



Our reference: ECM Doc ID: 7608564
Your Ref: SSD 7663
Contact: Mathew Rawson
Telephone: (02) 4732 7522

15 December 2016

Kelly McNicol
Team Leader - Industry Assessments
Department of Planning and Environment

Dear Kelly,

NOTIFICATION OF EXHIBITION - TOYOTA SPARE PARTS WAREHOUSE AND DISTRIBUTION CENTRE (SSD 7663)

I refer to the Notice of Exhibition dated 14 November 2016 inviting Council comment on the development application (DA) for the Toyota Spare Parts Warehouse and Distribution Centre, located at Lot 12 in DP 1178389, in the Penrith City Council local government area.

Council officers have reviewed the DA and offer no objection to the proposal, however the following comments are provided:

Planning

Layout and Orientation

Council has previously raised concerns (refer to Penrith City Council's submission related to SSD 6917 MOD 1), regarding the modified building concepts for Precincts 3, 4 and 5. These concerns related to the orientation of the warehouses, the location of parking areas and loading docks as well as a reduction in land available for landscaping relative to the previously approved application.

The Environmental Impact Statement justifies the orientation and layout of the proposal by way of consistency with that shown in the modified Oakdale South subdivision approval. Council had concerns regarding the layout of development under that proposed concept plan given the large expanses of blank walls and building mass facing prominent estate roads. Additionally the Erskine Business Park Section of Council's Development Control Plan (DCP) 2014 does not allow loading docks within the defined setback to any road frontage.

Whilst it is acknowledged that the proposed development has been designed according to Toyota's detailed requirements and has been orientated towards Estate Road 4, the proposed development shows little regard for any presentation to its frontage to Estate Road 1.

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Accordingly it is considered that a minimum the extent of landscaping along this eastern boundary should be increased beyond the minimum outlined in the Oakdale South guidelines. It is suggested that the landscape width for this eastern boundary be increased to match the 15 m setback to any road required by the Erskine Business Park Section of Council's DCP. This increased landscape setback does not appear to impact on any site operations including access and egress from the recessed loading docks.

Note: The Swept Path Analysis prepared by Ason Group appears to show that a large expanse of the hardstand area facing Estate Road 1 will be utilised for external storage. This is not supported by Council on the basis of resulting in worsened visual prominence and gives further basis for the argument that this primary road frontage should be provided an with increased landscape width so that this area is not used for the storage of materials, goods or trailers. If this kind of area is required the loading docks/storage area should be positioned on the western side and screened from view.

Signage

The amount of business identification signage proposed is considered to be excessive, particularly given that the site will not be attracting retail customers to the site. Accordingly the proposed development should comply with Council's DCP controls for signage, particularly the control which outlines that industrial and business park uses are only *"permitted one pole or pylon signs with the maximum height not in excess of 7.0m."*

Built Form

Servicing requirements for the building such as sprinkler tanks and the like, should not be located within the front setback or be visible from public places. These requirements shall be integrated with the building and landscaping design.

Fencing and Retaining Walls

All front fencing shall be located behind the landscape setback and not along the road frontage boundary. Fencing is to be a maximum height of 2.1m and of an 'open' nature. Black palisade fencing has been established as the most common fence used along road frontages (behind the landscape setback) in the Erskine Business Park.

Any retaining walls visible from public places shall be stepped and contain suitable landscaping to soften their visual impact.

Side/Rear Boundary Interface

The batter slopes at the western and southern boundaries straddle the proposed lot boundaries. Additionally given that they are proposed at a slope of 1:3 they should be fully vegetated given that mowing this gradient will be difficult.

The perimeter road should also be setback 2.5 m for its entire length as per the site specific controls included in the Oakdale South SSD approval. The perimeter road should not encroach on the landscape setback at any point including the south-western corner of the site.

Engineering

- All subdivision and engineering works shall be designed and constructed in accordance with Council's 'Design Guidelines for Engineering Works for

Subdivisions and Developments' and Council's 'Engineering Construction Specification for Civil Works'

- All retaining walls shall be located within private property and not within the road reserve areas.
- All retaining walls shall have pedestrian and vehicular safety barriers in accordance with Austroads Guidelines.
- All batter slopes shall be a maximum of 1 in 5 (horizontal to vertical) to permit mowing. Any batter slope steeper than 1 in 5 shall be vegetated.

Water Sensitive Urban Design (WSUD)

Lot 3B drains to bioretention Basin C via 2 x GPTs which treat stormwater prior to leaving the lot. The size and type of GPTs has not been specified for this development. However, the MUSIC modelling submitted to support the OSE Overall Site (screenshot at Appendix D, Stormwater Management Report) shows the GPTs as CDS type units. A CDS or similar vortex type GPT must therefore be installed as per the MUSIC modelling relied upon. It is recommended that the Department impose a condition of consent accordingly.

Furthermore, no Operation and Maintenance Manual has been provided for the proposed GPTs. Therefore it is recommended that the Department requires this to ensure that there is ongoing cleaning and maintenance of the devices. Additionally a condition of consent should be imposed which requires that the WSUD measures be operated and maintained in perpetuity to the satisfaction of Council in accordance with the final Operation and Maintenance Management Plan. Regular inspection records should be required to be maintained and made available to Council upon request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the treatment measure/s.

Thank you for providing Council with an opportunity to comment on the proposal. Council would appreciate the opportunity to review the applicant's response to the issues raised through submissions and any proposed draft amendments prior to determination of the application.

Should you require any further information or would like to discuss this matter further, please do not hesitate to contact me on (02) 4732 7522.

Yours faithfully



Mathew Rawson
Senior Environmental Planner