

Your ref: SSD 9153  
File no: MC-18-00002

5 June 2018

Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

**Attention:** Olivia Hirst

Dear Ms Hirst,

**Project: SSD ASICS Warehouse and Distribution Centre**  
**4 Darling Street, Marsden Park**  
**Re: Blacktown City Council comments**

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I refer to your correspondence dated 19 April 2018, providing us the opportunity to comment on Marsden Park Developments Pty Ltd's proposal for a warehouse and distribution centre.


We have undertaken a review of the proposal and request further information is provided, as detailed in Attachment A.

Our engineering section is undertaking their assessment of the proposal, and should any concerns be raised, I will advise in separate correspondence.

We request the opportunity to consider the Applicant's response to this correspondence, and provide conditions of consent.

If you would like to discuss this matter further, please contact Judith Portelli, Manager Development Assessment on 9839 6000.

Yours faithfully,



Judith Portelli

Manager Development Assessment

## ATTACHMENT A

We request that the following items are fully addressed in the consideration of this application:

### City Architect

As raised in my correspondence dated 31 May 2018, our City Architect has provided his assessment of the application, as follows:

- The site layout allows for significant landscaping and recreation zones within the site which is a clever response to the limitations place on the site due to the easement.
- The building location and geometry of the carpark also responds to the easement and provides an improved level of visual interest throughout the site. In lieu of the rectilinear architectural forms of what would normally be delivered on a site of this nature.
- The building does not appear to break any setback or height planning controls.
- Timber façade elements are supported as it will provide a level or warmth and soften what is otherwise a precinct dominated by metal clad, big box Architecture.

Amended plans are requested to be submitted which include the following improvements:

- Additional landscaped zones to the perimeter of the site to provide further soft screening of the development and to further reduce urban heat island effects
- Minimum 2 metre wide landscaped zone to both sides of the truck entry driveway
- Allow for permeable pavement to the car parking area (WSUD initiatives)
- Building signage on the retail showroom appears excessive. The design may benefit from a more simplified strategy which reduces the number of signs and allows the 'Architecture' (finishes) to be a feature that is intended.

### Environmental Health

Our Environmental Health Officer has raised the following concerns:

The Site Audit Statement and Contamination Clearance Report have not certified that the site is suitable for a playing field and court.

The information that has been provided is deficient in addressing the requirements of our Environmental Health section, and the following further investigation is to be undertaken and submitted for assessment:

- An Environmental Site Investigation comprising of an intrusive soil sampling regime to determine if the land is suitable for the proposed use as a sports playing field. This must be prepared in accordance with the following:
  - NSW Office of Environment and Heritage's Guidelines for Consultants Reporting on Contaminated Sites (2011).
  - NSW Environment Protection Authority's Contaminated Sites Sampling Design Guidelines (1995).
  - National Environment Protection (Assessment of Site Contamination)

Amendment Measure 2013 (No. 1), National Environment Protection Council, 2013 to residential standards.

- Australian and New Zealand Environment and Conservation Council and National Health and Medical Research Council's Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (1992).

### **Traffic Management**

The following comments are provided by Council's Access and Transport Management section:

The Traffic Report indicates 321 parking spaces are required based on the Blacktown City Council Growth Centre Precinct Development Control Plan 2018 controls for this site. However, due to the nature of the proposed facility 243 car parking spaces are provided. Whilst the proposed staffing level may not require more than 243 parking spaces, it is necessary for the compliant number of car parking spaces to be capable of being provided on the site to cater for the long term needs of the site and the Precinct, such as additional staff or a new tenant that generates a higher parking demand. The Applicant is required to submit a concept plan which demonstrates potential car parking spaces on the site to comply with the requirements of the Development Control Plan.

### **Planning**

The following comments are provided with regard to planning matters:

#### **Street Trees**

The proposed landscape plans indicate street trees are to be provided along part of the southern boundary only. It is recommended that street trees are provided for the full length of the street frontages (with the exception of the areas affected by the transmission easement) to assist with improving the streetscape and providing opportunities for shading.

#### **Treatment along the boundaries**

The proposal indicates that cut up to 2.7 metres is proposed at the north-west corner of the site with a soldier pile wall on the new boundary. The Applicant is required to provide cross sections in this location which demonstrate the anticipated levels of the adjoining lots, including consideration of the likely finished levels to achieve suitable benching for development, fencing, and how level differences will be managed (for example, will the adjoining lots include tiered retaining walls within their boundaries).