

State Significant Development Application (SSDA)

Proposed Data Centre – 1 Sirius Road, Lane Cove West (Lot 1 DP 1151370)

Lane Cove Development Control Plan 2009 (LCDCP2009)

<u>LCDCP2009 Controls</u>	<u>Clause / Control Description</u>	<u>Planning Assessment Compliance</u>	<u>Planning Assessment</u>
Part B – General Comments			
B.2 Public Domain	<p>2.1 General</p> <p><i>Objectives:</i></p> <ul style="list-style-type: none"> a) <i>To provide public space that contributes to the identity and enjoyment of an area.</i> b) <i>To provide street furniture, landscaping works, water features, utilities, etc that contribute to the community's enjoyment of the public domain but does not impede pedestrian movement and safety nor visual quality.</i> c) <i>To provide venues for public entertainment and expression of community identity.</i> d) <i>To provide areas for public art that contributes to the cultural life and enjoyment of the centre and allows for community self-expression.</i> e) <i>To provide pedestrian surfaces that are safe for all users, clearly demarcated and constructed from materials that provide consistency and continuity of streetscape.</i> <p><i>Provisions:</i></p> <ul style="list-style-type: none"> a) <i>All design should be in accordance with the relevant Public Domain Strategies that may be in place for precincts within the LGA and requirements of Australian Standards.</i> b) <i>Provide seating in public spaces that is not allocated to a specific use (e.g. a café) for people to 'hang out', take refuge and rest.</i> c) <i>Position seating or seating areas at the edge of footpaths where through movement is not blocked.</i> d) <i>Do not obscure pedestrian eye -level sight lines with landscaping or other street improvements.</i> 	YES	<p>The public domain has been accounted for where possible to provide a transition with regard to adjoining and surrounding industrial developments within the Lane Cove West Business Park. The Architectural Plans and Landscape Plans illustrate this further (refer to Appendix 5 & 6).</p>

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	<p>e) <i>Keep public areas free from clutter and unclear level changes, having particular regard for accessibility.</i></p> <p>f) <i>Maintain a high quality of lighting for security and amenity.</i></p> <p>g) <i>Provide formal and informal spaces for public entertainment including multi -functional street furniture, e.g. a flat bench may become an informal plinth for performance artists.</i></p> <p>h) <i>Provide at least one space within major and local centres that is large enough to hold an open-air performance, small public gathering or market.</i></p> <p>i) <i>Provide public notice boards and kiosks in locations where people will be gathering.</i></p> <p>j) <i>Integrate artworks into the design of public spaces. Consider artworks that serve a dual role, e.g. as play equipment for children, informal seating or a marker for a meeting place.</i></p> <p>k) <i>Consult with community groups in the design of artworks in public spaces.</i></p> <p>l) <i>Except where negotiated with the Council, provide all footpath paving along property frontages in accordance with Council's specifications including requirements for disabled. The extent, nature and type of paving materials includes tactile surfaces in appropriate locations to assist the visually impaired.</i></p> <p>m) <i>Include water features in public spaces, building entrances, foyers, facades and rooftops.</i></p> <p>n) <i>Provide roof top gardens where practicable and permissible in commercial buildings and residential flat buildings.</i></p> <p>o) <i>Plant trees where appropriate for shade, shelter and fauna and use native species and planting methods which minimise potable water consumption.</i></p> <p>p) <i>Where possible, make provision for bicycle parking spaces.</i></p>		
<p>B.6 Environmental Management</p>	<p>6.1 Sunlight to Public Spaces</p> <p><i>Objectives:</i></p> <p>a) <i>To create public spaces with high amenity that encourages visitors to linger.</i></p>	<p>YES</p>	<p>Noted.</p>

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	<p>b) <i>To ensure that there is adequate sun access to publicly accessible spaces during winter at times of the day when the space is likely to have its highest use by visitors and residents.</i></p> <p>c) <i>To provide sufficient sunlight access for the growth of mature landscaping.</i></p> <p><i>Provisions:</i></p> <p>a) <i>New development must allow for a minimum of 2 hours of solar access to at least 50% of new and existing public open areas or plazas between the hours of 11am and 2pm on 21st June.</i></p>		
	<p>6.3 Energy and Water Efficiency for Buildings</p> <p><i>Objectives:</i></p> <p>a) <i>Consider a balance of economic, environmental, cultural and social elements to enhance the quality of life in Lane Cove.</i></p> <p><i>Provisions:</i></p> <p>a) <i>Incorporate passive solar design techniques to optimise heat storage within the building in winter and heat transfer in summer.</i></p>	<p>YES</p>	<p>Noted.</p>
<p>B.8 Safety and Security</p>	<p><i>Objectives:</i></p> <p>a) <i>Address safety, security and crime prevention requirements in the planning and design of development.</i></p> <p><i>Provisions:</i></p> <p>a) <i>Ensure that the building design allows for casual surveillance of access ways, entries and driveways.</i></p> <p>8.1 Activation 8.1.1 General</p> <p>a) <i>Development is to be well connected to the street and contribute to the accessibility of the public domain.</i></p> <p>8.2 Passive Surveillance</p>	<p>YES</p>	<p>The principles of Crime Prevention Through Environmental Design (CPTED) have been considered throughout the Environmental Impact Statement (EIS).</p>

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	a) <i>All development at ground level is to offer passive surveillance for safety and security of residents and visitors.</i>		(CPTED) have been considered throughout the Environmental Impact Statement (EIS).
Part E – Industrial Development			
E.2 Objectives	<p><i>Objectives:</i></p> <ol style="list-style-type: none"> 1. <i>To promote industrial development which is both functional and attractive in the context of its local environment through appropriate design.</i> 2. <i>To ensure that all new development is compatible with the existing character of the locality in which it is located.</i> 3. <i>To encourage innovative industrial design which adds to and enhances the quality of the existing industrial areas.</i> 4. <i>To address access to the site other than by private motor vehicle.</i> 5. <i>To promote a pedestrian network throughout the industrial area.</i> 	YES	Noted. The Proposed Development satisfactorily adheres to the objectives set out in Section E.2 of the LCDCP2009.
E.3 General Provisions	<p>This part contains the general controls that apply to all industrial zones as well as specific controls applying to particular centres such as:</p> <p>a) <i>Land off Sirius Road</i></p>	YES	Noted. See below.
E.4 Site Layout	<p><i>Objectives:</i></p> <ol style="list-style-type: none"> 1. <i>To minimise any adverse environmental effects through planning of the site's layout.</i> 2. <i>To ensure the development is compatible with the streetscape and addresses the public domain.</i> 3. <i>To provide good access to pedestrians and cyclists.</i> <p><i>Provisions:</i></p> <p>a) <i>Industrial sites are to be designed to locate offices addressing and activating the street/s where possible. The warehouse/factory functions as well as car parking, manoeuvring areas, loading and unloading facilities are to be located within the site.</i></p>	YES	The Architectural and Landscape Plans (refer to Appendix 5 & 6) satisfactorily account for the Site Layout, for which the EIS describes accordingly.

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	<p>b) <i>The total gross floor area used for ancillary office uses shall not exceed 49% for any one development.</i></p> <p>c) <i>New buildings and the creation of new industrial units in close proximity to residential areas are to be designed to minimise adverse effects on the amenity of residential areas including overshadowing, overlooking, lighting, dust, noise or fumes.</i></p> <p>d) <i>Internal spaces are to be designed to satisfy the operational requirements of the particular land use whilst providing a safe and convenient work environment.</i></p> <p>e) <i>Floor space is to be distributed on the site to ensure the scale of the building reinforces the role of the street and buildings are arranged and aligned to create a pleasant working environment.</i></p> <p>f) <i>Rights of way are encouraged to contribute to a pedestrian network throughout the industrial area.</i></p> <p>g) <i>Cycle parking and pedestrian access close to covered access areas is encouraged.</i></p>														
<p>E.5 Building Setbacks</p>	<p><i>Objectives:</i></p> <ol style="list-style-type: none"> 1. <i>To minimise the impact of development and buildings on the surrounding area.</i> 2. <i>To create a pleasant environment within and external to the site through adequate landscaping.</i> 3. <i>To provide landscape to the street.</i> <p><i>Provisions:</i></p> <p>a) <i>Setbacks are to comply with the following table:</i></p> <table border="1" data-bbox="485 1057 1094 1292"> <thead> <tr> <th style="background-color: #d9ead3;">Boundary</th> <th style="background-color: #d9ead3;">Landscaping Strip (which will form part of building setback)</th> <th style="background-color: #d9ead3;">Minimum Building Setback</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>3.0m</td> <td>8.0m</td> </tr> <tr> <td>Side and rear – adjoining industrial zone</td> <td>Zero*</td> <td>Zero*</td> </tr> <tr> <td>Side and rear – adjoining non industrial uses</td> <td>2.0m</td> <td>4.0m</td> </tr> </tbody> </table> <p><i>* Zero side and rear setbacks may be permitted where deep soil/landscaping provisions are met elsewhere on the site, BCA fire regulations are met, and merit issues are deemed acceptable in relation to adjacent properties.</i></p>	Boundary	Landscaping Strip (which will form part of building setback)	Minimum Building Setback	Front	3.0m	8.0m	Side and rear – adjoining industrial zone	Zero*	Zero*	Side and rear – adjoining non industrial uses	2.0m	4.0m	<p>YES</p>	<p>The Architectural and Landscape Plans (refer to Appendix 5 & 6) satisfactorily account for the building setbacks prescribed in Section E.5.</p>
Boundary	Landscaping Strip (which will form part of building setback)	Minimum Building Setback													
Front	3.0m	8.0m													
Side and rear – adjoining industrial zone	Zero*	Zero*													
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	<p><i>b) Landscaping strips are to be free from overhangs; hard elements such as paths, ramps, substations; fire hydrant boosters (where possible); signs and advertising structure (including pole signs). Landscaping strips may be used in calculation of landscaped area.</i></p> <p><i>c) All front setbacks are to be landscaped to provide a high quality street presence. Front setback areas must not be used for storage or display of goods or excessive signage, loading/unloading or large areas of car parking.</i></p> <p><i>d) Underground parking is to be situated underneath the building footprint and hard surfaces. The building setback is inclusive of the required landscaping strip as stipulated in the Setback Table.</i></p> <p><i>e) Corner Sites: New development on sites that have a corner frontage is to provide an 8 metre front setback to the main street/road and a minimum 4 metre setback to the secondary road/street.</i></p>		
E.6 Cut and Fill	<p><i>Objectives:</i></p> <ol style="list-style-type: none"><i>1. To minimise the impact of excavation on surrounding properties.</i><i>2. To achieve reasonable landscaping within developments.</i><i>3. To ensure development relates to the street level and the topography.</i> <p><i>Provisions:</i></p> <ol style="list-style-type: none"><i>a) All development is to relate to the existing topography of the land at the time of the adoption of this DCP.</i><i>b) Excavation for major development is to be contained within the footprint of the development and hard surfaces.</i><i>c) For development within Centres, Council may consider full site coverage for underground excavation and podium footprints where it is demonstrated that mature landscaping, landscaped area and rainwater retention is able to be provided as roof terraces on podium structures.</i>	YES	The civil engineering report and plans account for the proposed cut and fill required for the Proposed Development (refer to Appendix 9-11).

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	<p><i>d) Uses at ground level are to respond to the slope of the street by stepping frontages and entries to follow the slope.</i></p>		
<p>E.7 Building Design and Appearance</p>	<p><i>Objectives:</i></p> <ol style="list-style-type: none"> <i>1. To encourage a high standard of environmental design within new and existing industrial areas.</i> <i>2. To achieve high quality and innovative architectural design for industrial buildings.</i> <i>3. To ensure industrial development presents attractive facades to adjoining uses.</i> <i>4. To ensure industrial developments activate the public domain.</i> <p><i>Provisions:</i></p> <p><i>New construction is to achieve both functional and visually attractive buildings.</i></p> <p><i>a) Through careful site arrangements new building works should:</i></p> <ol style="list-style-type: none"> <i>i. Address the street with any non -industrial aspects (i.e. office section) of the development.</i> <i>ii. Avoid long blank walls of warehouse units facing the street or public domain and long unbroken roof lines. If unavoidable, use of single material and colour should be avoided.</i> <i>iii. Rear boundary walls are to be treated aesthetically.</i> <i>iv. Provide regular articulation to the façade or division of massing.</i> <p><i>b) New buildings are to be designed to:</i></p> <ol style="list-style-type: none"> <i>i. Express the structure of the building through creative architecture and minimise use of reflective glass or large blocks of one material.</i> <i>ii. Visually reinforce entrances, office components and stair wells of units to create rhythm on long facades and a reduction of perceived scale. Strongly express structural bays and bracing.</i> 	<p>YES</p>	<p>The Architectural and Landscape Plans (refer to Appendix 5 & 6) satisfactorily integrate a pleasing design and appearance that compliments adjoining and surrounding developments.</p>

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	<ul style="list-style-type: none"> iii. <i>Provide variation of unit design within industrial unit developments.</i> iv. <i>Introduce solid surfaces, with a mix of materials; incorporate horizontal and vertical modulation including windows in appropriate proportions and configurations.</i> v. <i>Address all streets to which it presents.</i> c) <i>Where blank walls on street frontages are unavoidable in new development they are to be treated as sculptural elements minimising bland streetscapes. They are to be finished to a high standard and minimise the potential for graffiti or other vandalism.</i> d) <i>All rooftop or exposed structures including lift motor rooms, plant rooms, etc., together with air conditioning, ventilation and exhaust systems, are to be integrated with the building design in order to ensure interesting and high quality appearance.</i> e) <i>Corner Sites: New development on corner sites is to address both street frontages in terms of facade treatment, fenestration and articulation of elevations.</i> 		
<p>E.8 Parking and Vehicular Access</p>	<p><i>Objectives:</i></p> <ol style="list-style-type: none"> 1. <i>To ensure sufficient car parking is provided on -site to satisfy the likely peak parking demands of the development as per the RTA requirements.</i> 2. <i>To reduce potential conflict with street traffic and pedestrians.</i> 3. <i>To provide disabled parking where appropriate in accordance with the RTA’s requirements.</i> 4. <i>Create attractive landscaped car parking throughout the development.</i> 5. <i>To provide sufficient secure bicycle storage facilities.</i> <p><i>Provisions:</i></p> <ul style="list-style-type: none"> a) <i>Parking is to be integrated into the site planning and must be visually mitigated by minimum 3m landscape strip along the frontage and other high quality landscaping.</i> b) <i>Separation is to be provided between service areas (i.e. loading and unloading areas) and parking. Service areas to</i> 	<p>YES</p>	<p>The Architectural Plans and the Traffic Impact Assessment have satisfactorily addresses parking and vehicular access with regard to the Subject Site (refer to Appendix 5 & 17).</p>

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	<p><i>be located and designed to facilitate convenient and safe usage.</i></p> <p><i>c) Access/Driveways - Vehicular movements to and from the site should be designed to reduce potential conflict with street traffic and pedestrians.</i></p> <p><i>d) Driveway width in front of the building line must be minimised.</i></p> <p><i>e) Car parking areas are to be broken up by canopy trees between car parking bays to reduce their visual impact. Car parking areas are not to be exposed to the street and where they adjoin other uses they are to be screened with landscaping to reduce their impact.</i></p> <p><i>f) All vehicles should enter and leave the site in a forward direction.</i></p> <p><i>g) No tandem parking facilities will be accepted for new developments.</i></p> <p><i>h) Preferably, off -street parking is to be provided behind or at the side of buildings and away from street frontages.</i></p> <p><i>i) Visitor car parking is to be located close to the office component of the development.</i></p> <p><i>j) Loading docks should be positioned so they do not interfere with visitor and employee parking spaces and to ensure delivery vehicles do not stand on any public road, footway, laneway or service road.</i></p> <p><i>k) Proposed parking areas, truck docks, driveways, vehicular ramps and turning areas are to be maintained clear of obstruction and used exclusively for purposes of car parking, loading or unloading and vehicular access respectively. Under no circumstances are such areas or any portion thereof to be used for the storage of goods and waste materials. These areas are to be physically line marked and are to be maintained free of obstruction, for the sole use of delivery vehicles.</i></p> <p><i>l) Motorcycle parking spaces are to have an area of 1.2m x 3m.</i></p>		
<p>E.9 Landscaping</p>	<p><i>Objectives:</i></p> <p><i>1. To improve the environmental amenity of industrial areas.</i></p>	<p>YES</p>	<p>The Proposed Development provides 26% of the Site Area for landscaping purposes complying</p>

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	<p>2. <i>To screen unsightly land uses and open storage areas and provide buffers between industrial development and other land uses, especially residential.</i></p> <p>3. <i>To provide pedestrian linkages to surrounding streets on larger sites and through other sites to link with existing pedestrian networks.</i></p> <p>4. <i>To provide recreation areas for workers in larger developments.</i></p> <p>5. <i>To retain and provide for significant vegetation, particularly large and medium sized trees.</i></p> <p>6. <i>To conserve significant natural features of the site and contribute to effective management of biodiversity and to provide continuous vegetation corridors.</i></p> <p>7. <i>To encourage the planting of indigenous, native and low water consuming plants and trees.</i></p> <p>8. <i>To assist with on -site stormwater management.</i></p> <p><i>Provisions:</i></p> <p>a) <i>A minimum of 20 % of the site shall be provided as landscaped area.</i></p> <p>b) <i>In addition, a minimum of 10% of the site shall be provided and maintained as landscaped area or planting on structures, with lawns, trees, shrubs, for aesthetic purposes and the enjoyment of workers of the site. The minimum width for inclusion in calculation s is 1.0m.</i></p> <p>c) <i>All car parking areas are to be landscaped so as to break up large expanses of paving and cars. Landscaping shall be provided around the perimeter and between aisles and every 10 car spaces plus along pedestrian access routes. Contrasting finishes shall be used to break up large sections of paving and to delineate pedestrian areas, entries or car parks. Porous paving should be utilised wherever possible.</i></p> <p>d) <i>Planter beds along the building façade are encouraged.</i></p> <p>e) <i>All unbuilt -upon areas of a site are to be landscaped to soften the impact of buildings and car parking areas.</i></p> <p>f) <i>Landscaping in the public domain should promote a cohesive landscape setting. Development is to provide</i></p>		<p>with the 20% minimum requirement (refer to Appendix 6).</p>
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	<p><i>street tree planting to match existing or to Council requirements, grasses, shrubs and accent planting or any combination of these.</i></p> <p><i>g) Storage areas and other potentially unsightly areas must be effectively screened from adjacent properties.</i></p> <p><i>h) Landscaping within setback areas should be of a similar scale to buildings on the industrial site. All landscaped areas are to be separated from vehicular areas by means of a kerb or other effective physical barriers.</i></p> <p><i>i) In open parking areas at ground level, 1 shade tree per 10 spaces should be planted within the parking area.</i></p> <p><i>j) A continuous landscaped buffer strip shall be provided between the driveway and side boundary. The buffer strip shall be a minimum of 2 metres, increasing to 3 metres where adjoining a residential land use. The buffer strip shall contain a mix of tall screen planting and plants with foliage at the ground level. Driveways central to the site shall be planted with avenue trees.</i></p> <p><i>k) Parking and circulation areas are to be delineated by planter beds at the ends of parking bays. Planter beds shall be a minimum width of 1.5 m surrounded by a 150mm concrete kerb and shall contain both trees and shrubs.</i></p>		
<p>E.10 Fences</p>	<p><i>Objectives:</i></p> <ol style="list-style-type: none"> <i>1. To integrate the landscape theme and minimise any visual impacts to the streetscape.</i> <i>2. To provide associated site security and passive surveillance to the public domain.</i> <p><i>Provisions:</i></p> <p><i>a) All fencing along street frontage is required to be permeable metal palisade or picket finished in a suitable colour - dark colours are preferable. Maximum height allowed is 1.2 metres on street frontages.</i></p> <p><i>b) Taller fencing should be behind the building line for security. However, security fencing may be considered forward of the building line (behind the front landscape strip) if required for specific industrial uses.</i></p>	<p>YES</p>	<p>The Architectural Plans and Landscape Plans (refer to Appendix 5 & 6) satisfactorily address any fencing proposed on-site.</p>

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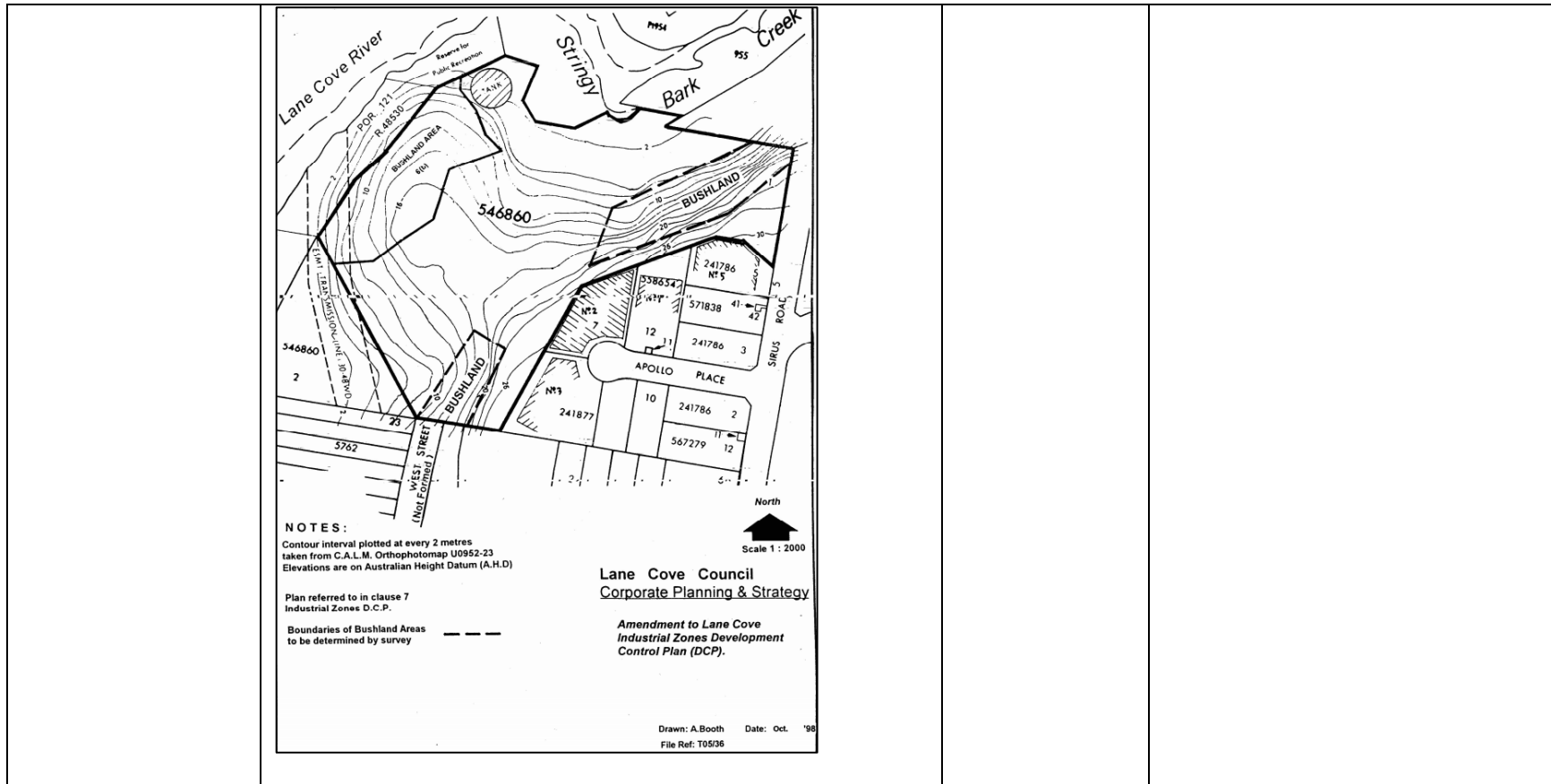
	<p>c) Chain wire is permitted only on the side and rear boundaries adjoining industrial developments, commencing at the front building alignment. All chain wire fencing is required to be black PVC coated.</p> <p>d) If the side or rear boundary faces a side or rear boundary of a residential premises, a timber paling/colourbond fence (commencing at the front building alignment) is allowed along with acoustic fencing with planting.</p> <p>e) Masonry retaining walls, if located along a street frontage are restricted to 600mm in height, where possible</p> <p>f) Solid metal panel fences (sheet metal or similar) of any height are not permitted along the street frontage or in front of the building alignment.</p>		
<p>Part E – Industrial Development – Locality 1 – Land Off Sirius Road</p>			
<p>E.13 Objectives</p>	<p><i>Objectives:</i></p> <ol style="list-style-type: none"> 1. Provide for industrial development which is compatible with the environmentally sensitive nature of the area. 2. Encourage the design of buildings which will maintain the bushland character of the site when viewed from surrounding public lands, foreshore bush tracks, the Lane Cove River and Stringy Bark Creek. 3. Protect, maintain and enhance those parts of the site which contain bushland as identified on the DCP Map T05/36, dated October 1998, and riparian vegetation and bushland which are considered part of the landscaping requirements for the site. 4. Provide for the location of buildings which allow for the provision of landscaping which will supplement the surrounding bushland area. 5. Provide for access improvements consistent with the traffic likely to be generated by development of the site. 	<p>YES</p>	<p>Noted.</p>
<p>E.14 Provisions</p>	<p><i>Provisions:</i></p> <ol style="list-style-type: none"> a) Buildings shall be setback a minimum of 10 metres from any boundary which adjoins an open space and minimum of 20 metres from Stringy Bark Creek. 	<p>YES</p>	<p>Noted. The Proposed Development satisfactorily addresses the provisions listed under Section E.14 of the LCDCP2009.</p>

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	<ul style="list-style-type: none">b) <i>The total gross floor area used for ancillary commercial or high technology uses, shall not exceed 49% of any one tenancy.</i>c) <i>Access to the site and internal access roads shall be designed in accordance with the RTA's "Guide to Traffic Generating Development".</i>d) <i>Building and work shall not be undertaken within the areas shown as bushland on the DCP Map T05/36, dated October, 1998. "Work" is defined as: -</i>e) <i>The erection of any structure on the land</i>f) <i>The removal of soil or rock from the land, and</i>g) <i>The deposit of soil, rock or any other matter on the land.</i>h) <i>Applications shall be accompanied by a statement as to the means by which the bushland, within the areas shown bushland on the DCP Map T05/36 dated October, 1998 shall be protected at all times.</i>i) <i>The requirements of the Environment Protection Authority for the containment area, which has been remediated.</i>j) <i>A landscape plan for the site is to include the plant species which are locally indigenous to the site.</i>		
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Part H – Bushland Protection

<p>H.1 Objectives</p>	<p><i>Objectives:</i></p> <p>1. To protect both public and private bushland from adjacent development which could result in any adverse change to the condition of bushland through altered moisture conditions, increased nutrient levels, soil movement, invasive or inappropriate plant species and proximity of development.</p>	<p>YES</p>	<p>Noted.</p>
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	<p>2. <i>To retain and protect natural topographic features, bushland areas, plant species and communities and native fauna habitat.</i></p> <p>3. <i>To maintain and regenerate areas of natural bushland which have been defined as an essential character of Lane Cove.</i></p> <p>4. <i>To acknowledge the importance of bushland to the character of the surrounding landscape and value of the locality and its importance to the region.</i></p> <p>5. <i>To encourage innovation and attractive designs which acknowledge the importance of bushland areas through the control of building location, building form, soft and hard landscape elements and engineering controls.</i></p>		
<p>H.5 Development within Areas</p>	<p>5.1 Bushland Area</p> <p><i>Objectives:</i></p> <p>1. <i>To protect bushland, public and private, from the impacts of development.</i></p> <p><i>Provisions:</i></p> <p>a) <i>This is the part of the site which contains bushland vegetation and other topographic and natural features.</i></p> <p>b) <i>It is an extension of the areas of bushland zoned or reserved for public open space purposes and should exhibit the same characteristics as that for the land zoned "E2 Environmental Conservation" under the Lane Cove LEP.</i></p> <p>c) <i>It may be land which is currently degraded but forms a continuous link with bushland on neighbouring properties.</i></p> <p>d) <i>If land within the bushland area is identified as 'Environmental Protection' on the Environmental Protection Map, then any development on that land must comply with Clause 6.4 of the LEP. Notwithstanding this, development adjacent to bushland must also comply with this DCP.</i></p> <p>e) <i>No development or alteration that leads to degradation will be permitted within the area irrespective of whether it is public or private bushland.</i></p>	<p>YES</p>	<p>Noted.</p>
	<p>5.2 Buffer Area</p>	<p>YES</p>	<p>Noted.</p>

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	<p><i>Objectives:</i></p> <p>1. <i>To provide a transition area between the building and bushland area so as to reduce the impacts of development upon bushland.</i></p> <p><i>Provisions:</i></p> <p>5.2.2 In Industrial and Commercial Areas</p> <p>a) <i>This is that part of the site which separates bushland from the building area.</i></p> <p>b) <i>Stormwater infrastructure is permitted within the buffer area.</i></p> <p>c) <i>In certain circumstances, Council may consent to roads within the buffer area after consideration of issues such as the objectives of this section, topography and retention of natural features.</i></p> <p>d) <i>Hard surface areas must not exceed 25% of the total buffer area.</i></p> <p>e) <i>Deep excavation or any excavation around trees or close to bushland is not permitted.</i></p> <p>f) <i>Appropriate measures must be taken so that any construction in the buffer area does not impact upon the bushland.</i></p> <p>g) <i>The size of the area will depend on site area but a minimum depth of 10 metres should be taken as a guide. This area may increase if the establishment of any works defined under parts b - f of this section cannot be achieved.</i></p>		
	<p>5.3 Building Area</p> <p><i>Objectives:</i></p> <p>1. <i>The only part of the Site where buildings are permitted.</i></p> <p><i>Provisions:</i></p> <p>a) <i>Buildings, including swimming pools and outbuildings, are only permitted within this area up to the common boundary with the buffer area.</i></p> <p>b) <i>Paving should be minimised within this area.</i></p> <p>c) <i>Trees covered by Council’s Tree Preservation Order should be retained where reasonably possible and should not</i></p>	<p>YES</p>	<p>Noted refer to Tree Impact Assessment in Appendix 24.</p>

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	<p><i>require unnecessary tree removal. Existing trees should be retained by locating and designing buildings and structures to avoid the need to remove trees where there is an alternative. Trees that are to be retained should be protected during construction to Council's satisfaction.</i></p>		
<p>H.6 Location and Design of Development</p>	<p>6.1 Location</p> <p><i>Provisions:</i></p> <p>a) <i>The location and design of development must aim to maximise the retention and protection of:</i></p> <ul style="list-style-type: none"> i. <i>local indigenous plants, particularly if rare or uncommon in Lane Cove,</i> ii. <i>native fauna habitat,</i> iii. <i>the natural features of the site such as rock outcrops, cliffs and escarpments, and</i> <p>b) <i>For industrial and commercial development direct access to bushland would only be allowed for emergencies. All measures should be taken to avoid any impact by the general activities of the business to bushland.</i></p>	<p>YES</p>	<p>The proposed development has been strategically placed so as to not compromise any fauna and flora items. Refer to Appendix 6, 7, 23 & 24.</p>
	<p>6.2 Building Design and Visual Impact</p> <p><i>Provisions:</i></p> <p>a) <i>Building design should have regard to the visual impact for users of the adjacent public bushland.</i></p> <p>b) <i>All external building materials, finishes and colours should be non-reflective and blend with the natural landscape.</i></p> <p>c) <i>The exposed portions of swimming pools, tanks, support structures or the undercroft of buildings should be screened and finished in dark non-reflective colours to minimise the visual impact along with screen planting using local indigenous species.</i></p> <p>6.2.1 Solar Access and Views</p> <p>a) <i>The placement, orientation and design of proposed structures, as well as alterations and additions to existing structures, shall have regard to the existing level of views</i></p>	<p>YES</p>	<p>A Visual Impact Assessment has been undertaken that strategically justifies the Proposed Developments visual impact on surrounding visual receptors. Refer to Appendix 8.</p>

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	<p><i>of the bushland from adjoining and nearby properties and the impact on those views should be minimised.</i></p> <p><i>b) Proposed new buildings and structures are to be designed and orientated in order that a reasonable level of sun access is maintained to the adjoining bushland throughout the year, in order to ensure that the viability of the bushland is not threatened or adversely affected.</i></p> <p>6.2.2 Bushfire Controls</p> <p><i>a) All development on bush fire prone land should comply with the aims and objectives of Planning for Bush Fire Protection 2006, by the NSW Rural Fire Service.</i></p> <p><i>b) Building design, including the layout and shape of the house, roof external openings, underfloor areas, construction material and landscape design must address the risk of bushfire.</i></p>		
<p>H.7 Preparation of a Landscape Plan for Building and Buffer Areas</p>	<p><i>Provisions:</i></p> <p><i>a) All applications must include a Landscape Plan. Details of the plan must be in accordance with the policies and landscape guidelines of Council.</i></p> <p><i>b) The Landscape Plan should indicate the proposed methods to be used during the construction and demolition period to protect those trees, bushland and other natural features required to be or conditioned to be retained. Retention of bushland elements in the buffer area is encouraged.</i></p> <p><i>c) The use of local indigenous plants is required and selected plant species should be of a type which is suited to the immediate landform and vegetation character of the surrounding bushland. A list of common indigenous plant species found in the Municipality of Lane Cove is found in Part J Landscaping.</i></p> <p><i>d) The Landscape Plan should include details of local indigenous plants to be planted in the buffer area. Vegetation belts of local indigenous plants should be planted in the buffer area immediately down slope of any stormwater dispersal trench or absorption pit. These belts</i></p>	<p>YES</p>	<p>An aesthetically pleasing landscape design has been proposed on the Subject Site which retains flora species and bushland where possible. Refer to Appendix 6,7 & 23 & 24.</p>

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	<p><i>need to be at least the width of the stormwater devise and 2 metres deep.</i></p> <p><i>e) All noxious weeds must be removed. A list of Noxious Plants in Lane Cove is included below. Environmental weeds and other invasive plants, including berry plants, should not be planted. A list of environmental weeds is included below.</i></p>		
<p>H.8 Preparation of a Bushland Rehabilitation and Maintenance Plan for Bushland Area</p>	<p><i>Provisions:</i></p> <p><i>a) A Bushland Rehabilitation and Maintenance Plan prepared by a suitably qualified and experienced environmental consultant specialising in bushland management must be submitted. A landscape architect or designer is unsuitable.</i></p> <p><i>b) This plan should include an assessment of the existing bushland and its potential to regenerate with suitable management. It is expected that bush regeneration techniques will be used wherever possible rather than revegetation techniques. Planting may be carried out where the natural soils have been disturbed and the potential for regeneration is very poor.</i></p> <p><i>c) The Plan should also include proposals for the removal of weeds from the bushland area and include an extended maintenance program and period.</i></p>	<p>YES</p>	<p>An aesthetically pleasing landscape design has been proposed on the Subject Site which retains flora species and bushland where possible. Refer to Appendix 6,7 & 23 & 24.</p>
<p>H.9 Preparation of a Stormwater Plan</p>	<p><i>Provisions:</i></p> <p><i>a) All applications must include a Stormwater Plan in accordance with Part O Stormwater Management. Further information may be obtained from Council's Open Space & Urban Services Division.</i></p> <p><i>b) Appropriate measures must be taken to restrict the volume and rate of runoff to levels as near as possible to those which occur naturally prior to development.</i></p> <p><i>c) The discharging of stormwater directly into bushland without the use of an approved dispersal system will not be permitted. Council will not permit the construction of a discharge pipe through the bushland except where there is no alternative. The use of existing pipes will only be allowed in certain situations as outlined under Part O Stormwater Management.</i></p>	<p>YES</p>	<p>The Civil Engineering Drawings and Plans (refer to Appendix 9-11) satisfactorily addresses stormwater management controls and outcomes.</p>

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<p>H.10 Preparation of a Sediment Control Plan</p>	<p><i>Provisions:</i> a) <i>All soil erosion, sedimentation and drainage controls must be wholly situated within the buffer and building areas.</i> b) <i>An Erosion and Sediment Control Plan (ESCP) prepared by a suitably qualified consultant, in accordance with this DCP - Part P Stormwater Management, is to be submitted with the DA.</i></p>	<p>YES</p>	<p>The Civil Engineering Drawings and Plans (refer to Appendix 9-11) satisfactorily addresses stormwater management controls and outcomes.</p>
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Part J – Landscaping

<p>J.1 Landscaping</p>	<p>1.6 How much landscaped area is required?</p> <table border="1" data-bbox="485 578 1077 870"> <thead> <tr> <th>Development Type</th> <th>Minimum % of site to be landscaped area (ie, deep soil)</th> <th>Additional - Minimum % of site to be planting on structures or landscaped area</th> </tr> </thead> <tbody> <tr> <td>Single dwellings & dual occupancies</td> <td>35%</td> <td>N/A</td> </tr> <tr> <td>Attached dwellings*, townhouses and villas</td> <td>35%</td> <td>N/A</td> </tr> <tr> <td>Residential flat buildings</td> <td>25 %</td> <td>15%</td> </tr> <tr> <td>Motels</td> <td>50%</td> <td>N/A</td> </tr> <tr> <td>Industrial</td> <td>20 %</td> <td>10%</td> </tr> </tbody> </table> <p><small>* For attached dwellings, landscaped area is to be calculated per lot, not on the overall development as these dwellings will be subdivided into individual Torrens title allotments.</small></p>	Development Type	Minimum % of site to be landscaped area (ie, deep soil)	Additional - Minimum % of site to be planting on structures or landscaped area	Single dwellings & dual occupancies	35%	N/A	Attached dwellings*, townhouses and villas	35%	N/A	Residential flat buildings	25 %	15%	Motels	50%	N/A	Industrial	20 %	10%	<p>YES</p>	<p>The Proposed Development provides 26% of the Site Area for landscaping purposes complying with the 20% minimum requirement (refer to Appendix 6).</p>
Development Type	Minimum % of site to be landscaped area (ie, deep soil)	Additional - Minimum % of site to be planting on structures or landscaped area																			
Single dwellings & dual occupancies	35%	N/A																			
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Motels	50%	N/A																			
Industrial	20 %	10%																			

Part N – Signage and Advertising

<p>N.1 Introduction</p>	<p>1.2 Aims and Objectives of this Plan</p> <p><i>Objectives:</i> a) <i>To permit signage and advertising which is consistent with the desired future character of Lane Cove;</i> b) <i>To permit signage and advertising which is consistent with the streetscapes of each precinct in Lane Cove;</i> c) <i>To ensure that signage and advertising is consistent with the provisions of this DCP;</i> d) <i>To encourage signage and advertising which is complementary to the use and architecture of buildings in Lane Cove;</i></p>	<p>YES</p>	<p>Noted.</p>
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	<p>e) <i>To ensure that the amenity of residential development is not adversely affected by signage and advertising in Lane Cove;</i></p> <p>f) <i>To ensure all signage includes wording, symbols and logos of a suitable nature;</i></p> <p>g) <i>To promote well designed and located signage which contributes to the diversity and viability of businesses and activities within Lane Cove;</i></p> <p>h) <i>To ensure that all signage and advertising achieves a high level of design quality and does not detract from the visual quality of the public domain of Lane Cove.</i></p>		
<p>N.2 Background</p>	<p>2.1 Urban Design Analysis</p> <p>2.1.3 Location and Design of Signage and Advertising</p> <p><i>All signage and advertising proposed is to be designed and located to consider the following matters:</i></p> <p>a) <i>ensure the façade of a building is not cluttered with signage and that the portion of any building above an awning is generally free of signage;</i></p> <p>b) <i>that signage is well designed, complementary to the architecture on which the signage is to be erected, in terms of materials, finishes, colours and ensure that architectural features of a building are not altered or obscured;</i></p> <p>c) <i>consideration of existing signage on a building, land and streetscape to ensure that the new signage does not result in visual clutter or overcrowding of signage;</i></p> <p>d) <i>consideration of the viewing angles of signage, visibility from the street level and nearby buildings;</i></p> <p>e) <i>that proposed signage does not unduly obstruct viewing angles to existing approved signage;</i></p> <p>f) <i>signage which is supported from, hung from or placed on other signs will not be supported;</i></p> <p>g) <i>all proposals must detail the contents of the signage and advertisements in English, regardless of other content/languages used;</i></p>	<p>YES</p>	<p>Proposed Signage has been assessed and design in accordance with the relevant assessment criteria listed under <i>State Environmental Planning Policy No 64 – Advertising and Signage</i> (SEPP 64).</p>

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	<p>h) where a logo is sought as part of a sign or advertisement in addition to the written component (as part of the contents), it will be necessary to demonstrate the need for the logo; and</p> <p>i) whether proposed signage is appropriate in relation to the desired future character of the precinct in which it is proposed to be located, see Section 2.2 "Character Statements".</p>		
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Part O – Stormwater Management

<p>0.3 Property Drainage Systems</p>	<p>3.1 Design Average Recurrence Intervals</p> <table border="1" data-bbox="485 613 1106 789"> <thead> <tr> <th style="background-color: #d9ead3;">Element of Stormwater System</th> <th style="background-color: #d9ead3;">Design ARI</th> </tr> </thead> <tbody> <tr> <td>All pipes and associated components for:</td> <td></td> </tr> <tr> <td>single occupancy developments</td> <td>20 Year</td> </tr> <tr> <td>Residential flat buildings, commercial and industrial developments</td> <td>50 Year</td> </tr> <tr> <td>Overland flowpaths</td> <td>100 Year</td> </tr> </tbody> </table>	Element of Stormwater System	Design ARI	All pipes and associated components for:		single occupancy developments	20 Year	Residential flat buildings, commercial and industrial developments	50 Year	Overland flowpaths	100 Year	<p>YES</p>	<p>The Civil Engineering Drawings and Plans (refer to Appendix 9-11) satisfactorily addresses stormwater management controls and outcomes.</p>
Element of Stormwater System	Design ARI												
All pipes and associated components for:													
single occupancy developments	20 Year												
Residential flat buildings, commercial and industrial developments	50 Year												
Overland flowpaths	100 Year												
<p>0.7 On-site Stormwater Detention Systems</p>	<p>7.1 When is OSD Required?</p> <p>7.1.3 Commercial and Industrial Developments</p> <p><i>All commercial developments and redevelopment where the footprint of the building is altered will require OSD.</i></p>	<p>YES</p>	<p>The Civil Engineering Drawings and Plans (refer to Appendix 9-11) satisfactorily addresses stormwater management controls and outcomes.</p>										
<p>0.9 Hydrology and Hydraulics</p>	<p>9.1 Design Average Recurrence Intervals</p> <p>9.1.1 Determining Flowrates</p> <p><i>The following table indicates the required design capacities for various elements in a stormwater system.</i></p>	<p>YES</p>	<p>The Civil Engineering Drawings and Plans (refer to Appendix 9-11) satisfactorily addresses stormwater management controls and outcomes.</p>										

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Element of Stormwater System	Design ARI
All pipes and all associated components	20 year
Overland flowpaths	100 year
Outflows into unstable watercourses	20 year
Flows along an unstable watercourse	5 year

Part Q – Waste Management and Minimisation

<p>Q.4 Development-Specific Assessment Criteria / Controls</p>	<p>4.6 Industrial</p> <p><i>Objectives:</i></p> <ol style="list-style-type: none"> 1. <i>Ensure appropriate waste storage and collection facilities.</i> 2. <i>Maximise source separation and recovery of recyclables.</i> 3. <i>Ensure waste management facilities are as intuitive for occupants as possible and readily accessible to occupants and service providers.</i> 4. <i>Ensure appropriate resourcing of waste management systems, including servicing.</i> 5. <i>Minimise risk to health and safety associated with handling and disposal of waste and recycled material and ensure optimum hygiene.</i> 6. <i>Minimise adverse environmental impacts associated with waste management.</i> 7. <i>Discourage illegal dumping by providing on site storage, and removal services.</i> <p><i>Controls / Requirements:</i></p> <ol style="list-style-type: none"> a) <i>The location of designated waste and recycling storage room(s) or areas sized to meet the waste and recycling needs of all tenants. Waste should be separated into at least 4 streams, paper/cardboard, recyclables, general waste, industrial process type wastes.</i> b) <i>The on-site path of travel for collection vehicles.</i> c) <i>Evidence of compliance with any specific industrial waste laws/protocols. For example, those related to production,</i> 	<p>YES</p>	<p>The Waste Management Plan provided in Appendix 18 satisfactorily addresses construction and operational waste.</p>
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	<p><i>storage and disposal of industrial and hazardous wastes as defined by the Protection of the Environment Operations Act 1997.</i></p> <ul style="list-style-type: none"><i>d) There must be convenient access from each tenancy and/or larger waste producing area of the development to the waste/recycling storage room(s) or area(s). There must be step-free access between the point at which bins are collected/emptied and the waste/recycling storage room(s) or area(s).</i><i>e) Every development must include a designated general waste/recycling storage area or room(s) (designed in accordance with Appendix G Commercial/Industrial Waste & Recycling Storage Areas), as well as designated storage areas for industrial waste streams (designed in accordance with specific waste laws/protocols).</i><i>f) Depending upon the size and type of the development, it might need to include separate waste/recycling storage room/area for each tenancy and/or larger waste producing areas.</i><i>g) All tenants must keep written evidence on site of a valid contract with a licensed waste contractor for the regular collection and disposal of all the waste streams and recyclables which are generated on site.</i><i>h) Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitted lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s).</i><i>i) Arrangements must be in place in all parts of the development for the separation of recyclable materials from general waste. Arrangements must be in place in all parts of the development for the movement of recyclable materials and general waste to the main waste/recycling storage room/area.</i><i>j) The waste/recycling storage room/areas must be able to accommodate bins that are of sufficient volume to contain the quantity of waste generated between collections.</i>		
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	<p>k) <i>The type and volume of containers used to hold waste and recyclable materials must be compatible with the collection practices of the nominated waste contractor.</i></p> <p>l) <i>Waste management storage rooms/areas must be suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system.</i></p> <p>m) <i>A waste/recycling cupboard must be provided for each and every kitchen area in the development. Each waste/recycling cupboard must be of sufficient size to hold a minimum of a single day's waste and to hold separate containers for general waste and recyclable materials.</i></p> <p>n) <i>Premises that discharge trade wastewater must do so only in accordance with a written agreement from the local sewer authority. In the Sydney Metropolitan Area this is Sydney Water. Sydney Water defines trade wastewater as 'any liquid, and any substance contained in it, which may be produced at the premises in an industrial and commercial activity, but does not include domestic wastewater (e.g. from hand-basins, showers and toilets).'</i></p> <p>o) <i>Arrangements must be in place regarding the regular maintenance and cleaning of waste management facilities. Tenants and cleaners must be aware of their obligations in regards to these matters.</i></p> <p>p) <i>Production, storage and disposal of hazardous wastes (such as contaminated or toxic material or products) require particular attention. The appropriate laws and protocols should be observed.</i></p>		
Part R – Traffic, Transport and Parking			
R.2 Parking	<p>2.2 Car Parking Rates</p> <p><i>Provisions:</i></p> <p>a) <i>Developments should comply with on-site car parking rates in Table 1;</i></p> <p>b) <i>Deviation from the car parking rates in Table 1 will only be considered in special circumstances mentioned previously;</i></p>	YES	<p>The Proposed Development, particularly the Architectural Plans and Traffic Impact Assessment (refer to Appendix 5 & 17) have satisfactorily addressed the car parking rates listed in Section R.2 of the LCDCP2009.</p>

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- c) *Each residential dwelling with one or more bedrooms must be provided with a minimum of 1 allocated car parking space;*
- d) *Small car spaces, with minimum dimensions of 2.3m x 5.0m (as detailed in AS2890.1) are not permitted in private car parks and must form no more than 10% of the overall parking provision in public car parks.*

Industry		
Industry or warehouse or distribution centre	1 per 60m2 of ancillary office area + 1 per 77m2 of light industrial area + 1 per 300m2 of warehouse area + 1 disabled space per 50 car spaces (minimum 1 disabled space)	N/A