

In reply please quote: 15/19259

Your reference: SSD 8209

Contact: Melanie Prior 9725 0228

4 October 2017

Thomas Piovesan - Industry Assessments
Dept. of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Piovesan

**SSD 8209 – OAKDALE SOUTH STAGE 4 – COSTCO WHOLESALE, SITE 4A
OAKDALE SOUTH, LOT 87 DP 752041 AND LOT 12 DP 1178389, KEMPS
CREEK**

I refer to the notification of exhibition of the above State Significant Development for:

The construction and operation of a warehouse and distribution facility for Costco Wholesale on site 4A within the Oakdale South Industrial Estate including:

- A warehouse building (33,588 m²);
- Office Space (1,689 m²);
- Guard Office (84 m²);
- Plant Room (150 m²);
- Switch Room (167 m²);
- Balers (62 m²);
- Amenity Room (17 m²);
- 169 Loading Docks and hardstand area;
- Car Parking for 328 spaces;
- A separate truck entry/exit;
- On-lot stormwater, infrastructure, fire services and pump room; and
- Landscaping.

In response, Council requests that the following matters be taken into consideration by the Department under its assessment of the proposal.

TRAFFIC MANAGEMENT

Council's Traffic and Transport department have reviewed the application and have raised no concerns.

It is noted that the trip generation has been amended from 645 vehicles per hour to 550 vehicles per hour. As such, there will not be any impact on the existing traffic signals at the intersection of Millner Avenue/Old Wallgrove Road.

As this proposal is in the Penrith LGA, the parking requirements should be assessed in accordance with Penrith City Council's development controls.

CATCHMENT PLANNING

Council's Catchment Planning department have reviewed the application and have raised concerns regarding stormwater quality and quantity.

It is requested that all stormwater discharged from the site be treated before being discharged into the adjacent E2 zone. Additionally, this site greatly increases the impervious area within the subcatchment. All flows should be attenuated to a predeveloped condition before being discharged off site (i.e. application of on-site detention).

Please contact Melanie Prior on 9725 0228 if you would like to discuss any of the above further.

Yours faithfully



Marcus Rowan

MANAGER STRATEGIC LAND USE PLANNING