

Ms Joanna Bakopanos
Department of Planning and Environment
Team Leader Industry Assessment
GPO Box 39
SYDNEY NSW 2001

Attention: Chloe Dunlop

By email: Chloe.Dunlop@planning.nsw.gov.au

Dear Ms Dunlop,

Re: State Significant Development Modification Application - SSD7155 MOD 3

I write in response to the public exhibition of the State Significant Development Modification Application No.3 (SSD7155 MOD 3) at 5-35 Yarrunga Street and 36-36A Kookaburra Road, Prestons (Lots 33-35 and Lot 43 DP 2359, Lot 20 DP 1173483, Lot A DP 408207 and Lot B DP 408207).

Please find below our submission in relation to the proposed modification application.

Substantially the same development

Council requests the Department carefully consider whether the proposal is "substantially the same development" as required by Section 96 of the Act. The addition of 4.045ha of land area is substantial as is additional built form of 12,835m². Council considers such amendments to be significant that may warrant a new development application.

Parking

It is identified that fewer parking spaces are provided in the proposal compared to the car spaces required in accordance with Council's standard.

Car parking requirement in Liverpool DCP:

- 1 space per 35m² of office space;*
- 1 space per 75m² of warehouse space;*

Proposed Development:

Proposed Development	Floor space (sqM)	Office space (sqM)	Car space-needed	Car space - proposed	Car parking Shortfall
Warehouse 1	35,370	1,200	506	152	354
Warehouse 6	4,670	1,800	114	124	-10
Total	40,040	3,000	620	276	344 (55% less)

Provision of less car parking spaces can be substantiated with the provision of other means of transportation such as adequate availability of public transport options and alternative transport arrangements which are not present within and near the subject site.

Flood Risk

Part of the site is identified as flood prone land. There shall be no net loss of flood storage area as a result of this development. The Department shall ensure that flooding impacts are appropriately addressed including local overland flood impacts as well as flooding from the nearby waterway.

Visual Impact

It is recommended the Department consider amendments to reduce the visual bulk of the warehouse along the Yarrunga Street frontage through the use of additional articulation and a suitable colour scheme.

Blank walls on any road frontage is discouraged. Provisions should be made to reduce the amount of retaining walls. Where blank walls are unavoidable, building elements or landscaping must be used to break up large expanses of wall.

The retaining walls on Yarrunga Street and Kookaburra Road need to be adequately landscaped to soften the visual impact. An anti-graffiti coating will need to be applied to the wall to a height of 2 metres.

Service Areas

Service areas including waste recycling areas and external storage areas are to be located away from the street frontage and screened from view.

Corner of Yarrunga Road and Kookaburra Road

The street facade on the corner of Yarrunga Street and Kookaburra Road must incorporate architectural corner features to add visual interest to the streetscape.

Landscaping

The carpark areas need to be appropriately landscaped. This will reduce the heat effect from the hard stand areas and reduce visual impacts.

Landscaping options for carparks can be sourced from Liverpool DCP.

Active transport:

It is recommended the subject site is connected with the cycle network adjacent to the site. Provisions of on-site cycle storage is recommended to encourage active transportation for employees.

s94 Contribution

Appropriate s94 contributions should be levied in accordance with the Liverpool Contributions Plan.

Should you require any further information on this matter, please contact Masud Hasan on 9821 7232.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Smith', with a stylized flourish at the end.

David Smith
A/Manager Strategic Planning