

Industrial Development

PART D Industrial Development

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Industrial Development

1.0 INTRODUCTION

This Plan applies to the development or redevelopment of any land zoned General Industrial 4(a), Light Industrial 4(b) and Special Industrial 4(c) within the City of Holroyd and has been prepared to provide guidelines for the direction and control of development within those industrial areas.

A development application should comply with the requirements contained in this Plan, however each application will be considered on its merits in relation to Council's objectives.

1.1 Objectives

- a) To achieve density controls in industrial areas that allow a reasonable balance between the amount of activity generated by buildings and the external space around them, plus accommodate the movement of people and vehicles.
- b) To ensure that adequate off-street parking is provided to satisfy the demands generated by the industrial activities.
- c) To ensure adequate facilities are provided within an industrial development for the loading and unloading of goods.
- d) Encourage a high standard of industrial development which is aesthetically pleasing in appearance as well as functional.
- e) Ensure that development will not detrimentally affect the environment of the immediate locality of the site and ensure that satisfactory measures are incorporated to alleviate the problems associated with industrial areas in general.
- f) Ensure, through careful design of buildings and associated parking, storage, landscaped areas, etc that development relates sympathetically with nearby and adjoining developments.
- g) Allow for a wide range of industrial activities without prejudicing the opportunities for business concerns requiring a range of floor areas to locate within the City.
- h) Provide a measure of flexibility so as to encourage innovative and imaginative design to result in a more visually pleasing and harmonious environment.
- i) Provide an atmosphere for employees which is aligned with normal living standards so as to provide a more enjoyable place to work.
- j) The objectives of each of the industrial zones under the Holroyd Local Environmental Plan should be read in conjunction with the above aims and objectives. These are as follows:

1.2 General Industrial 4(a)

- a) To encourage the development and expansion of a wide range of industrial activities which will contribute to the economic growth of, and create employment opportunities within the City;
- b) To ensure that industrial development creates areas which are pleasant to work in, and safe and efficient in terms of transportations, land utilisation and services distribution;
- c) To allow commercial or retail uses only where they are associated with, ancillary to or supportive of, industrial development.

1.3 Light Industrial 4(b)

- a) To encourage the development and expansion of a wide range of light industrial activities which will contribute to the economic growth of, and create employment opportunities.
- b) To ensure that industrial development creates areas which are pleasant to work in, and safe and efficient in terms of transportation, land utilisation and services distribution;

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- c) To allow commercial or retail uses only where they are associated with, ancillary to or supportive of, industrial development.

1.4 Special Industrial 4(c)

- a) To encourage light industrial development including a range of commercial and retail uses;
b) To allow commercial and retail development only for:
- A use ancillary to the main use of land within the zone;
 - The display and sale of bulky good; or
 - Motor orientated activities.

2.0 DESIGN GUIDELINES

2.1 General Criteria

The following general criteria should be taken into consideration when an industrial development is being designed:

- a) Compliance with the objectives of this Plan and of the industrial zone in which the site is located;
- b) Provision of complimentary landscaping to ensure a high standard of visual and environmental quality;
- c) Provide attractive building designs with a high aesthetic standard by variations in fascia treatments, roof lines and selection of building material;
- d) Provide buildings that are functional in design and generally compatible with adjoining development;
- e) Where development is proposed on major traffic routes or on land near to or adjoining a Residential zone, or
- f) Open Space, or sensitive Special Uses such as schools, Council will have particular regard to the following:
- g) The appearance of development from through roads and adjoining land.
- h) The appearance of the development from elevated residential areas. For example, by the use of non-reflective building materials, the use of materials which blend with the landscape background and attention to the skyline treatment of buildings.
- i) The effect of the development on the access of solar radiation to adjoining non-industrial land. Council may require the submission of shadow diagrams indicating the effect of shadows between 9.00am and 3.00pm Eastern Standard Time on the day of the Winter Solstice, June 22nd.
- j) The Applicant and Owner are advised that the Commonwealth Disability Discrimination Act 1992 may apply to this particular Plan. Compliance with this Plan does not imply or confer compliance with this Act. Applicants and Owners should satisfy themselves as to compliance and make their own enquiries to the Human Rights and Equal Opportunity Commission.
- k) Attention is also drawn to the provisions of Parts 2, 3 and 4 of Australian Standard 1428 – Design for Access and Mobility.

2.2 Integrated Development Assessment

Integrated development requires consent from the Council and one or more of the approval bodies. The approval bodies are government bodies that will assess developments under the following Acts:

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- Fisheries Management Act 1994
- Heritage Act 1977
- Mine Subsidence Compensation Act 1961
- National Parks and Wildlife Act 1974
- Protection of the Environment Operations Act 1997
- Roads Act 1993
- Water Management Act 2000

It is the applicant's responsibility to make sure that they have met the criteria that the approval bodies require for Development Consent.

2.3 Courier Vehicle Requirements

Provisions should be made for at least one courier car space in a convenient and appropriately signposted location with major industrial undertakings. The car space should preferably be located with access off the principal street frontage.

2.4 Loading and Unloading Docks

The need to provide on-site loading and unloading docks for a particular type of development will depend on the necessary facilities required for the effective operation of the industrial activities existing and proposed on the site.

For small factories and factory units, one small truck bay will be sufficient for each factory or factory unit.

For other developments requiring loading facilities, it will be necessary for applicants to justify to Council the size and number of docks required by providing information regarding the size, number and frequency of goods vehicles likely to be visiting the premises.

Loading areas should generally be designed so that goods vehicles enter and leave the site in a forward direction, adequate manoeuvring space should be provided on site to facilitate this. Reference should be made to the templates contained at the rear of this Plan, prepared by the Roads and Traffic Authority of New South Wales. Loading areas should be sited so that when in use, they do not interfere with pedestrians or vehicles circulating on the site or adjacent streets.

3.0 BUILDING LINES

3.1 Frontage Streets

The following building lines apply to land zoned General Industrial 4(a); Light Industrial 4(b) and Special Industrial 4(c) within the City.

3.2 Smithfield Industrial Lots

All Streets (west of Fairfield Road)

- 15.0 metres

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3.3 Yennora Industrial Area

Fairfield Road (south of Dursley Road) Dursley Road, Pine Road, Loftus Road (between Pine Road and Norrie Street) Nelson Road, Norrie Street (west side) Boola Avenue (east side between Loftus Road and Bend)	- 15.0 metres
Loftus Road/Military Road (between Boola Avenue and Byron Road) Byron Road (west side between Dennistoun Avenue and Military Road)	- 15.0 metres
Loftus Road (south side between Norrie Street and Yennora Avenue) Wyanna Grove, Boola Avenue (north side Between Norrie Street and Yennora Avenue) Yennora Avenue (west side between Boola Avenue and Loftus Road), Kiora Crescent Norrie Street (east side between Boola Avenue and Loftus Road)	- 7.62 metres
Loftus Road (south side between Yennora Avenue and Boola Avenue), Boola Avenue (between Yennora Avenue and Bend), Boola Avenue (west side between Bend and Loftus Road), Yennora Avenue (east side), Military Road	- 4.57 metres
Boola Avenue (south side between Norrie Street and Yennora Avenue), Yennora Avenue (west side between Boola Avenue and Military Road), Military Road (north side between Norrie Street and Yennora Avenue), Norrie Street (east side between Boola Avenue and Military Road)	- 5.5 metres
Boola Lane	- 6.10 metres
Dennistoun Avenue (south side), Fairfield Road (east side between Dennistoun Avenue and Dursley Road)	- 30.48 metres

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3.4 Guildford Industrial Area

Carrington Road (south side), Cann Street, Guernsey Street, Clarke Street, Military Road (between Byron Road & Bend), Byron Road (east side between Military Road and Carrington Road) - 4.57 metres

Byron Road (west side between Military Road and Dennistoun Avenue) - 15.0 metres

3.5 Holroyd Industrial Avenue

Walpole Street (north side between Creek and Crescent Street), Crescent Street - 7.62 metres

Walpole Street (north side between Fox Street and Creek), Peel Street, Fox Street, Robert Street (south side between Fox Street and Peel Street) - 4.57 metres

3.6 Wentworthville Industrial Area

Great Western Highway - 15.0 metres

3.7 Girraween/Toongabbie Industrial Area

Great Western Highway, Toongabbie Road, Amax Avenue, Mandoon Road, Magowar Road, Gilba Road, Wiltona Place - 15.0 metres

Oramzi Road (west side between Gilba Road and Wiltona Avenue) - 30.48 metres

3.8 Granville/Parramatta Industrial Area

Mort Street, Parramatta Road, Church Street, Woodville Road

The part of the land between the building line and “frontage street” is required to be landscaped and maintained as open space. All development, storage of materials and parking of vehicles is to be confined to the area behind the building line.

3.9 Corner Lots

In the industrial areas where a 30.48 metre or 15.00 metre building line is required to the main frontage street, these minimum requirements are to be maintained for corner lots except that car parking and access driveways can be located in part of the setback to the secondary frontage provided a 6 metre wide landscaped strip is provided along the public road.

In the industrial areas where less than 15.00 metre building line is required to the main frontage street, a minimum building line of 4.5 metres is required to the secondary frontage. (In certain circumstances Council may accept parking within this 4.5 metre setback as long as not less than a 2 metre wide landscaping strip is maintained).

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3.10 Padmount Substations

Padmount Substations can be located within the building setback, but are not to be located closer than 7.5 metres to the road and should be screened by landscaping from the street. Council's preference is for Padmount Substations to be located at the rear of buildings with access provided at the side of the building.

4.0 LANDSCAPING

4.1 Landscape Plans

The goal of landscaping requirements is to ensure a high standard of environmental quality of individual industrial developments while enhancing the general streetscape and amenity of the industrial areas of Holroyd.

Areas for landscaping are to be identified on development application plans. Existing and proposed levels should be required for landscaping area on steeply sloping grounds. Developers are required to submit plans and details of proposed landscaping generally prepared by a qualified landscape architect, as attachments to the Development Application.

The landscape plan should also detail the position of existing street trees and show the location of street plantings, which are required to ensure a minimum of 1 tree per 6 metres of street frontage. Proposed planting should be consistent with existing trees in the street or be selected from the following species. Where overhead wires exist only *Callistemon viminalis* is to be planted.

Callistemon viminalis
Eucalyptus maculate
Eucalyptus moluccana
Eucalyptus teriticornis "Rosea"

The trees are to come from 25 litre containers and should be planted in accordance with Council's Street Tree Planting Guidelines.

4.2 Landscape Bond

With the submission of the construction certificate for the approved industrial development, Council requires that a landscape bond be lodged on the basis of the value of the proposed development, including earth works and the like. The bond requires is as follows:-

Up to \$100,000 in accordance with Council's adopted annual fees and charges;

\$100,000 - \$500,000 in accordance with Council's adopted annual fees and charges; and

Over \$500,000 in accordance with Council's adopted annual fees and charges.

The bond is retained for a minimum of 12 months after the completion of the industrial development to ensure that the landscaping undertaken is successful.

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The amount of the bond is reassessed with all of Council's fees and charges commencing on 1 July of each year. Applicants should consult Council's Town Planning Department to ascertain the relevant bond at the time of lodgement of an application.

4.3 Landscaping Requirements

Landscaping proposals are to generally be in accordance with the following requirements:-

- a) Every effort should be made to preserve existing street trees and trees on the proposed sites. Holroyd Local Environmental Plan 1991 provides that any tree shall not be removed unless prior written approval of Council has been obtained and under no circumstances shall a tree be removed prior to formal approval being obtained and development consent issued.
- b) All setback areas are to be landscaped and maintained. Car parking areas are to be suitably treated with landscaping to provide shading for parked cars.
- c) Undeveloped areas are to be stabilised to prevent soil erosion and landscaping may be required around the perimeter of undeveloped areas.
- d) All landscaped areas are to be separated from vehicular areas by means of a kerb, dwarf wall, or other effective physical barrier.
- e) Earth mounding is encouraged within the setback area. Embankments that are not developed with rockeries or walls should not be steeper than one (1) vertical: four (4) horizontal gradient in order to enable grass to be grown and maintained.
- f) Landscaping is to harmonise with buildings, and should be in the form of grass or ground cover, trees, shrubs and paving.
- g) It is recommended that proposed trees and shrubs be native species due to their low maintenance characteristics, relative fast growth, aesthetic appeal, and suitability to the natural habitat, and also in order to achieve continuity in streetscape.
- h) All material that is excavated from the site for buildings, roads, car parks and the like and that is not used on the site, is to be taken from the site. Under no circumstances is this material to be placed on adjoining properties, buffer strips, open space or bushland areas.

5.0 CONSTRUCTION AND BUILDING DETAILS

Attractive building design can, in most cases, be achieved simply and at comparatively low cost and developers are encouraged to consider variations in fascia treatments, roof lines and a selection of building materials to achieve an attractive design.

Applicants must submit in their development application, details of the design of buildings. Construction details will be required prior to the issue of a Construction Certificate.

Applicants may be required to submit specific description and samples of facing and roof materials for approval.

The following sections give Council's general requirements for industrial buildings:

5.1 Front Facade

Building facades to all street frontages, and a minimum of a 3-metre return, shall be constructed of brick, split masonry block, pre-cast exposed aggregate panels with a minimum of 3.5mm aggregate, or texture finished pre-cast panels. No standard concrete block work will be permitted.

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Painted masonry will not be accepted unless the applicant can demonstrate that the building has outstanding architectural merit incorporating special features such as glass curtain walls.

5.2 Side, Rear Walls and Roof Cladding

Side and rear walls, not visible from the street can be constructed in galvanised iron, zincalume, fibre cement or pre-colour coated metal sheeting. Council encourages the use of pre-colour coated metal sheeting, as this cladding is more aesthetically and environmentally pleasing. Notwithstanding this, all walls must comply with Section C of the Building Code of Australia 1996.

Roof cladding is acceptable in tiles, galvanised iron, zincalume, fibre cement or pre-colour coated metal sheeting. Roof ventilation, exhaust towers, hoppers and the like should be located so as not to be readily visible from any public or residential area.

5.3 Amenities

Suitable employee toilets and amenities are required to be included with the industrial development to the requirements of Part F2 of the Building Code of Australia and Council's Environmental Health and Building Surveyor.

5.4 Fire Safety

Attention is drawn to the fire safety provisions for industrial buildings contained in the Building Code of Australia. Particular attention should be given to Part C2 'Compartmentation and Separation', Part C3 'Protection of Openings', Section D 'Access and Egress' and Section E 'Services and Equipment'.

5.5 Work Cover

The development of an industrial proposal must comply with the requirements of the Work Cover Authority.

5.6 Access for Disabled Persons

Disabled parking spaces are to be provided in accordance with [Part A](#) of this DCP outlining the guidelines for parking.

Access to and from development for disabled persons must be provided in accordance with Part D3 of the Building Code of Australia.

5.7 Screen Wall

Construction of screen walls on or behind the building line will be required when open yard activities and storage are involved.

Screen walls are to be constructed of brick, split masonry block or pre-cast exposed aggregate panels with a minimum of 3.5m aggregate finish. No standard concrete blocks will be permitted. The screen wall finish should match or be compatible with the finish of the industrial buildings on the site.

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5.8 Fencing

No fence shall be erected in front of the building line without Council's consent. Existing fences on the street alignment are to be removed.

6.0 RETAILING IN INDUSTRIAL AREAS

6.1 General

In the General Industrial 4(a) and Light Industrial 4(b) areas, small shops, serving the daily convenience needs of the people working in the area, are permitted with Council's consent. These shops are restricted to the following:-

- Chemist's shop
- Confectionary shop and milk bar
- Fish and chip shop
- Fruit shop
- Newsagent's shop
- Smallgoods and sandwich shop
- Tobacconist's and Hairdresser's shop

In the General Industrial 4(a) and the Light Industrial 4(b) areas under the Holroyd Local Environmental Plan 1991, Council will permit offices and showrooms up to a maximum of 20% of the gross floor area of the industrial building, provided no retailing or over-the-counter sales take place.

6.2 Hours of Operation

In the interest in preserving the amenity of neighbouring occupations, the Council, under normal circumstances, restricts the hours of industrial operations to the hours of 7.00am to 6.00pm, Monday to Friday; 7.00am to 12 noon, Saturday and no work on Sunday.

A variation of these hours may be considered by the Director of Environmental and Planning Services on request accompanied by reasons for seeking the variation.

In certain circumstances a variation will only be considered upon submission of a satisfactory acoustical Engineer's report.

7.0 POLLUTION CONTROL

7.1 General

All industrial activity is to be conducted so that it causes no interference to the existing and future amenity of the adjoining industrial occupations and the neighbourhood in general.

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7.2 Air Pollution

The emission of air impurities, as defined under the Protection of the Environment Operations Act, 1997, is to be controlled to the satisfaction of Council at all times. Approval may be required from the Environment Protection Authority for some development.

No furnace, kiln, steam boiler, chemical plant, sand blast or plant for spraying paint or the like is to be installed without the written consent for the Council. Plans and specifications for any such equipment to be submitted and approved before installation.

7.3 Water Pollution

Industrial waste water is not to be discharged onto the site, nor onto neighbouring land, nor into any road, drain, pipeline or watercourse.

Details of chemical and/or biological composition of liquid waste is to be submitted with the Development Application.

If the premises are subject to licence under the Protection of the Environment Operations Act, 1997, any conditions of such licence shall form part of any building approval.

7.4 Noise Pollution

Any machinery or activity considered to create a noise nuisance shall be adequately sound-proofed in accordance with the provisions of the Protection of the Environment Operations Act, 1997.

The industry shall be conducted so as to avoid unreasonable noise and cause no interference to adjoining industrial occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from warning sirens, public address systems, heavy-duty compressors and the like.

7.5 Refuse and Trade Waste

Refuse and trade waste material shall be stored to the satisfaction of Council's Director Environmental & Planning Services either within the building or in an area outside the building suitably screened and approved by Council.

All refuse and trade waste materials shall be removed from the premises at regular intervals to the satisfaction of Council's Director Environmental & Planning Services.

Proposed arrangements for storage and removal of waste must be set out within the development application.

Incinerators are not permitted for waste disposal.

7.6 Trade Waste Discharger's Licence

Applicants shall consult with Sydney Water on the need for a Trade Waste Discharger's Licence. Where a Licence is required, it shall be obtained prior to occupation of the industrial premises. Sydney Water contacts are:-

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Northern Zone Trade Waste Office, Seven Hills, Phone (02) 9622 2244

Southern Zone Trade Waste Office, Rockdale, Phone (02) 9551 4620

7.7 Hazardous Goods and Chemicals

Where a development involves the storage and/or use of hazardous goods or chemicals, full details of the type of goods and chemicals are to be submitted with the development application, together with the storage location and the use intended for the goods and chemicals. The requirements and conditions of the Dangerous Goods Branch of the Department of Industrial Relations shall form part of the building approval.

8.0 LAND TITLE MATTERS

8.1 Consolidation of Land Holdings

In the case of a proposal to develop or use a number of existing allotments as one integrated development, or to provide sufficient area to enable a development to be approved on one of a group of allotments, the allotments are to be consolidated into one parcel of land. Council shall impose a condition on the development consent that the consolidation shall be completed prior to the release of a occupation certificate under Section 109C (1)(c) of the Environmental Planning and Assessment Act 1979. Council may accept a legal agreement to enable a development to be occupied prior to registration of the consolidation.

8.2 Land Fronting Pine Road, Dursey Road and Fairfield Road, Yennora with a Boundary to Prospect Creek

The area occupied by and immediately adjoining Prospect Creek benefits by supporting a fragile ecosystem as well as performing the role of a natural watercourse. The area is required for regular maintenance purposes and fulfils the role of a valuable open space linkage. This strip has been zoned Open Space Proposed and upon development of adjoining land should be dedicated to Council. As a buffer, a 12 metre wide no development strip is observed adjacent to the top of the bank. Land within the no development strip shall not be used for the erection or use of any building or the carrying out or use of any work other than for landscaping, subdivision, drainage or installation of underground utility services. Further details can be gained by contacting officers of Council's Environmental and Planning Services.

9.0 FACTORY UNITS

The following are specific additional requirements for the development of factory units and are to be ready in conjunction with the remaining sections of this Plan.

9.1 Construction Material

The total building containing the factory units is to be of brick or masonry construction with all internal divisions, separating the various units, are similarly to be of brick or masonry construction. The internal walls separating the factory units are to be carried to the underside of the roof and sealed to Council's satisfaction.

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9.2 Parking

Off-street parking is to be provided at the rate of 1 space for each 70 sq metres of gross floor area of each unit for employee's and tenant's vehicles.

Requirements for the dimensions of car parking facilities and design and layout of car parks can be found in [Part A](#) of this DCP.

9.3 Vehicular Access

All access roads to be at least 9 metres wide to prevent obstruction to driveway and to allow reasonable entry to factory units. Driveway is to be kept free of parked vehicles or stored materials at all times. Width of driveway should be narrowed to 6 metres across the landscaped strip. If it is anticipated that future tenants will require deliveries by semi-trailers or large trucks, adequate turning areas in excess of the 9 metres driveway must be provided or these future uses will not be considered satisfactory.

9.4 Numbering of the Units

Each unit in the building is to be numerically identified in the development application to Council and each unit is to retain such identification unless otherwise approved by Council.

9.5 Amenities

Each unit is to have its own male and female closet accommodation and the premises are to be connected to the sewer. Each unit is also to have its own employee amenities.

9.6 Industrial Activity

All industrial activity is to be confined to within the building and no such activity shall occur externally to the building and this shall deem to include loading and unloading and also storage of new and waste materials unless special areas have been set aside for these activities with the consent of the Council.

9.7 Advertising

Advertising to be limited to one uniform sign on each unit identifying unit number and lessee of unit and an index board at the front of the property.

9.8 Consent for the Use of each Factory Unit

As well as obtaining development consent for the erection of a factory unit building; the consent of the Council must be obtained for the specific use of each individual unit before the unit can be occupied.

9.9 Floor Area

The minimum floor area of each factory unit is 140 sq metres which can include employee closet accommodation and amenities.

9.10 Trade Waste

Trade wastes must be stored within each unit. The area to be set aside for this purpose is to be indicated on Development Application.

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9.11 Strata Subdivisions

Where there is to be a strata plan of subdivision, any space for parking or other purposes to form a part of a sole occupancy unit required by Council shall be included in the same strata lot as the unit. All areas required by Council as a private court, service area, or unbuilt space for an individual unit shall be identified on any strata plan of subdivision as forming part of the lot of the appropriate unit.

All landscaped and access areas, and directory board signs not forming part of an individual unit shall be required by Council to be included in any strata plan of subdivision as common property.

10.0 RESIDENTIAL DWELLINGS AND RESIDENTIAL FLAT BUILDINGS

Dwellings and Residential Flat buildings are prohibited in General Industrial 4(a), Light Industrial 4(b) and Special Industrial 4(c) zoned areas, except where used in conjunction with the Industry on the land. [Part B](#) of this DCP should be consulted when a development involves the erection of Dwellings and Residential Flat Buildings.

11.0 SIGNS

The section on Advertising and Advertising Structures, should be consulted when a development involves the erection of any signs.

On Industrial premises each occupant shall be entitled to exhibit upon the building or unit occupied, one advertisement or sign which is to be in accordance with [Part F](#) of this DCP.

Multiple signs will not be favoured on industrial premises, but maybe allowed in special circumstances where such signs are for identification purposes only.

Occupants are permitted to have a 1 x 2m sign on their facade without development consent being granted by council.

12.0 STATE AND REGIONAL CONSIDERATIONS

12.1 Regional Environmental Plan No. 18 – Public Transport Corridor

A Public Transport Corridor is proposed to run through Holroyd City with land being zoned along Warren Road, Woodpark to be set-aside for acquisition for the proposed Public Transport Corridor.

Landowners along Warren Road that maybe affected by the proposed Public Transport Corridor should assume the land has been already acquired. Council advises that the owners of the land implement the 15-metre setback from where their property boundary will be after the land has been acquired.

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12.2 Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

Holroyd Council is effected by the Georges River Catchment - Regional Environmental Plan, as Prospect Creek is a tributary of the Georges River. The Plan aims to improve, protect and enhance the water and environmental quality of the Georges River and its tributaries. All land that adjoins Prospect Creek is effected by the Plan, under 'Part 3 Planning requirements and consultation', which looks at the consultation by the authority, and the planning controls.

12.3 State Environmental Planning Policy (SEPP) No. 11 – Traffic Generating Development

Under the provisions of the above Policy, major traffic generators, particularly those on or near to main roads, will require referral to the Roads and Traffic Authority. Details of the types of developments and uses contained in Schedules 1 and 2 of that Policy are obtainable from Council's Environmental and Planning Services Department.

12.4 State Environmental Planning Policy (SEPP) No. 33 – Hazardous and Offensive Development

This policy provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions are to be applied in all planning instruments, existing and future. The SEPP also requires specified matters to be considered by the consent authorities for development proposals which are 'potentially hazardous' or 'potentially offensive' as

All applications to carry out potentially hazardous development will have to be advertised. Details of the policy are obtainable from the Environmental and Planning Services Department of Council.

12.5 State Environmental Planning Policy (SEPP) (Major Projects) 2005

This policy applies to State significant development and sites, as set out in schedule 1 of the SEPP, where the Minister for Planning is the approval authority under Part 3A of the Environmental Planning and Assessment Act. This policy is to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State. Details of the policy are obtainable from the Environmental and Planning Services Department of Council.

12.6 Filling of Land

No land shall be filled without the prior written consent of Council.

13.0 FLOOD LIABLE LAND

Commercial and industrial development will not be permitted on flood liable lands.

However, consideration may be given to a Development Application, if a report, acceptable to Council, is submitted to Council by a Professional Engineering Consultant, who is highly experienced in urban drainage, and which satisfactorily addresses all of the following aspects:

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- a) The development is not within the area where flows are greater than 0.4 cubic metres per second (calculated as water velocity (V) multiplied by average depth (D) multiplied by channel width) and

V = Velocity relevant to the 1% Annual Recurrence Interval (ARI) flood.

D = Depth of water from the natural surface to the 1% ARI flood level.

- b) Any proposed structure is safe with a floor level (habitable, office, storage, and/or shop) which is a minimum of 500mm above the 1% ARI flood level.
- c) The proposed development together with any and all similar developments on nearby flood affected properties, will not exacerbate the flooding on any other properties.
- d) Vehicles in any proposed parking areas are stable based on the 1% ARI flood.
- e) Minor additions and minor development, as defined below, will be permitted in flood fringe areas (not floodways) and generally, will not be subject to the above conditions, although certain conditions may apply in high hazard areas.
- f) Minor Development – swimming pools, fencing, storage, areas, sheds, carports, domestic garages, the repair or recladding of an existing structure, and similar items.
- g) Minor Additions – one-off minor extensions to an existing building that amount not no more than a 10% or 30 sq metre increase in area of the existing ground floor, whichever is the lesser.
- h) For the purpose of determining the 1% ARI flood level for a site, the latest maps and other data, prepared by the Department of Natural Resources, Sydney Water, Council or other appropriate authority shall be used where available. To determine the floor affectation of a site, the applicant/developer shall submit a survey plan of the land with levels to Australian Height Datum (AHD) with the development application.

14.0 PLANNING CONTROLS FOR BROTHELS

14.1 Introduction

Planning Controls for Brothels are designed to ensure that brothels are operated in appropriate locations so that they do not give offence to the community or result in a loss of amenity for residents. Holroyd Local Environmental Plan 1991 (Amendment 20) details the areas within which brothels are a permissible land use and the specific controls applicable to those locations are detailed below. The locality of the permissible land use for brothels is in Smithfield/ Woodpark, Yennora and Girraween, all of which are zoned General Industrial 4(a) and /or Light Industrial 4(b).

The passing of the Disorderly Houses Amendment act, 1995 means that it is not a common law offence to operate a brothel or for the owner/operator of a brothel to live on the earnings of prostitution carried out on brothel premises.

Brothels do however, require Development Consent from Council before they can operate, and must also comply with Council's Planning Controls. These controls are contained in the Holroyd Local Environmental Plan 1991 and the provisions of this Development Control Plan.

The Planning Controls are designed to ensure that brothels are operated in appropriate locations so that they do not give offence to the Community or result in a loss of amenity for residents. Holroyd Local Environmental Plan 1991 details the areas within which brothels are a permissible land use and the specific controls applicable to those locations are detailed in this plan.

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Council will only consider applications for brothel uses where they comply with its planning requirements and after considering the circumstances of the case including any public submissions received.

14.2 Objectives

The principal objective of this DCP is to implement the aims and objectives of the Holroyd LEP 1991 relating to Brothels by:-

- a) Providing detailed planning controls to ensure that the location, operation and design of brothels does not adversely affect the amenity of the area.

Other objectives are:-

- a) To provide more certainty in the development control process and assist the community and applicants to understand Council's requirements relating to brothels.
- b) To nominate the location requirements and development standards for brothels which reflect broad community attitudes and expectations.
- c) To provide appropriate guidelines for brothels which will ensure that such are at a reasonable distance from residential occupancies and other nominated sensitive land uses, and will not have a detrimental impact on the amenity of the neighbourhood.
- d) To provide appropriate guidelines which will discourage a concentration of brothels in close proximity to one another.
- e) To identify appropriate health and hygiene standards relating to the management of brothels.
- f) To ensure that adequate consideration is given to safety and security issues.

14.3 Time Limited Consent

Development consents granted to brothel applications may be initially limited to a period of twelve (12) months. At the completion of this period, Council will re-evaluate the proposal in terms of any complaints received regarding the approved operations, and compliance with any conditions of development consent.

If Council is satisfied that the brothel has operated in an orderly manner and with limited impact upon surrounding and nearby land uses, it shall then grant a permanent development consent.

Council may also impose conditions of consent relating to the hours of operation. This will also be the subject of review after 12 months. If after the 12 month trial, the approved hours of operation are causing a disturbance in the neighbourhood, the Council may further restrict operating hours.

Where consent is granted, a specified operator will be nominated on the consent. Should the operator change, Council must be notified prior to work commencing. If the number of sex workers, hours of operation, or signage are proposed to be changed, a new development application may be required.

14.4 Location, Access and Layout

14.4.1 Objective

To ensure brothels are sensitively located and designed so that they do not create adverse social impacts; do not cause offence to the community at large; and do not result in any other adverse environmental effects.

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14.4.2 Controls - Location

- a) Brothels must not be located within pedestrian view from a church, hospital, school, community facility, public open space, cycleway, land zoned for residential purposes or any place regularly frequented by children for recreational or cultural activities.
- b) The preferred location for a brothel is either on first floor level or below street level, however, access may be provided from street level. If the brothel is at street level it should not be in a street front location.
- c) The brothel building shall not be in a prominent position or at a focal road intersection.
- d) Holroyd Local Environmental Plan 1991 (Amendment No. 20) indicates the areas in which brothels are a permissible use..

The appropriate location of brothels should also have regard to whether the operation of the brothel could cause a disturbance in the neighbourhood when taking into account other brothels operating in the neighbourhood. In this regard, Council will not permit “congregation” of brothels in close proximity to each other so as to form or potentially form “red light districts”.

The brothel should not be located so as to have an adverse effect on existing surrounding and adjoining land uses and businesses in the locality or within the same site.

14.4.3 Controls - Access

Sufficient off-street parking shall be provided to cater for the specific needs of the brothel having regard to the scale of the activity and other activities situated on the same property. Access to the premises shall not be visible from a public place.

Carparking areas, access corridors and entrances are to be adequately lit for the security of both workers and clients.

14.4.4 Layout

Suitable reception/waiting areas are to be provided to the brothel so as to prevent clients loitering outside such premises.

In considering the layout of the proposed brothel Council will consider whether the operation of the brothel could cause a disturbance in the neighbourhood because of its scale, (including the number of sex workers, support staff and/or clients).

In no circumstances should sex workers be visible in windows or doorways of their related premises.

Adequate provision shall be made for amenities (showers, toilets, basins, etc) for use by workers and clients having regard to the scale of the proposed development.

14.5 Parking

14.5.1 Objective

Ensure that any development provides adequate off-street car parking facilities for the traffic it is likely to generate.

14.5.2 Controls

- (a) Parking for brothels is to be at the rate of 1 space for each 2 employees on the premises at any given time.
- (b) Parking areas are to be well lit and signposted.

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14.6 Hours of Operation

14.6.1 Objective

Ensure that brothels operate at times where they will have least impact on the community, the environment and nearby land uses.

14.6.2 Controls

No specific standards are proposed in relation to hours of operation. However, Council will exercise its discretion in relation to permitted hours of operation of brothels in the circumstances of the case taking into consideration the nature of adjoining land uses, hours of operation/use of those premises and possible conflicts with such uses.

14.7 Signage

14.7.1 Objective

To ensure that advertising of premises is discreet and does not cause offence to the general public.

14.7.2 Controls

- a) Signs should be limited to identification of the premises by its name only.
- b) No other characters, depictions, pictures or drawings are to be displayed on the sign.
- c) There is to be only one (1) sign per premises.
- d) The content, illumination and shape of the sign should not interfere with the amenity of the locality.
- e) The sign shall not exceed 1.5m² in area.
- f) Details of signage (including size, location and content) shall be submitted for Council approval with the development application.
- g) No signs may display words or images which are in the opinion of the Council, sexually explicit, lewd or otherwise offensive.

14.8 Security and Public Safety

14.8.1 Objective

To ensure that adequate consideration is given to the personal safety of workers, clients and the general public.

14.8.2 Controls

Development Applications are to provide details on measures to be undertaken to safeguard workers, clients and the general public. Such details are to address security personnel and the lighting of access ways and car parking areas particularly in respect of isolated premises. The licensing of premises for the sale or consumption of alcoholic beverages will be strictly prohibited.

14.9 Health and Building

14.9.1 Objectives

- (a) To ensure brothels are operated in a manner which will not assist the spread of communicable diseases.
- (b) To promote education of sex industry workers and their clients so as to minimise the risk of contracting sexually transmitted infectious diseases.
- (c) To ensure that reasonable working conditions are provided for sex industry workers.
- (d) To ensure satisfactory compliance with the Building Code of Australia.

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- (e) To provide for an acceptable level of fire protection and safety for persons accommodated in or resorting to the building.

14.9.2 Controls - Health

Council's health requirements are specified in Attachment 2 (at the back of this document). A summary of the requirements are as follows:-

- a) the cleanliness of the premises;
- b) sanitary facilities;
- c) the safe storage and handling of contaminated waste (including its disposal by EPA Licensed collectors);
- d) the provision and cleaning of linen and laundry items;
- e) pool and spa water complying with the NSW Health Department's "Guidelines for Disinfecting Public Swimming Pools and Spa Pools";
- f) education of workers and their clients;
- g) the provision and storage of condoms and other approved latex products under the Therapeutic Goods Accreditation;
- h) health of sex workers;
- i) the examination of clients;
- j) ventilation and lighting;
- k) noise; and
- l) bars and food preparation areas.

14.9.3 Controls - Building

All commercial premises must be fitted with the necessary services and facilities which are currently required for Class 6 Buildings under the Building Code of Australia (BCA).

14.9.4 Fire Safety

Passageways, hallways, corridors, egress paths and the like, must be kept clear of obstructions and accessible to a minimum width of one (1) metres or a greater distance if so directed by Council.

Fire safety equipment, emergency lighting, exit signs, smoke detectors and any other essential services are to be provided to the satisfaction of Council.

The correct type of portable fire extinguishers must be provided (for example, water-based extinguishers for paper and wood fires; dry chemical extinguishers for electrical fires). These must be appropriately identified, accessible and their location(s) made known to all employees.

All essential services are to be serviced by a suitably qualified person and a Certificate of Compliance must be forwarded to Council annually.

In addition, evacuation procedures must be arranged and emergency drills carried out on a regular (minimum 3 monthly) basis. There must be adequate general maintenance of all work buildings and structures. This should cover, for example, electrical safety and maintenance of floors to avoid trip hazards.

14.10 Application to Close a Brothel

An application can be made by a Council to the Land and Environment Court under Sections 121B and 121ZR of the Environmental Planning & Assessment Act for premises not to be used as a brothel.

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This section specifies the grounds under which such applications may be made. This section operates in addition to the existing powers of Council to serve notice upon premises operating without consent, or outside existing conditions of development consent.

Council will consider taking action under this legislation where evidence is submitted to Council's satisfaction that the premises is causing sufficient disturbance to the neighbourhood to warrant action.

15.0 YENNORA DISTRIBUTION PARK

The following controls apply to Yennora Distribution Park, being land described as Lot 2 DP 711948, and known as 14-54 Dennistoun Avenue, Yennora.

15.1 Statement of Strategic Development Intent

The subject property is one of the most significant industrial sites in Sydney and in the Holroyd local area. The combination of size, location, accessibility and the well developed railway infrastructure, provides a strategically important asset having local, regional and state status. The site has been used historically as a major wool warehousing and distribution centre. In recent times other storage and distribution activities have developed on the site.

In the short to middle term, the property will continue to be used for wool related activities and other conforming uses.

The vision for the site is to maximise its efficient use and development as a strategic industrial property, which will be a major employment and business centre in Holroyd and the greater metropolitan area.

This vision including redevelopment and change of use of existing buildings and development of vacant land, must be carried out while ensuring operations and activities have regard to the impact on the features of the site and surrounds.

The specific objectives of this plan are:

- a) To establish a strategic planning framework to guide the future development of the site;
- b) To acknowledge the strategic importance of the site as a generator of major economic and employment activity for both the Holroyd area, and for the Sydney Region;
- c) To recognise the regional significance of the site as a potential major inter-modal distribution centre servicing western Sydney;
- d) To identify opportunities to enhance the economic potential of the site as an inter-modal distribution centre servicing western Sydney;
- e) To ensure that future development on the site satisfies environmental and design standards and satisfies community expectations; and
- f) To provide site specific development guidelines that take precedence over general development requirements contained in [Part A](#).

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15.2 Specific Development Guidelines

The purpose of these guidelines is to ensure that development on the property generally complies with Council standards and meets with community expectations. These guidelines form the basis for assessing all future development works on the site.

15.3 Range of Permitted Land Uses

The objectives for permitted land uses are;

- a) To ensure that all proposed land uses comply with the provisions of Holroyd LEP 1991; and
- b) To provide certainty to the community on the likely nature of future development which may take place on the site.

Specific controls are;

- a) All future land uses on the site are limited to those currently permissible in the General Industrial 4(a) zone under Holroyd LEP 1991; and
- b) Any proposed non-complying land use will be required firstly to obtain rezoning prior to applying for the necessary development approvals.

15.4 Building Form

The objectives for building form are;

- a) To ensure that any new building works satisfy contemporary construction standards; and
- b) To ensure a high standard of visual and environmental quality.

Specific controls are;

- a) All building works associated with the construction of new stand alone premises are to comply with the Building Code of Australia;
- b) In respect of existing buildings, the practical ability to ensure compliance with contemporary building and fire standards will be determined in the context of any proposed alterations to such buildings;
- c) Any future building works proposed to take place on those parts of the site in close proximity to adjacent residential zones must have regard to the following:
 - * The visual appearance of the development when viewed from surrounding areas.
 - * The reflective qualities of proposed external building treatments and their potential to cause nuisance glare.

The possible impact of noise, vibration and dust generated by operations and activities in the proposed building or surrounds.

The general requirements for industrial buildings are:

- a) Building facades to all street frontages and a minimum of a 3 metre return, shall be constructed of brick, split masonry block or pre-cast exposed aggregate panels, with a minimum of 3.5mm aggregate. No standard concrete block work can be permitted. Painted masonry will not be accepted unless the applicant can demonstrate that the building has outstanding architectural merit incorporating special features.
- b) Side and rear walls, not visible from the street, can be constructed in galvanised iron, zincalume, fibre cement or pre-colour coated metal sheeting. Council encourages the use of pre-colour coated metal sheeting, as this cladding is more aesthetically and environmentally pleasing.

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- c) Roof cladding is acceptable in tiles, galvanised iron, zincalume, or pre-colour coated metal sheeting. Roof ventilators, exhaust towers, hoppers and the like should be located as far as practicable so as not to be readily visible from any public or residential area.

15.5 Building Setbacks

The objectives for building setbacks are;

- a) To ensure suitable setback from street frontages to enable the landscaping treatment of such when viewed from public areas; and
- b) To ensure that the physical separation between industrial and residential land uses, which is characteristic of the existing development on site can be maintained over the longer term.

Specific controls are;

- a) A minimum setback of 30.48 metres from the frontage to Dennistoun Avenue;
- b) All buildings and hardstand areas must be setback a minimum of 15 metres from
- c) boundaries to all other public roads; and
- d) Car parking and hard stand areas may be permitted within the setback distance subject to Council consent.

15.6 Fire Safety

Given the size of the tenancies and the current nature of activities and uses on the site, fire safety is one of the major issues relating to any new use or development proposed. Therefore, any development proposal on this site should provide detailed information on the proposed uses or activities, so that Council can assess the likely fire hazard of the proposed use and ensure appropriate fire fighting measures are implemented.

Attention is also drawn to the fire safety provisions for industrial buildings contained in the Building Code of Australia (BCA) and the Environmental Planning and Assessment Act (EP & A Act) 1979. Particular attention should be given to Part C2 "Floor Area Limitations", Part D "Means of Egress" and Part E1 "Fire Fighting Services and Appliances". Development applications lodged with Council for approval, may be referred to the NSW Fire Brigades.

15.7 Vehicle Access

The objectives for vehicle access are;

- a) To ensure that vehicle movements generated by the existing and future uses of the property are concentrated on non-residential streets surrounding the property; and
- b) To ensure the safe and efficient movement of vehicles within the site.

Specific controls are:

- a) Works to Council satisfaction are to be carried out on the entry point to the site from Dennistoun Avenue to physically restrict the ability for trucks to enter or exit the site from this point;
- b) All proposals for additional development are to demonstrate how heavy vehicle movements associated with the additional development will be minimised on neighbouring residential streets;
- c) Heavy vehicle access to the site is permitted only through the existing main site entrance on Loftus Road and the entrance on Byron Road;

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- d) No access to and from the site is permitted from Dennistoun Avenue after 7.00pm and before 6.00am Monday to Friday and is to be closed all day on Saturday and Sunday;
- e) No new site access points are permitted onto Dennistoun Avenue or Byron Road;
- f) New vehicle access points to the site may only be obtained from Loftus Road;
- g) Access to and from the site between the hours of 7.00pm and 6.00am is restricted to those occupiers who have written approval from Council for hours of operation extending into that time period. During these times access will be restricted to the Loftus Road entrance where a security guard is to deny access to vehicles attempting to enter the premises without consent to operate during these hours. A logbook documenting after hours access shall be available for inspection by Council upon request.
- h) Development proposals must be supported by a description of proposed internal site movements.
- i) Development applications will be referred to the Roads and Traffic Authority in accordance with the provisions of State Environmental Planning Policy No 11 – Traffic Generating Developments.
- j) Traffic generation rates for future development will be assessed to determine whether developer contributions will be conditioned for traffic calming devices on Dennistoun Avenue.

Trucks accessing and leaving the site northwards are required to utilise:

- a) The Cumberland Highway via Woodpark Road, Fairfield Road and Dursley Road and Loftus Road; or
- b) McCredie Road and Sturt Street. When traffic signals are provided at Sturt Street and Cumberland Highway, then the McCredie Road and Sturt Street route will be the only access route permitted.
- c) Trucks accessing and leaving the site southwards are required to utilise Fairfield Road, Dursley Road and Loftus Road; or
- d) Pine Road and Loftus Road;

Trucks accessing the site are not to use Military Road, Chetwynd Road, Sherwood Road/Centenary Road, Fowler Road, Dennistoun Avenue or Byron Road (between Carrington Road and Guildford Road West).

Signs must be erected on all entrance gates advising truck drivers that they are not to park or queue in Dennistoun Avenue, Byron Road or any other residential street in the vicinity of the Yennora Distribution Park. Such signs are to include details of the required access and egress routes to and from the Yennora Distribution Park as set out in [Part D](#).

15.8 Car Parking Provision

The objectives for car parking provision are;

- a) To ensure that adequate car parking exists for persons employed on the site; and
- b) To ensure that the amount of car parking on site has regard to the unique characteristics of car parking demands generated by land uses on the property.

Specific controls are;

- a) Car parking for distribution and warehousing related activity is to be provided at a rate of 1 space per 300m² of gross floor area;
- b) Car parking provisions for any non warehousing and distribution related activity on the site will be assessed having regard to the provisions of Holroyd the parking section in [Part A](#); and
- c) The design of any future car parking areas is to comply with Council's requirements specified in the [Part A](#) parking section.

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15.9 Amenity Issues

The objectives for amenity issues;

- a) To ensure that existing and proposed land uses on the site have minimal impact on nearby residential amenity.

Specific controls are:

- a) Shipping containers being stacked to a maximum height of four containers unless it can be shown that shipping containers stacked to a greater height will not adversely affect the visual amenity of the adjoining residential area or be unsafe.
- b) Development proponents must demonstrate to Council's satisfaction that any proposed development will have minimal impact on the amenity of adjacent residential areas.
- c) Hours of operations will be determined accordingly. Such assessment must have regard to the acoustic standards set out in the EPA's "Industrial Noise Policy";
- d) Operations are restricted to the hours of 7.00am - 6.00pm Monday to Friday and 7.00am - 12 noon Saturday with no operations on Sundays or public holidays.
- e) Operations outside these hours up to 24 hour operations, will be considered by Council upon submission of an acoustic report which is deemed 'acceptable' by Council and prepared by a suitably qualified acoustic engineer.

NOTE:

1. In order to determine the acceptability of an acoustic report, Council's officers may, depending on the level of complexity of the acoustic report, refer such report to a second acoustical engineer for appraisal at full cost to the applicant.
2. The proposed occupations of existing or future buildings within the YDP that are located adjacent to residential areas must be industries prepared to operate within the restricted hours. Consideration of 24 hour operations within buildings adjacent to residential areas will only be given under particular circumstances where an acceptable acoustic report has been received for an industry that has an operation that will not interfere with the peace and repose of nearby residents.

15.10 Landscaping

15.10.1 The objectives for landscaping are;

- a) To ensure that all future development is appropriately landscaped in order to contribute to the aesthetic appeal of workplace environments;
- b) To contribute to a reduction in building mass and bulk when buildings are viewed from public areas and from nearby residential areas; and
- c) To increase the likelihood of long-term survival of landscaping by using species which are adapted to the local environment, and to minimise the potential for exotic species to invade remnant bushland on the site.

Specific controls are;

- a) Proposals for new building works are to incorporate landscaping as part of overall
- b) building design;
- c) Landscaping is to be conducted utilising native species which naturally occur in the
- d) local area; and
- e) Landscaping works adjacent to the local and regional significant remnant vegetation on the site are to be designed as a buffer zone to reduce building impact, weed invasion and assist

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in the long term preservation of Areas "A" and "B" on the plan contained in Appendix 2 in this DCP.

15.10.2 Remnant Vegetation

The objectives for remnant vegetation are;

- a) To recognise the local and regional significance of remnant vegetation which exists on the site;
- b) To recognise the State (Schedule 2, Threatened Species Conservation Act 1995) and National (ROTAP - Rare or Threatened Australian Plant) significance of *Acacia pubescens* which is present in the undeveloped north-eastern portion of the site;
- c) To recognise the presence of any Endangered Ecological Communities and species listed under schedule 1 of the Threatened Species Conservation Act (TSCA) 1995 which contained on the site;
- d) To ensure that all future development addresses the provisions of the Environmental Planning and Assessment Act, 1979 and the Threatened Species Conservation Act 1995, especially the specifications contained in any relevant Recovery Plan in respect of vegetation communities and individual species present on the site.

Specific controls are;

- a) No development is permitted within Areas "A" and "B" on the plan contained in Appendix 2 in this [Part D](#) of the DCP without consideration of the provisions of the Threatened Species Conservation Act 1995;
- b) Development immediately adjacent to the Areas "A" and "B" on the plan contained in Appendix 2 must demonstrate that it causes minimal impact on remnant vegetation;
- c) Development outside of Areas "A" and "B" must ensure there is no threat to any threatened species; and
- d) A management plan for the native vegetation present at the Yennora Distribution Park has been prepared. The long-term aim of this plan is the retention and management of an Endangered Ecological Community and a threatened plant species. The management plan incorporates the following:
 - a description of the flora species present in the remnant native vegetation on the site;
 - evaluation of the conservation significance of the native vegetation on the site;
 - recommendations to minimise the impact of proposed additions to the existing industrial development on the site;
 - recommendations for the management of the native vegetation on the site; and
 - recommendations for future site landscaping.

15.11 Stormwater Management

The objectives for stormwater management are;

- a) To ensure that stormwater is controlled so as to avoid damage to private and public property;
- b) To ensure that any new hard stand and roofed areas do not result in any net increases in down stream flows during storm events; and
- c) To ensure that uncontrolled stormwater flows do not threaten the long term survival of remnant vegetation

Specific controls are;

- a) All roofing and hard stand areas are to be provided with adequate drainage systems;

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- b) On site stormwater detention systems are to be incorporated in the design of any new hard stand area or new building works. The design of such detention works are to be in accordance with Council's "On-site Stormwater Retention Policy" and certified to:
- Council's satisfaction upon completion of works; and
 - Compliance with Council's other drainage requirements.

15.12 Infrastructure and Services

The objectives for infrastructure and servicing are:

- a) To ensure that all required services and infrastructure are provided in accordance with appropriate standards.

Specific controls are:

- a) Water; sewer; telecommunication; gas and electricity will be provided to new development to Councils and servicing authority standards;
- b) Any new roads and hardstand areas must be constructed to Council satisfaction; and
- c) Bulk earthworks must be carried out to Council satisfaction.

15.13 Site Contamination and Land Filling

The objectives for site contamination are;

- a) To recognise that existing undeveloped areas on site are largely free of contamination;
- b) To recognise that no data exists on the possible contamination of developed land on site;
- c) To ensure that Council is satisfied that no new building works take place on land contaminated by previous land uses; and
- d) To ensure future building works are constructed on stable sub-surfaces.

Specific controls are;

- a) Council requires evidence of existing site contamination prior to the approval of new building works on the site; and
- b) New building works are to demonstrate the geo-technical stability of sub-surface conditions prior to Council issuing a Construction Certificate.

15.14 Railway Infrastructure

The objective for railway infrastructure is;

- a) To recognise the importance of the existing under utilisation of the railway infrastructure in realising the long term development vision of the site.

Specific controls are;

- a) Future development applications involving the upgrading and development of new rail infrastructure are to provide a detailed description to Council of the nature of use of such infrastructure.
- b) Every effort should be made to ensure that train arrivals and departures and carriage shunting operations are restricted to between the hours of 7.00am to 6.00pm Monday to Friday, 7.00am to 12.00 noon Saturday, with no operations on Sundays and public holidays.

Where this cannot be achieved, written evidence as to why these hours cannot be met should be provided for consideration by Council.

Part D

Holroyd Development Control Plan 2007

Industrial Development

15.15 Requirements for Development Applications

Developers and Applicants are encouraged to consult with Council officers prior to the preparation and submission of a development application.

This section of the DCP should be viewed as the principle document guiding the future development of the site.

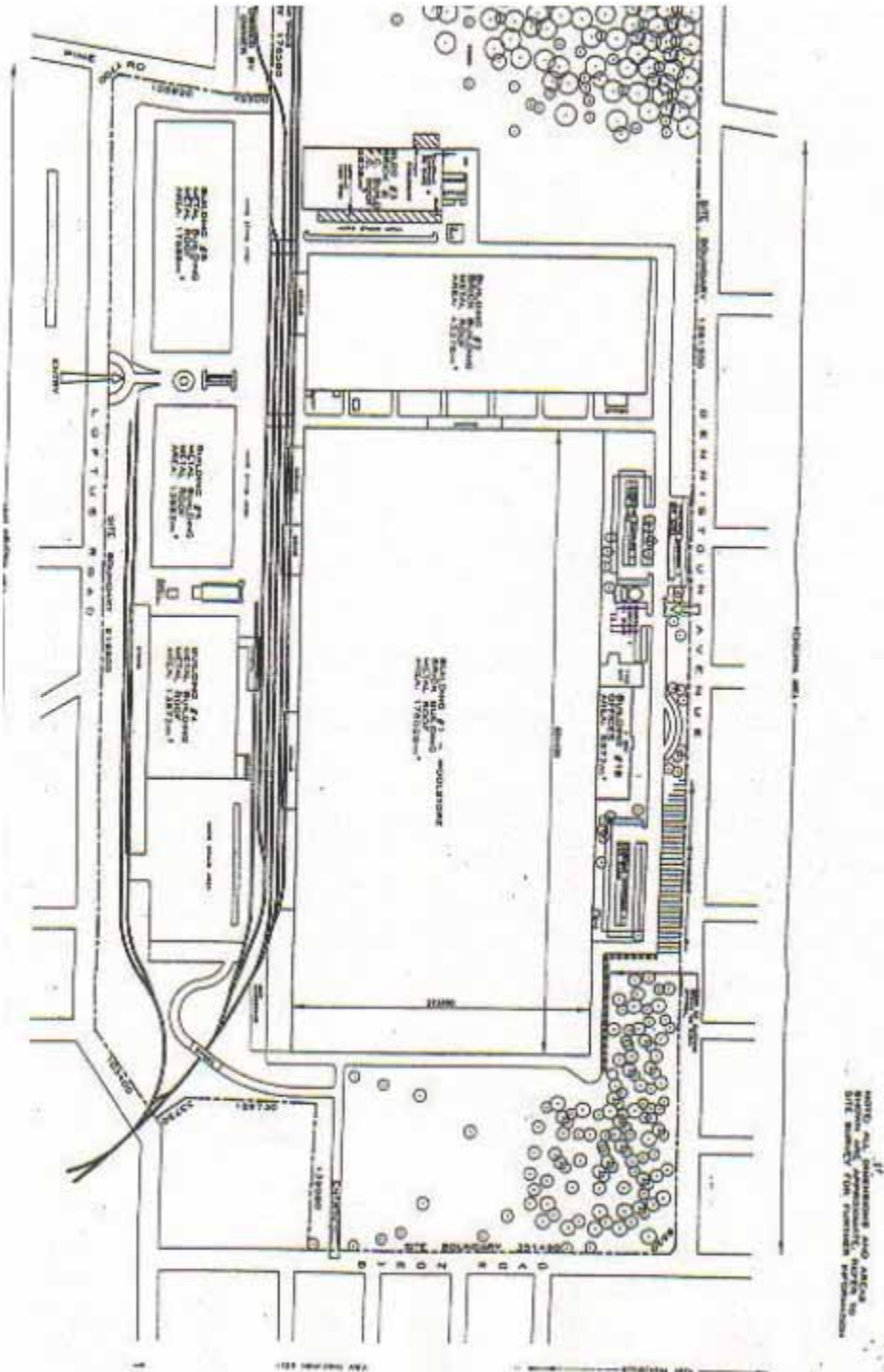
However, Council should be consulted on other matters that may impact on the suitability of future development proposals for the site.

Part D

Holroyd Development Control Plan 2007

Industrial Development

APPENDIX 1: SITE PLAN FOR YENNORA DISTRIBUTION PARK



Part D

Holroyd Development Control Plan 2007

Industrial Development

APPENDIX 2: REMNANT VEGETATION AREAS IN YENNORA DISTRIBUTION PARK

