

Department of Planning and Environment
Development Assessment
Industry Assessments
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Thomas Bertwistle

By email: Thomas.Bertwistle@planning.nsw.gov.au

Dear Mr. Bertwistle,

Re: Response to Submission - Proposed Bringelly Road Warehouse and Distribution Facility (SSD-37558583)

Thank you for the opportunity to provide comments on the response provided to Council's submission regarding the proposed State Significant Development (SSD 37558583) – Warehouse and Distribution Facility at Lot 1 Skyline Crescent, Bringelly Road Business Hub (Lot 1 DP1266533). The proposal includes the construction and operation of a warehouse and distribution facility including ancillary office space, car parking, loading areas, landscaping and associated site infrastructure.

Council in its submission provided several recommendations relating to economic development, strategic context, environmental health, stormwater management, urban design and public domain as well as traffic and transport planning aspects of the proposed development. Whilst most of the recommendations are addressed in the response document, Council staff wish to provide further recommendations in relation to urban design and public domain, land contamination and noise impact of the proposal. These detailed comments are provided in the attachment to this letter and are to be considered in the assessment of the proposed development.

Should you require any further information on this matter, please do not hesitate to contact Masud Hasan Senior Strategic Planner, on 8711 7383.

Yours sincerely,



Ian Stendara
Executive Planner



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Attachment – Detailed comments

Urban Design Considerations – Site Design and Visual Impacts

The proposed warehouse is part of Bringelly Road Business Hub which is located on a major ridgeline traversing Western Sydney. This has provided the subject site a visually prominent location along Bringelly Road. Due to the far views to the site and its position as a gateway to Western Sydney Growth Areas the visual amenity and design of the proposed development needs to be of high standard and sympathetic to adjoining residential developments at Horningsea Park, West Hoxton and Austral / Leppington.

The unique topography of the site will expose the proposed warehouse, providing a visual impact onto the public domain as noted in the image below.



Figure 1: View towards the subject site from Bringelly Road/Skyline Crescent intersection

The integration of public art to the development is recommended to soften the visual bulk of the structure from key perspectives such as, from Bringelly Road, Stuart Road and South-West Rail Link corridor. Public art will improve visual appearance of the proposed development.

Urban Design Considerations - Landscape Design

The proposed development will contribute to the ongoing transformation of the area from its rural character to urbanised one. Planting of additional street trees in the verge adjacent to Bringelly Road and Stuart Road will support the urban landscape and reduce the impact of urban heat.

Council supports the proposed 30% permeable area within the proposed development. Integration of permeable paving in the car park is recommended as an additional measure to reduce the effects of urban heat island.

The height of the palisade security fence needs to be 1.8m to comply with the requirement of Liverpool DCP and to be consistent with similar development in the LGA.

Urban Design Considerations - Building Design

The proposed location of the sprinkler tank will add to the visual bulk of the site. Potential screening of the sprinkler tank will reduce the visual impact onto the public domain.

Urban Design Considerations - Occupant Amenity

The quality of the outdoor amenity space needs to be detailed in regard to its functionality and purpose it serves to the proposed warehouse. There is potential risk that this space may become neglected and unused for its intended purpose.

Urban Design - Recommendations

1. An updated Visual Impact Assessment to consider multiple view lines of the proposed development. This includes views from the southern corner (i.e. Bringelly Road and Stuart Road), the eastern boundary of the site parallel to Skyline Crescent and from Bringelly Road/ Skyline Crescent intersection. This is to further consider the visual impacts from both mature trees and newly planted trees within the site.
2. Integration of public art is to be considered on the blank walls of the development. This is to reduce visual bulk of the structure from key perspectives (from Bringelly Road, Stuart Road and South-West Rail Link corridor) and to improve visual appearance of the development.
3. Additional street trees to be planted in the verge adjacent to Bringelly Road and Stuart Road to support urban landscape of the subject site and to reduce the impact of urban heat.
4. Permeable paving in the car park be integrated to reduce the urban heat island effect.
5. The height of the palisade security fence be 1.8m to comply with the requirements of Liverpool DCP and to be consistent with the similar development within the LGA.
6. The sprinkler tank be screened through the integration of public art to reduce the visual impact onto the public domain.
7. Landscape and Architectural Plans be updated to reflect the use of the proposed outdoor amenity space, including provision of outdoor furniture and other amenities to support the use of the space as a lunch area for future employees.

Land Contamination

Detail information has not been provided to demonstrate compliance with Clause 4.6 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*.

Land Contamination - Recommendation

8. Detail information is provided addressing the requirements of Clause 4.6 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*.

Noise Impact

In accordance with the NSW EPA's Noise Policy for Industry (2017), mitigation strategies for new developments and redevelopments should be considered in a hierarchical approach by first controlling noise at the source. Once the controls at the source are exhausted, the transmission of noise is to be controlled. Once source and transmission controls are exhausted, mitigation measures at noise sensitive receivers are to be considered.

Noise Impact - Recommendation

9. Noise control at source and transmission controls are exhausted prior to consideration of reasonable and feasible at-property treatments for any affected receivers.