



Our reference: ECM: 8369733
Contact: Kathryn Sprang
Telephone: 4732 7834

19 September 2018

NSW Planning & Environment
By email: John.Booth@planning.nsw.gov.au

Dear Mr Booth,

Altis Warehouse and Logistics Hub at Nos. 585-649 Mamre Road, Orchard Hills (SSD 7173 MOD 4)

I refer to your email dated 5 September 2018 regarding the above proposal for the Modifications to the approved Altis Warehouse and Logistics Hub. It is understood that the modification proposes the creation of two warehouses (proposed warehouses 8A1 and 8A2) as well as an amended building location and footprint, modification to the parking layout, addition of a second office, modification to landscaping and the addition of awnings.

The proposed modification application and supporting documents have been reviewed the following comments / concerns are raised for consideration in the assessment of the application:

Public Domain Presentation

The proposed building footprint and siting is significantly different from what was previously approved. The modification application proposes loading docks on both street frontages, which are highly visible from the public domain and are contrary to the Mamre West Land Investigation Area Development Control Plan(DCP) (see section 3.3.3 Materials and Finishes) and Penrith City Council's DCP control (see DCP 2014 part E6 Erskine Business Park – 6.3.4 Urban Design). The plans that were previously approved concealed the loading dock from the public domain. This is critical to ensure that servicing for the development does not dominate the streetscape. As such the proposed building configuration and access arrangements are not supported and reinstatement of the approved loading dock location as previously approved is requested..

It is also noted that on the South- Western elevation (fronting Distribution Drive) there are refrigerated containers, and 40 containers on the south- western corner of the site. These containers are located/partially located within the front setback and as such do not present a desirable interface with the public domain. The location of these containers should be moved within the building or located internally within the site and screened from view of the street.

Statement of Environmental Effects

The information provided within the Statement of Environmental Effects (SEE) is not entirely clear in terms of the scope of amended works proposed. It is recommended that an amended SEE is obtained that clearly lists and details the proposed amendments to the development and addresses any signage proposed with consideration to the State Environmental Planning Policy No 64 – Advertising and Signage.

Advertising Signage

It is noted that business identification signage is proposed for both warehouse uses (including signage on the façade as well as pylon signage). It is recommended that a condition of consent is applied to ensure a separate Development Application is lodged for any signage not clearly shown or detailed (i.e. warehouse 8A1 signage and pylon signage).

Waste Management

It is noted that no Waste Management Plan (WMP) has been provided with the most recent modification to the proposed development. It is recommended that an amended WMP be provided which satisfactorily addresses the construction and operational phases of the amended development with regard to the most recent modification (MOD 4), which includes an increase in the proposed amount of fill to be brought on to the site.

Should you require any further information or would like to discuss this matter further please do not hesitate to contact Kathryn Sprang on 4732 7834.

Yours sincerely,



Gavin Cherry
Development Assessment Coordinator