



Our Ref: SF:MB 199314
Contact: Mr Steve Fryer
Telephone: (02) 4732 7725

30 January, 2006

Mr A Minto
Glendinning Minto & associates
6/265 Pennant Hills Road
THORNLEIGH NSW 2120

Noted @ 1/2/06.

Dear Sir/Madam

Lot 132 DP 31912 Christie Street, Dunheved

I refer to your recent meeting with Council's Development Panel concerning waste oil storage and treatment facility on the subject land. The following matters arising from the meeting and from preliminary consideration of the proposal are referred for your attention in the preparation of the Development Application.

Statutory

The land is zoned 4(a) General Industry Zone in Penrith Local Environmental Plan 1996 Industrial Land, in which zone the proposal is permissible with consent subject to compliance with the LEP and with Penrith Development Control Plan 1996 Industrial Land (April 2003) (D.C.P.). It is understood that you are to confirm the status of the development under State Environmental Planning Policy (Major Projects) 2005 (S.E.P.P.).

Parking/Traffic

A minimum of one car space/75m² of the gross floor area of the proposed workshop is to be provided for the development. The design of the development is to accommodate access by all trucks servicing the premises.

Integrated Development

The proposal may comprise Integrated Development with the NSW Department of Environment and Conservation and you should make prior contact with that Department.

Environmental Effects

The Development Application must fully address any environmental effects of the proposal including control of any emissions, spillage or wastes.

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Landscaping

A landscape plan in accordance with Council's *Landscape Development Control Plan – May 2002* is required with the Development Application (see enclosed Development Application submission requirements).

Screening of the tanks and yard area by planting along the north-eastern boundary of the land will be required.

Stormwater Drainage

Full details of the proposed drainage disposal system are to be lodged with the Development Application. On-site detention of drainage will be required.

Flooding

The land is subject to Council's Interim Flood Policy.

The tanks and associated bunding are to be designed to be at least 0.5m above the level of the 1 in 100 year flood i.e. variable from 21.8 – 22.6m AHD. In addition, the Development Application must satisfy Council in respect of the structural adequacy of the tank installations and prevention of any pollution potential arising during flood events.

Waste Management

A Waste Management Plan in accordance with Council's DCP *Controls for the Management and Minimisation of Waste* is to be submitted with the Development Application.

This advice is provided to assist you with your development proposal. However, it is the applicant's responsibility to address all Council requirements if a Development Application is lodged and you should not assume Council's support to a proposal based on pre-lodgement advice. Council's full assessment and determination can only be made after lodgement of the Application.

Yours faithfully


Steve Fryer
Senior Environmental Planner

B2 DEVELOPMENT CATEGORIES

This DCP classifies all development in the Penrith area into 3 categories. Each of these categories has different requirements regarding the landscape design component of the development and who can design and construct it. The table below outlines this.

Category	Definition	Who can design it	Who can construct it
Category 1	<ul style="list-style-type: none"> ▪ New single dwelling houses. ▪ Alterations and additions to single dwelling houses. ▪ Minor alterations and additions to commercial and industrial development as determined by Council. ▪ Exempt and complying development. ▪ Other minor development 	Does not have to be constructed by a landscape designer or contractor. Design and construction can be undertaken by the owner of the property. However, the landscape works should be in accordance with the design principles of this DCP.	
Category 2	<ul style="list-style-type: none"> ▪ All work below \$ 2 million that is not listed in category 1. ▪ Any development in category 1 which in the opinion of Council would have a significant impact on the amenity of the locality 	Business or individual who is listed in Council's Approved Landscape Consultants Register who is approved as a category 2 or 3 designer	Business or individual who is listed in Council's Approved Landscape Consultants Register who is approved as a category 2 or 3 landscape contractor
Category 3	<ul style="list-style-type: none"> ▪ All developments that are above \$ 2 million in value. ▪ Any development that is on a site with significant environmental considerations as determined by Council. ▪ Any development that will have a significant public domain impact as determined by Council. ▪ Any development that involves the alteration or addition to a heritage item or a property in a heritage conservation area. 	Business or individual who is listed in Council's Approved Landscape Consultants Register who is approved as a category 3 designer	Business or individual who is listed in Council's Approved Landscape Consultants Register who is approved as a category 3 landscape contractor

In the definition column of the table above several parameters are left relatively open. If you are unsure which category you are in you should contact Council.

B3 DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

Depending on the type of development proposed, different types of landscape information will be required as part of the development application. The table below lists the type of landscape information to be submitted for the various categories of development defined in Section B2.

If more than one type of information is to be submitted with the development application, it may be appropriate for the information to be combined on the one plan or document. This is dependent on the scale and complexity of the proposal, and its potential impact on the environment and amenity. The components of these 6 pieces of landscape information are described below.

	Category 1	Category 2	Category 3
Development Application Report	◇	✓	✓
Site analysis details		✓	✓
Arboricultural Survey Report	◇	◇	✓
Tree Management Plan	◇	◇	◇
Landscape concept plan	◇	✓	✓
Landscape detail plan		◇	✓

Required Information ✓

Information may be required depending upon the scale of the project ◇

Development that falls into **category 1** will generally not be required to submit landscape information, however, landscaping of such development should be designed in accordance with the landscape guidelines of this plan. In some cases Council may consider that a proposal in this category warrants an existing vegetation report and/or landscape concept plan. If this is the case this information may be prepared by anyone as long as it is of a suitable standard.

For **category 2 and 3** development the applicant will be required to employ an appropriate Landscape Professional listed on Council's Register of Approved Landscape Consultants. This person will be required to complete various components of the development application and the various post-approval reports for Council.

All landscape design is to meet the minimum quality assurance standards specified in the Technical notes section of this Development Control Plan.

B4 DEVELOPMENT APPLICATION LANDSCAPE REPORT

The Development Application Landscape Report is to incorporate all the landscape information for the development application. It is a written document, which can form part of the Statement of Environmental Effects for the proposal. The Development Application Landscape Report should discuss the following:

- Details of who prepared the landscape information
- Design philosophy and synergy between architectural and landscape designs. To ensure that this synergy between the two design professions occurs it is crucial that the landscape designer work with the building designer from the outset. In this regard it is often appropriate for the building designer and landscape designer to work from the same site analysis plan and details.
- Compliance with the landscape guidelines in Part D of this DCP and justification for any departures from these.
- How the proposal has responded to the site analysis details.
- What the post construction maintenance and management regime of the landscaping will be and how this will ensure that the installed landscaping will survive and thrive.
- Site management plan details which will ensure that the landscape works will be managed during construction to minimise the impact on the environment. See the technical notes section of this plan for details on what measures are required to minimise the impact of the landscaping works on the environment.
- How the landscape quality assurance requirements noted in the technical notes section of this DCP will be met.