



planning consultants

3 May 2017
Our Ref: 9126A.6ER_Amended Plans_2

The Secretary
NSW Department of Planning and Environment
33 Bridge Street
Sydney NSW 2000

Attention: Jane Flanagan, Senior Planning Officer

Email: jane.flanagan@planning.nsw.gov.au

**Section 75W modification to DA 264-09-01
14-54 Dennistoun Avenue, Yennora
Yennora Distribution Centre**

Dear Jane,

We refer to the S75W modification to DA-264-09-01 (MOD 11) and to draft amended conditions provided by NSW Department of Planning and Environment (DPE) to Stockland in October 2016.

During the intervening period, there has been some design development work undertaken with respect to these buildings. That more detailed design work revealed that the plans submitted with the S75W required further modification to ensure the proposed buildings were fit for purpose.

As per our previous conversations, we understand DPE is willing to consider these minor modifications to Buildings 8A and 3 as part of the current MOD 11 S75W application.

Plans detailing the proposed changes have been prepared by WMK Architects and are included at **Attachment 1** to this letter. For ease of reference two sets of plans have been provided. One set clouds the amendments listed below, and the second set is a 'clean' set for approval purposes.

The attached plans identify the following changes proposed to the Buildings 3 and 8A:

- Façade articulation revised – new materials added, composite panel deleted, colours updated, down pipes, bollards, roof access ladder and louvres shown.
- Building 3 South Façade - One on grade roller shutter added and one sunken dock roller door removed.
- Awning width increased to 12 m for both Building 8A and Building 3.
- New location for hydrant sprinkler booster valve and existing substation location shown.
- Parking numbers and landscaping updated due to:
 - Building 8A parking corner road widening towards northern side
 - Location of existing substation
- Water Tank location updated.



- Staff recreational area shade sail structure added, along with screening for the breakout space.
- Overall warehouse height updated in line with roof ventilation exhaust height.
- Office Block height increased to 7400mm (previously 5800mm).
- Roof access ladder added on office roof to access warehouse roof.
- Screen provided to office roof mechanical plant.

For the most part the proposed modifications to the design are relatively minor. However further explanation with respect to the changes in car parking, awning depth and the change in height of the office components of each building is provided below.

Car Parking

The planning report submitted with the original modification application noted that the car parking demand assessed at the time the original consent was issued, was based on car parking demand assessed as being required under the DCP that applied at that time (DCP No. 28 Yennora Distribution Park). That assessment was based on all existing development on the site at that time (being Buildings 1 – 6) and the buildings proposed as part of the master plan – being Buildings 7 (now known as Building 9), 8A (which will be subject to a future application), 8B (constructed and occupied) and 9 (proposed Building 8A as part of this modification application). The car parking required was assessed at 1,060 spaces on site.

The original plans submitted with this modification application provided for a total of 90 car parking spaces for Building 8A and 102 spaces for Building 3, however, based on the difference in floorspace between Building 3 (as it currently exists) and proposed Building 8A (compared to the building footprint for Building 9 as per the approved master plan), only 29 additional car parking spaces were actually required to be provided.

The amended plans attached to this letter provide for a total of 88 car parking spaces for Building 3 and 77 spaces for Building 8A. This represents a reduction in 27 spaces from that originally proposed as part of this modification but will still result in significantly more parking than the required 29 spaces.

The amendments to the car parking layout are required to facilitate retention of existing infrastructure (which would be costly to relocate), provision of a new hydrant booster and to provide wider manoeuvring areas for trucks in the vicinity of Building 8A.

Awning Depth

The amended plans provide for an awning depth over the roller doors of Buildings 3 and 8A of 12m. Previously a 9m awning depth was proposed.

Stockland's acoustic consultant, Atkins Acoustics, has provided supplementary acoustic advice in relation to this amendment and advises that, provided the acoustic mitigation measures detailed in Section 2.6 of the Atkins Acoustics report June 2015 are implemented, the increase in awning depth will not have any negative acoustic impacts and could in fact provide for improved acoustic attenuation in terms of reducing noise exposure for residents of Dennistoun Avenue.

A copy of the supplementary acoustic advice is included at **Attachment 2** to this letter.



Office Components

The office components of each of the warehouses are proposed to be increased in height from 5.8m to 7.4m. Notwithstanding, as demonstrated in the elevation plans at **Attachment 1**, the warehouse component of each building will still form the backdrop to each of the office sections and therefore there will be no increased visual bulk as a result of this change.

Conclusion

It would be appreciated if the attached amended plans could be considered by DPE as the plans relating to this modification application. Assuming these plans are assessed as being acceptable, the references to the approved plans in Condition 1 of Schedule 5 will need to be updated accordingly. We look forward to finalising the matter and to receiving the determination for this application.

Should you have any questions regarding the matters discussed in this letter or any other questions pertaining to this application, please do not hesitate to contact Ellen Robertshaw of DFP on 9473 4903.

Yours faithfully

DFP PLANNING PTY LTD

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**ELLEN ROBERTSHAW
PARTNER**

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Reviewed: _____

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Attachments:

1. Amended Plans prepared by WMK Architects
2. Supplementary acoustic advice prepared by Atkins Acoustics