



Our reference: ECM 9126725
Contact: Gavin Cherry
Telephone: (02) 4732 8125

12 May 2020

Shaun Williams
Email: Shaun.williams@planning.nsw.gov.au

Dear Mr Williams,

Re: Response to Notification of Modification Application SSD 7173 MOD 8 – Altis Warehouse and Logistics Hub

I refer to notification of the above modification application dated 5 May 2020. Thank you for providing an opportunity for Council to review and comment on the proposal.

The submitted Statement correctly outlines that Council has assessed a Development Application on proposed Lot 17 being DA19/0897. That application has now been approved.

It would appear that the SSD modification seeks to respond to the recent approval of DA 19/0897 and proposes to establish a subdivision pattern that reflects the lease boundaries of the subject land as indicated in that Development Consent. There are however discrepancies between the detail approved within the DA and the proposed plan of subdivision that need to be rectified.

The indicated dividing boundary between Proposed Lot 17 and 18 is depicted within the SSD Mod 8 as a straight alignment. However, DA19/0897 as approved does not set up a straight regular boundary alignment and this is required to ensure clearances of the approved driveways to each development. Refer to the stamped approved plans attached to this letter.

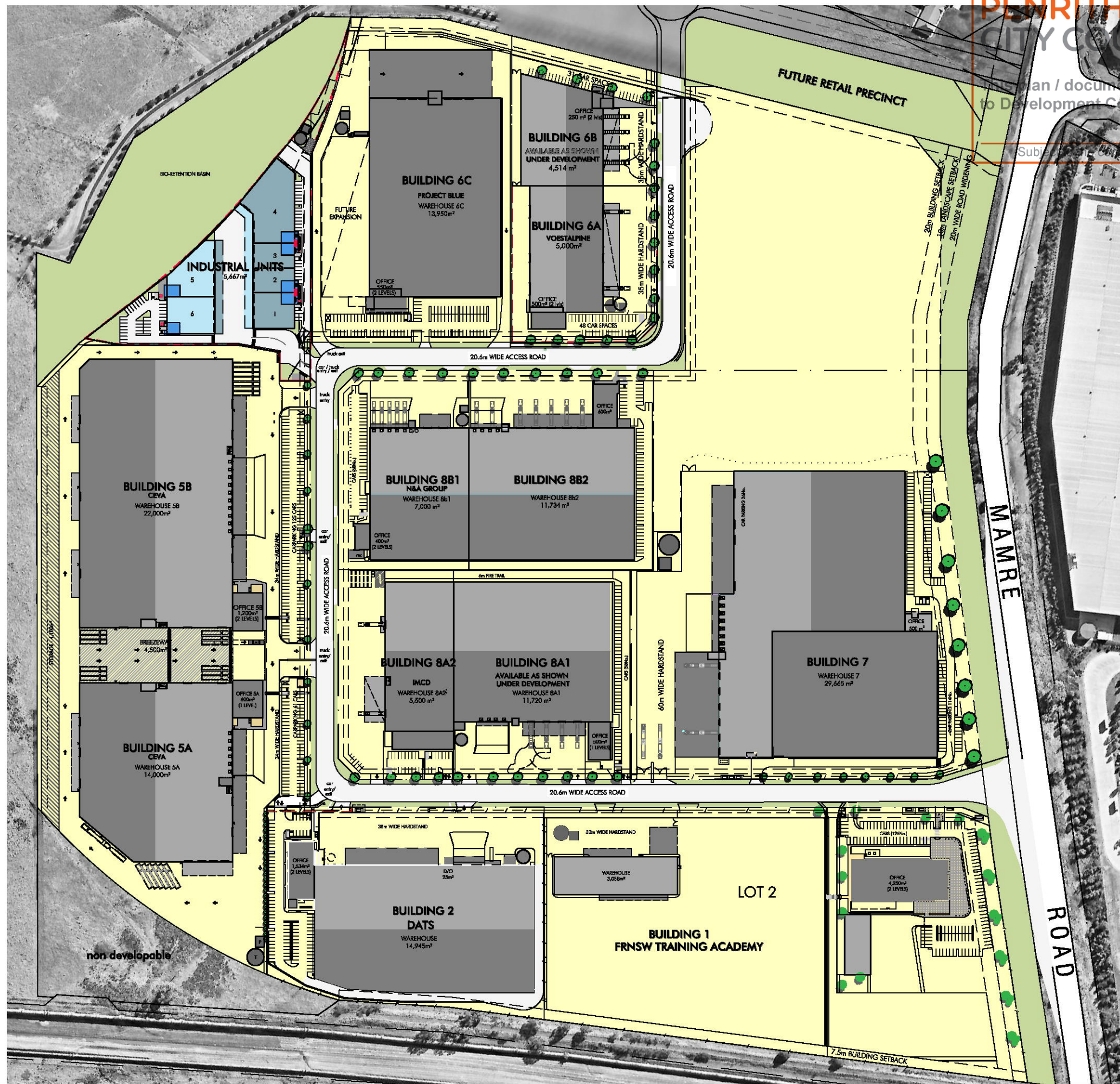
The proposed plan of subdivision should be amended to reflect the allotment / lease boundaries established within DA19/0897, as the current boundary dissects the perimeter driveway for the built form on Proposed Lot 18 which is not appropriate. The proposed plan of subdivision and dividing boundary between Proposed Lot 17 and Lot 18 must be consistent with the boundaries established within DA19/0897 and clear of works approved. The stamped approved Site Plan best reflects the required boundary dimensions and allotment shape for Proposed Lots 17 and 18.

In addition, if the proposed amended subdivision occurs and divides existing Lot 16, then the registration of a drainage easement through proposed Lot 17 to the benefit of Proposed Lot 18 will need to be established and conditioned accordingly.

If you wish to discuss any aspect of this further letter, please don't hesitate to contact me on (02) 4732 8125.

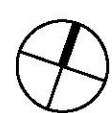
Yours faithfully

Gavin Cherry
Development Assessment Coordinator



DA

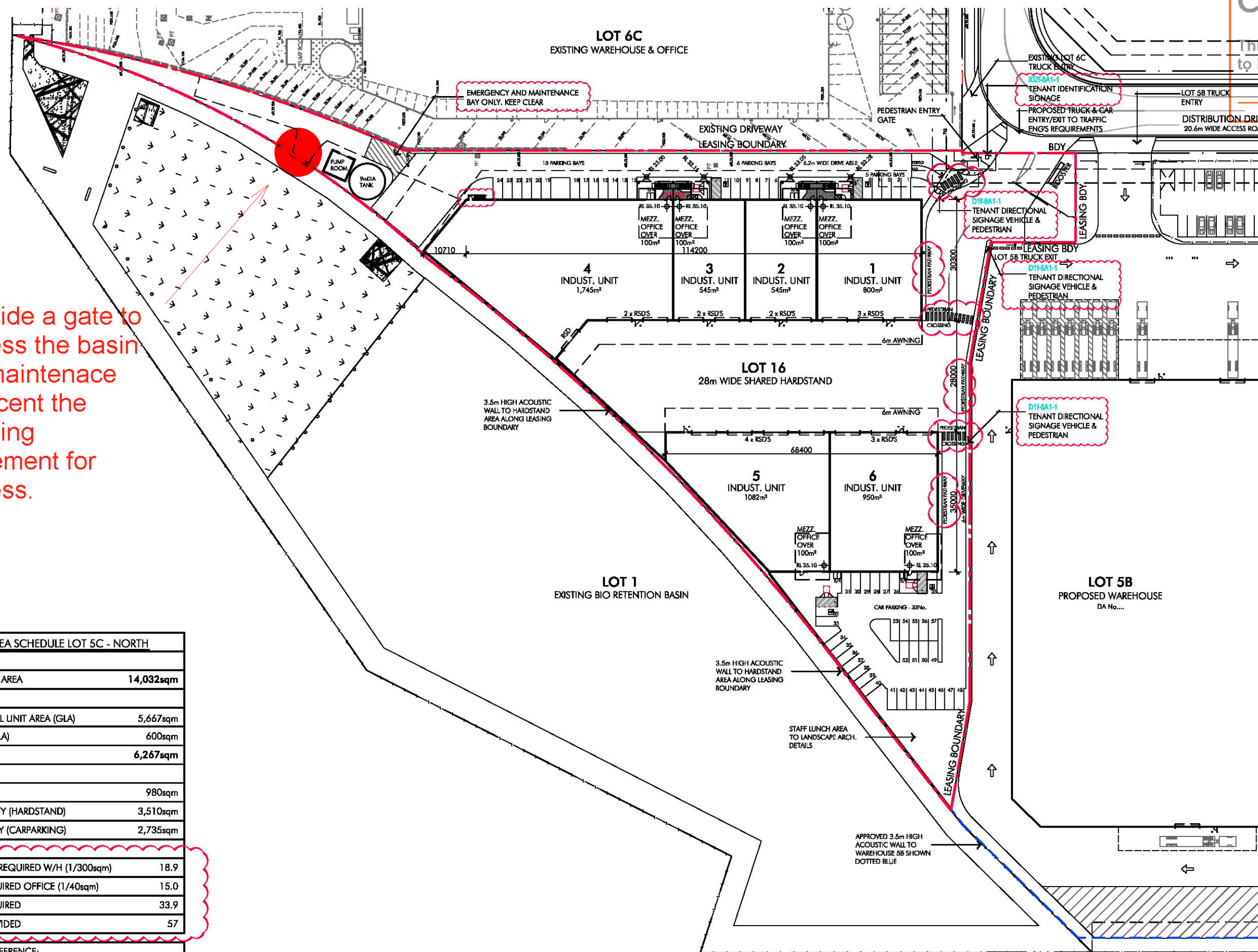
Client: ALTIS PROPERTY PARTNERS
Project Manager: PROJECT STRATEGY
Project: Proposed Industrial Units
13 Distribution Drive, Orchard Hills NSW
Document Set ID: 9086049
Version: 1, Version Date: 07/03/2020



Rev	Description	Date
P1	DRAFT DA - FOR APPROVAL	16.12.19
P2	DA - FOR APPROVAL	16.12.19
P3	DA - FOR APPROVAL	14.02.2020
P4	DA - FOR APPROVAL	26.09.2020

Title
Scale
Date
Number

Provide a gate to access the basin for maintenance adjacent the existing easement for access.



AREA SCHEDULE LOT 5C - NORTH	
LANDTAKE AREA	14,032sqm
INDUSTRIAL UNIT AREA (GLA)	5,667sqm
OFFICE (GLA)	600sqm
TOTAL	6,267sqm
AWNING	980sqm
HEAVY DUTY (HARDSTAND)	3,510sqm
LIGHT DUTY (CARPARKING)	2,735sqm
RMS CARS REQUIRED W/H (1/300sqm)	18.9
CARS REQUIRED OFFICE (1/40sqm)	15.0
CARS REQUIRED	33.9
CARS PROVIDED	57
SURVEY REFERENCE:	
TITLE:	PLAN OF PROPOSED SUBDIVISION OF LOT 14 DP271 141
LGA:	PENRITH
SURVEYOR:	LANDPARTNERS
PLAN No:	73535.008

DA