <li>recycled or recyclable materials;</li> <li>non-polluting; and</li> </ul> | A key operational issue for Cold Storage Facilities is the need to keep the facility at a below freezing temperature. Façade choice and materials have a key role to play in this regard.<br><br>The façade materials and colour proposed by the application has focused primarily on lighter colours to | YES        |



| Section                                                     | Requirement                                                                                                                                                                                               | Proposal                                                                                                                                                                                                                                | Compliance |
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|                                                             | <ul style="list-style-type: none"> <li>minimal PVC content.</li> </ul>                                                                                                                                    | <p>avoid heat absorption which would increase the internal temperature of the facility.</p> <p>In this regard the colour and façade material adopted by the application is considered to promote the energy efficiency of the site.</p> |            |
|                                                             | Where concrete roofs are proposed for the purpose of additional parking, parapeted edges are preferred with appropriate screening to conceal roof top car parking.                                        | Concrete roofs are not proposed by the application.                                                                                                                                                                                     | N/A        |
|                                                             | Materials that are likely to contribute to poor internal air quality and those containing VoCs should be avoided.                                                                                         | Materials containing VOC's has been avoided where possible.                                                                                                                                                                             | YES        |
| <b>6.4.4 Entrance Treatment</b>                             | Entries to buildings should be clearly visible, well sign posted and lit to pedestrians and motorists.                                                                                                    | Entries to the building are visible, well sign posted and clearly lit.                                                                                                                                                                  | YES        |
|                                                             | Architectural features are to be provided at ground level giving an entrance element to the building and addressing the primary street frontage.                                                          | Architectural features have been provided at ground level to provide an entrance element to the office facilities.                                                                                                                      | YES        |
|                                                             | All entrance treatments, such as directory boards, must be located on private property, with appropriate positive covenants and restrictions on title to ensure the ongoing management of such treatments | No directory boards or the like are proposed.                                                                                                                                                                                           | YES        |
|                                                             | No third-party advertising will be permitted on any entrance treatment facility.                                                                                                                          | No third-party signage is proposed.                                                                                                                                                                                                     | YES        |
| <b>6.4.5 Ancillary Buildings, Storage and Service Areas</b> | Ancillary buildings and storage sheds are to be located behind the setback lines and be consistent with the design of the main building.                                                                  | No ancillary buildings and storage sheds are proposed.                                                                                                                                                                                  | YES        |

| Section | Requirement                                                                                                                                                                                                                                                                                                                                                                               | Proposal                                                                                                                             | Compliance |
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|         | Details of any proposed ancillary buildings, open storage and services areas must be submitted with all Development Applications.                                                                                                                                                                                                                                                         | No ancillary buildings and storage sheds are proposed.                                                                               | YES        |
|         | Storage areas should be located within the confines of the primary building. Appropriate screening must be provided where this cannot be achieved.                                                                                                                                                                                                                                        | Storage areas will be located within the confines of the primary building.                                                           | YES        |
|         | Above ground open storage areas visible from the public domain are not permissible.                                                                                                                                                                                                                                                                                                       | No above ground open storage areas are proposed.                                                                                     | YES        |
|         | Above ground open storage areas should not compromise truck or vehicle manoeuvring and car parking areas.                                                                                                                                                                                                                                                                                 | No above ground open storage areas are proposed.                                                                                     | YES        |
|         | Vehicular access to loading facilities is to be provided from secondary and tertiary streets.                                                                                                                                                                                                                                                                                             | Vehicular access will be provided via Darling Street only.                                                                           | YES        |
|         | Rubbish and recycling areas must be provided in accordance with Part O Site Waste Management and Minimisation of Blacktown DCP 2006. These areas must: <ul style="list-style-type: none"> <li>be integrated with the development;</li> <li>minimise the visibility of these facilities from the street; and</li> <li>be located away from openable windows to habitable rooms.</li> </ul> | Rubbish and recycling areas will be provided in accordance with Part O Site Waste Management and Minimisation of Blacktown DCP 2006. | YES        |
|         | Barrier free access is to be provided to all shared facilities.                                                                                                                                                                                                                                                                                                                           | Barrier free access will be provided to all shared facilities.                                                                       | YES        |

| Section                           | Requirement                                                                                                                                                                                                                                                                                                                                                      | Proposal                                                                                                                          | Compliance |
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|                                   | <p>The following information must be provided at Development Application stage for outdoor storage areas:</p> <ul style="list-style-type: none"> <li>Size of outdoor storage area</li> <li>Maximum storage height</li> <li>Types of goods, materials and equipment being stored outdoors; and</li> </ul> <p>Details on landscaping and screening structures.</p> | No outdoor storage is proposed as part of the application.                                                                        | YES        |
|                                   | <ul style="list-style-type: none"> <li>Sunken loading docks should be avoided.</li> </ul>                                                                                                                                                                                                                                                                        | The proposal does not concern sunken loading docks.                                                                               | YES        |
|                                   | Roof stormwater should be collected in tanks or street level reticulation which would serve as a retention system. The water in the retention system would be available for use for non-potable uses such as the watering of landscaped areas and use in toilet and hot water systems.                                                                           | Refer to the Stormwater Management Report.                                                                                        | YES        |
|                                   | Consideration should be given to the feasibility of any measures to substitute grid-source power with environmentally sustainable alternatives such as tri-generation (green transformers), co-generation (i.e. recovery of waste energy) or photovoltaics.                                                                                                      | The feasibility of any measures to substitute grid-source power with environmentally sustainable alternatives will be considered. | YES        |
|                                   | Signage is to relate to the use occurring on the respective property, and should identify the relevant business name.                                                                                                                                                                                                                                            | The proposed signage relates to the use of the site by Newcold Sydney Holdong Pty Ltd ATF.                                        | YES        |
| <b>6.6.2 Signage and Lighting</b> | Business identification signage should be attached to the wall of the main building and be designed to complement the architectural style of the building. Free standing signs                                                                                                                                                                                   | The proposed Newcold signage has been logically positioned in a manner consistent with the Sydney                                 | YES        |

| Section                       | Requirement                                                                                                                                                                                                                                           | Proposal                                                                                                                                | Compliance |
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|                               | will only be permitted where signs are integrated with the landscaping and visual character of the site and surrounding area.                                                                                                                         | Corporate Park and the treatments of the building itself.                                                                               |            |
|                               | Signage is only to display corporate logos and company names and is not to occupy more than 10% of any façade or wall of a building, unless it can be demonstrated that characteristics of the site or the building require a larger area of signage. | Logos proposed by the signage does not exceed 10% of the total façade.                                                                  | YES        |
|                               | Details of all signage, including free standing, fascia, and wall signs must accompany Development Applications.                                                                                                                                      | Appropriate details have been provided.                                                                                                 | YES        |
|                               | The design and lux of any internal or spot lighting shall be designed to avoid off-site or traffic safety impacts.                                                                                                                                    | No lux or spot lighting is proposed as part of the application.                                                                         | YES        |
|                               | No form of moving or flashing signage or lighting is permitted.                                                                                                                                                                                       | No moving or flashing signage is proposed by the application.                                                                           | YES        |
|                               | Signage is not to have a detrimental impact on the visual character of the site or surrounding area                                                                                                                                                   | The proposed signage is consistent with the theme of the locality and is not considered to compromise the visual character of the site. | YES        |
| <b>6.7.1 Vehicular Access</b> | A site-specific Traffic Impact Report must be prepared in accordance with Appendix F of this DCP.                                                                                                                                                     | A site-specific Traffic Impact Report is attached as F.                                                                                 | YES        |
|                               | Applicants are required to submit plans and details of proposed vehicular access and circulation for Council's approval with the DA. Details must specifically relate to vehicular movement, layout and turning circles.                              | Vehicle access and swept path plans are included within the Traffic Impact Report.                                                      | YES        |
|                               | Adequate vehicular entrance to and exit from the development is to be provided and designed in order to                                                                                                                                               | Vehicular entrance to and exit from the development in included within the Traffic Impact Report.                                       | YES        |

| Section                | Requirement                                                                                                                                                                                                                                                  | Proposal                                                                                                     | Compliance |
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|                        | provide safety for pedestrians and vehicles using the site and adjacent roadways. In some cases, combined ingress and egress will be permitted.                                                                                                              |                                                                                                              |            |
|                        | Vehicular ingress and egress to the site must be in a forward direction at all times.                                                                                                                                                                        | Vehicular ingress and egress to the site will be in a forward direction at all times.                        | YES        |
|                        | Driveway crossovers accesses by heavy vehicles should be a minimum of 9m wide, when measured at the kerb alignment.                                                                                                                                          | Driveway crossovers will be a minimum of 9m wide.                                                            | YES        |
|                        | Turning circles will not be permitted to encroach upon any building.                                                                                                                                                                                         | Turning circles will not encroach upon any building.                                                         | YES        |
|                        | Adequate space is to be provided within the site for the loading, unloading and fuelling (if applicable) of vehicles. These areas are to be screened from the road.                                                                                          | Adequate space will be provided within the site for the loading, unloading and fuelling of vehicles.         | YES        |
|                        | All parking areas and access roadways must be provided with a drainage system comprising surface inlet pits. Details of pipe sizes (with calculations) and drainage layouts (including discharge points) must be submitted with the Development Application. | All parking areas and access roadways will be provided with a drainage system comprising surface inlet pits. | YES        |
| <b>6.8 Car parking</b> | The provision of car parking must comply with the <b>Table 6-3</b> unless otherwise specified in the relevant Precinct Schedule.                                                                                                                             | As outlined in the Traffic Impact Report, the provision of car parking will comply with Table 6-3.           | YES        |
|                        | Refer to Sections 5.4 to 5.7 of Part A (Introduction and General Guidelines) of Blacktown DCP for general guidelines and principles for car parking, including design, materials, signs and monetary contributions.                                          | Sections 5.4 to 5.7 have been considered.                                                                    | YES        |





| Section | Requirement                                                                               | Proposal                                                                                 | Compliance |
|---------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------|
|         | Safe and secure 24-hour access to car parking areas is to be provided for building users. | Safe and secure 24-hour access to car parking areas will be provided for building users. | YES        |

|  |                                                                                                                                                                                                                               |                                                                                                                                                                                                          |     |
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|  | At-grade parking areas are to be located so as to minimise visual impacts from the street, public domain and communal open space areas, using site planning and appropriate screen planting or structures.                    | At-grade parking areas will be located so as to minimise visual impacts from the street, public domain and communal open space areas, using site planning and appropriate screen planting or structures. | YES |
|  | Parking areas are to be located generally behind front building lines.                                                                                                                                                        | The parking area is located behind the front building line at Hollinsworth Road.                                                                                                                         | YES |
|  | In the Business Park and Business Development zones, parking areas must not be located within the front setback area.                                                                                                         | The parking area is not located within the front setback area.                                                                                                                                           | YES |
|  | The car parking area should be located immediately behind the minimum setback area and in front of any activity on the site.                                                                                                  | The car parking area is located immediately behind the minimum setback area and in front of any activity on the site.                                                                                    | YES |
|  | The car parking area should be accessible to all parts of the industrial development which it serves.                                                                                                                         | As per the Traffic Impact Report, the car parking area is accessible to all parts of the industrial development which it serves.                                                                         | YES |
|  | The use of stack parking is not favoured and may only be permitted in special circumstances.                                                                                                                                  | The proposal does not involve stack parking.                                                                                                                                                             | YES |
|  | Sufficient space Parking facilities for commercial vehicles should be designed in accordance with Australian Standard 2890.2 to accommodate the largest type of truck which could reasonably be expected to park on the site. | Sufficient space parking facilities for commercial vehicles will be designed in accordance with Australian Standard 2890.2.                                                                              | YES |
|  | All developments providing 50 parking spaces or more must provide at least 2% or part thereof of those spaces                                                                                                                 | As per the Traffic Impact Report, two spaces are being provided and these bays will be clearly marked                                                                                                    | YES |

|                                     |                                                                                                                                                                                                                  |                                                                                                                                                                    |     |
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|                                     | for disabled drivers, clearly marked and signposted for this purpose and located as close as possible to the building's entrance.                                                                                | and located as close as possible to the warehouse entrance.                                                                                                        |     |
|                                     | All parking areas shall be constructed of hard-standing, all-weather material, with parking bays and circulation aisles clearly delineated                                                                       | All parking areas will be constructed of hard-standing all-weather material.                                                                                       | YES |
| <b>6.10 Safety and Surveillance</b> | Buildings should be designed to overlook public domain areas and provide casual surveillance.                                                                                                                    | The building has a triple street frontage and will provide casual surveillance along Darling Street, Harris Avenue and Hollinsworth Road.                          | YES |
|                                     | Building entrances should be orientated towards the street to ensure visibility between entrances, foyers, car parking areas and the street.                                                                     | The primary entrance to the building is oriented towards Darling Street and the main car parking area.                                                             | YES |
|                                     | Appropriate lighting should be provided to all cycle and pedestrian paths, bus stops, car parks and buildings.                                                                                                   | Appropriate lights will be provided to all cycle and pedestrian paths, bus stops, car parks and building.                                                          | YES |
|                                     | Development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.                                             | Development will provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain. | YES |
|                                     | Consideration should be given to the use of landscape elements so as to not compromise the perceived level of safety                                                                                             | As per the Landscape Plan at <b>Appendix B</b> , considerations has been given to the use of landscape elements.                                                   | YES |
|                                     | Development Applications must demonstrate that the size, function and proposed use serves the daily convenience needs of the workforce in the zone, or is for the benefit of the local workforce and businesses. | A Neighbourhood Shop is not proposed as part of the application.                                                                                                   | N/A |

|                                                                                                                   |                                                                                                                                                                                                                             |                                                                                                                    |     |
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| <b>6.11.1 Neighbourhood Shops</b>                                                                                 | Neighbourhood shops must not detrimentally affect the viability of any other centre within a business zone.                                                                                                                 | A Neighbourhood Shop is not proposed as part of the application.                                                   | N/A |
|                                                                                                                   | Neighbourhood shops must not detrimentally affect the viability of any other centre within a business zone.                                                                                                                 | A Neighbourhood Shop is not proposed as part of the application.                                                   | N/A |
| <b>Schedule 3 Marsden Park Industrial Precinct Part 5 Employment Lands Subdivision &amp; Development Controls</b> |                                                                                                                                                                                                                             |                                                                                                                    |     |
| <b>5.1.1 Street Types</b>                                                                                         | Street types are to be provided generally in accordance with Figures 5-2 to 5-5.                                                                                                                                            | The proposal does not seek to alter street types with the Marsden Park Industrial Precinct.                        | YES |
|                                                                                                                   | A minimum 20 metre buffer zone is to be provided between the Caravan Park boundary and any industrial development.                                                                                                          | The proposed development is not within 20m of the Caravan Park.                                                    | YES |
| <b>5.1.3 Development Surrounding the Existing Caravan Park</b>                                                    | The buffer zone is to include high quality landscaping.                                                                                                                                                                     | The proposed development is not within 20m of the Caravan Park.                                                    | YES |
|                                                                                                                   | Employee car parking, storage and other non-intrusive uses are permitted within the buffer zone. Noise generating activities are not permitted within the buffer zone.                                                      | The proposed development is not within 20m of the Caravan Park.                                                    | YES |
|                                                                                                                   | A minimum 20 metre buffer zone is to be provided between the Caravan Park boundary and any industrial development.                                                                                                          | The proposed development is not within 20m of the Caravan Park.                                                    | YES |
|                                                                                                                   | If the Caravan Park ceases to continuing operating as a business, Clause 5.1.3 will no longer apply.                                                                                                                        | The Caravan Park continues to operate.                                                                             | YES |
|                                                                                                                   | An architect or appropriate building design consultant with demonstrated ESD skills should be engaged to consider the following issues:<br><br>1. Scale and massing of the built form<br>2. Building and window orientation | A Detailed Ecologically Sustainable Design Report has been prepared for the project and is attached as Appendix XX | YES |

|                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                              |     |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----|
|                                                                                 | <ul style="list-style-type: none"> <li>3. Window size and glass type</li> <li>4. Roof materials and colour</li> <li>5. Thermal mass and floor material</li> <li>6. Façade material, colour and surface treatments</li> <li>7. Insulation</li> <li>8. Landscape to provide amenity, shade and moderation of the building microclimate</li> <li>9. External shading to reduce summer heat particularly on windows and roofs</li> <li>10. Natural ventilation with generous, all weather openings which take advantage of the height of the spaces</li> <li>11. Natural light preferred over artificial</li> </ul> <p>Utilise extensive roof areas for energy and water collection.</p> |                                                                              |     |
| <b>5.1.4 Environmentally Sustainable Design (ESD) Controls</b>                  | Separate metering of water and electricity is required for buildings with multiple uses or multiple tenants                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The building will be solely occupied by Newcold.                             | YES |
| <b>5.1.4.2 Building Services (excluding manufacturing plant and operations)</b> | Zoning of lighting to match use, and movement sensitive lighting controls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Zoning of lighting will match use, and movement sensitive lighting controls. | YES |
|                                                                                 | Shut-off valve at stormwater outlets is required to trap any toxic spills into piped stormwater systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A shut-off valve will be provided.                                           | YES |
|                                                                                 | Waterless urinals are required at a minimum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Waterless urinals will be provided at a minimum.                             | YES |
|                                                                                 | Energy efficient lighting to be used throughout.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Existing energy efficient lighting will be utilised.                         | YES |

|                                                           |                                                                                                                                                                |                                                                                                             |     |
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|                                                           | A rainwater and recycled water storage tank of 10,000 litres minimum is required for toilet flushing, irrigation or other permissible non- potable water uses. | The proposal will make use of existing arrangements for rainwater and recycled water.                       | YES |
|                                                           | Strategic use of translucent/transparent wall and roof cladding to increase natural light. Other opportunities include:                                        | Strategic use of translucent/transparent wall and roof cladding will be utilised to increase natural light. | YES |
|                                                           | Waste heat recovery systems which use waste heat from refrigeration systems or other sources for uses such as preheating hot water.                            | The proposal will make use of existing waste heat recovery systems.                                         | YES |
|                                                           | Alternatives to cooling towers such as air-cooled systems, ground source heat rejection or pond heat rejection.                                                | The proposal will make use of existing cooling towers.                                                      | YES |
|                                                           | State of the art energy storage systems combined with the use of photo voltaic cells for roof areas.                                                           | The proposal will make use of existing energy storage systems.                                              | YES |
|                                                           | Ventilation systems are to be designed to supply a generous amount of fresh air through the use of natural cross flow ventilation.                             | Suitable office amenity will be provided and subject to detailed design consideration.                      | YES |
| <b>5.1.4.3 Air Quality and Visual and Thermal Comfort</b> | Low VOC paints and low-formaldehyde floor covering, adhesives and furniture are to be used;                                                                    | Low VOC paints and low-formaldehyde floor covering, adhesives and furniture will be used.                   | YES |
|                                                           | Two component artificial lighting is required which includes reflected light to ceiling and task lighting for desks.                                           | The proposal will make use of existing artificial lighting.                                                 | YES |
|                                                           | Radiant heat is to be controlled though glazed facades by shading and/or performance glass.                                                                    | Radiant heat will be controlled through existing glazed facades by shading and/or performance glass.        | YES |

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                    |     |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|                                             | <p>Occupant control of comfort parameters (e.g. operable windows, control of temperature and air flow). Other opportunities include:</p> <ul style="list-style-type: none"> <li>Provision of quality landscaped outdoor amenity areas for staff for lunch and recreation;</li> <li>Hydronic heating and ceiling fans.</li> </ul> <p>Protection from excessive noise, particularly when windows are open or between production and office areas.</p> | Additional outdoor areas above that previously approved by                                                                                         | YES |
|                                             | <ul style="list-style-type: none"> <li>Materials with low reflectance values, Solar Reflective Index (SRI) &lt; 4.0 are to be used.</li> </ul>                                                                                                                                                                                                                                                                                                      | Materials with low reflectance values and a Solar Reflective Index (SRI) of <4.0 will be used.                                                     | YES |
|                                             | The early connection of building roof to on-site water storage or to discharge as early as possible.                                                                                                                                                                                                                                                                                                                                                | The early connection of the building roof to on-site water storage or to discharge will be commenced as early as possible.                         | YES |
| <b>5.1.4.4 Water Sensitive Urban Design</b> | Construction operations, including cleaning of equipment and tools, within the site boundaries and in designated areas to contain pollutants.                                                                                                                                                                                                                                                                                                       | Construction operations will be contained within the site boundaries and in designated areas.                                                      | YES |
|                                             | Accidental spills of soil or other materials on roads, drains swales or other locations must be removed promptly. Washing of any such materials down drains is strictly prohibited.                                                                                                                                                                                                                                                                 | Any accidental spills of soil or other materials will be removed promptly.                                                                         | YES |
|                                             | A Construction Management Plan to address how WSUD will be implemented across the site is to be prepared.                                                                                                                                                                                                                                                                                                                                           | As part of the existing consent, a Construction Management Plan was to be provided at the Construction Certificate stage. This will be adhered to. | YES |
|                                             | Encourage localised raingardens on large sites prior to discharge from the site.                                                                                                                                                                                                                                                                                                                                                                    | A localised raingarden is not deemed necessary for this proposal.                                                                                  | YES |

|  |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                          |     |
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|  | Landscape should be designed to minimise irrigation however; some limited irrigation may still be required. These irrigation systems are to incorporate demand management initiatives and practices such as drip flow irrigation and night-time/early morning irrigation to reduce evaporation losses.                                                                         | As per the Landscape Plan at <b>Appendix B</b> , the landscape has been designed to minimise irrigation. | YES |
|  | All impervious surfaces must be adequately served with appropriate stormwater inlets to ensure all stormwater is handled within the site boundary prior to legal discharge.                                                                                                                                                                                                    | All impervious surfaces will be adequately served with appropriate stormwater inlets.                    | YES |
|  | <p>A landscape design for each site is to be prepared. The design shall consider the following issues:</p> <ul style="list-style-type: none"> <li>▪ Provide a high level of amenity for workers and visitors by providing summer shade and winter sun.</li> </ul> <p>Outdoor staff amenity areas should be comfortable and screened from potentially harmful uses on site.</p> | Refer to the Landscape Plan at <b>Appendix B</b> .                                                       | YES |