CONSULTING PLANNERS

ENVIRONMENTAL ASSESSMENT
MODIFICATION OF
PROJECT APPROVAL NO 06_0208
STAGE 1 IMPLEMENTATION OF APPROVED CONCEPT PLAN FOR CONSTRUCTION OF WAREHOUSE AND DISTRIBUTION COMPLEX (BUILDING H)

Lot 22 & 23 in DP 1120114
ERSKINE PARK EMPLOYMENT AREA
LENORE DRIVE, ERSKINE PARK

December 2008

Prepared for
GPT Group

By
BBC Consulting Planners

Job No. 07-108C
Environmental Assessment TOA.doc

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STATEMENT OF VALIDITY

Submission of Environmental Assessment

Prepared under Part 3A of the *Environmental Planning and Assessment Act, 1979*

Environmental Assessment prepared by

Name	Daniel Brindle (Director)
Qualifications	Daniel Brindle - B Ec, Dip Ag Ec, M Sc, MPIA
Address	BBC Consulting Planners Level 2, 55 Mountain Street Broadway NSW 2007
In respect of	Modification of approval for a warehouse and distribution complex (Site H)

Applicant and Land Details

Applicant name	GPT Group
Applicant address:	MLC Centre, Martin Place, SYDNEY NSW 2000
Land to be developed	Lenore Drive, Erskine Park
Lot and DP	Lots 22 and 23 in DP 1120144
Environmental Assessment	An environmental assessment is attached.
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director-General's requirements and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.

Signature – Dan Brindle

Date: 23 December 2008

EXECUTIVE SUMMARY

This Environmental Assessment Report has been prepared in relation to an application under S75W of the Environmental Planning and Assessment Act 1979 ("the Act") lodged in February 2008 to modify the approval to Project Application No 06_0208. This approval was for the Stage 1 implementation of an approved Concept Plan (Application No 06_0216) for the subdivision of the site, bulk earthworks and stormwater works and construction and use of a warehouse and distribution building on Site H. This approval was granted by the Minister on 1 March 2007 and primarily relates to Lots 22 and 23 in DP 1120114. This modification relates to the approved warehouse building on Site H.

At the same time (February 2008) an application was made to modify the approved Concept Plan (Application No 06_0216). A separate EA was prepared in relation to the application to modify the approved concept plan and this modification was approved on 24 July 2008 (Application No 06_0216) to allow:

- amenity uses for Site C including the potential for a range of additional uses to provide for the needs of the present and future employment population including uses such as a child care centres, motels, business premises, food and drink premises, health consulting rooms, medical centres, pubs, recreation facilities, service stations, shops (including supermarket/grocery);
- a modification of the Concept Plan to allow for manufacturing uses in addition to the approved warehouse and distribution uses; and
- a modification of the building arrangement on Site H.

GPT now seeks to proceed with the modification of the Project Approval for Building H to provide two individual buildings on site. This includes one building for an off-site reserve for Target, and another building for warehousing and distribution for a future tenant. Plans of the proposed third building are not as well advanced at this stage and will be the subject of a separate application. Approval for modifications to ancillary works are also sought as part of the application, including stormwater management, landscaping and the provision of services.

The arrangement of the buildings now proposed is slightly different to that shown on the approved concept plan, but remains generally consistent with the concept plan as modified.

Amended plans and supporting documentation incorporating the modifications to the project approval have been prepared. The GPT Group proposes the following modifications to the development:

- reconfiguration of the building design to redistribute the approved floor space from one large building to smaller buildings. Approval is sought for the construction of two buildings. A third building will be subject to a future application. Associated changes to access, manoeuvrability, parking and landscaping are proposed;
- minor cut and fill works; and
- associated works including access, stormwater management, landscaping and services to facilitate the amended building layout.

It is also proposed to undertake off-site works associated with the development including the extension of Templar Road from the existing roundabout to the proposed new lot and the extension of utility services within that road.

An assessment of the impacts of the proposed modifications finds that the conclusions of the Environmental Assessment of the construction works for Site H remain valid. These were that, subject to the implementation of appropriate mitigative measures, and in particular those identified in the Draft Statement of Commitments forming part of this Environmental Assessment, the project as modified will not result in any significant adverse long-term social or environmental outcomes.

The Environmental Assessment concludes that the site is suitable for the proposed warehouse and distribution use, and the project is consistent with the public interest. Any potential negative impacts will be substantially mitigated by the measures outlined in the report and in the approval.

1. INTRODUCTION

1.1 Overview

The Environmental Assessment report has been prepared in relation to an application under S75W of the Environmental Planning and Assessment Act 1979 ("the Act") to modify the project approval to Application No 06_0208 being an approval for the subdivision of the site, earthworks, and Stage 1 implementation of the approved Concept Plan including the construction and use of a warehouse and distribution complex and associated infrastructure. This application was lodged in February 2008.

Director General's requirements were issued in April 2008 in respect of the application.

These requirements are addressed in this Environmental Assessment report.

1.2 Details of the Concept Plan Approval

The Concept Plan for the site was approved on 1 March 2007. Concept Plan approval was granted for:-

- subdivision of the site;
- bulk earthworks across the site;
- construction and use of an interchangeable maximum gross floor of 193,500m² for warehouse, distribution and associated uses;
- provision of a range of associated infrastructure to provide essential services to the site;
- a stormwater management scheme, including the realignment of the creek on the site; and
- a landscape concept plan.

Further amendment to the Concept Plan was sought via a separate 75W application from the Minister which involved the following modifications. This application was approved on 24 July 3008:

- the introduction of amenity uses for Site C including the potential for a range of additional uses to provide for the needs of the present and future employment population including uses such as a child care centres, motels, business premises, food and drink premises, health consulting rooms, medical centres, pubs, recreation facilities, service stations, shops (including supermarket/grocery); and
- a change to the concept plan to allow for manufacturing uses in addition to the approved warehouse and distribution uses;
- a modification to the building layout on Site H; and
- minor amendments to the approved stormwater concept plan for the entire site.

The approved concept plan shows three buildings on site H. The arrangement of the buildings now proposed is slightly different to that shown on the approved concept plan, but remains generally consistent with the concept plan.

1.3 Details of the Project Approval

The Project Approval No 06_0208 included the construction of a building on Site H. This approval was for the construction and use of a warehouse and distribution complex and associated infrastructure. Approval was granted for:

- subdivision of the site;
- bulk earthworks across the site;
- construction and use of a warehouse and distribution building on site area H;
- provision of a range of associated infrastructure to provide essential services to the site;
- a stormwater management scheme, including the realignment of the creek on site; and
- a landscape concept plan.

1.4 Summary of Development for which Approval is Sought

1.4.1 Modification to Project Approval

This subject application involves modification to the building arrangements on Site H, generally consistent with the approved concept plan. The modifications sought as part of this application include:

- Modifications to the building layout on the site and the replacement of one building as approved with three smaller buildings. The currently approved building has a floor area of 46,000 square metres. The concept plan provides for an arrangement of three buildings on Site H with a total floor area of approximately 40,000 square metres. Reconfiguration of the building design from one larger building to three smaller buildings. Consent is sought for the construction of two buildings. The third building, which is located in the western portion of the site, is to be the subject of a future application.
- Associated changes to access and manoeuvring. The access from the cul-de-sac head of Templar Road is to be maintained, with additional points of ingress/egress from the Templar Road extension. Separate truck and vehicular entrance/exits have been provided for each of the proposed buildings.
- Proposed modifications to landscape design to provide consistency with the new building layout.
- Modifications to the approved services and stormwater management.

The modifications are shown on the amended architectural and civil works drawings contained in Annexure 2.

1.4.2 Off-Site Works

The construction of Templar Road from the head of the cul-de-sac to the access handle in the southern part of the site is required. This road has already been created and dedicated to Council as part of the subdivision for the site (see DP 1120114). It is envisaged that the completion of these works will be required via way of condition of approval. The works will be undertaken to Council's standard in accordance with Engineering Works Penrith Development Control Plan 2006 and its accompanying Guidelines, and Roads and Traffic Authority requirements. Plans of the proposed road have been prepared by Hyder Consulting Pty Ltd and are contained in Annexure 2. A pavement width of 13 metres is proposed with kerb and gutter on the western side and kerb on the eastern side. A 1.2 metre footpath is proposed on either side of the street. An existing access to the drainage corridor will be replaced in a relocated position. The new street will drain to the existing pipe from the roundabout in Templar Road.

1.5 Need for the Project

The modification for the proposed development has developed through the identification of a demand for smaller industrial sites to accommodate the needs of tenants such as Target. The modifications for smaller warehouse and distribution centres is market driven. The GPT Group is of the view that the expected significant growth in employment will create a need for a range of building typologies which can best be accommodated on an integrated support services site.

The establishment of smaller buildings within Site H will provide flexibility within the estate and a range of end users which will contribute to the diversity and employment opportunities in Penrith local government area ("LGA").

1.6 Alternatives Considered

The Concept Plan was designed to allow considerable flexibility in future development by providing building pads that can be adapted to a variety of building types and subsequent subdivision patterns. Modifications to Site Area H provide an alternative to the approved single warehousing complex. This alternate design will facilitate flexibility and a variety of uses on the site.

1.7 Description of End User

The three parts of Site H are referred to as Site H1 in the northern part of Site H adjoining the BlueScope site, Site H2 along the western side of Site H, and Site H3 which is to be used as an off-site reserve for Target Australia Pty Ltd ("Target").

Target Australia is a fully Australian owned company which has approximately 300 stores/facilities nationwide. Since 1923 it has provided apparel and goods to customers at a level which caters for a varied market. In 2007, Coles Group Limited was purchased by Wesfarmers and is currently being restructured so that the brands can operate individually.

Target is well positioned within Westfarmers for continued growth via a new store and refurbishment rollout.

Merchandising will be stored and distributed from the proposed off-site reserve, including clothing, homewares, entertainment goods and the like.

The building on Site H1 will be used for warehousing and distribution purposes although an end user has not been identified. Plans have not yet been finalised for a building on Site H2. This site is the subject of a development application to Penrith City Council for subdivision to create an allotment of land containing Site H2 for use by an owner occupier. The building on this site is not the subject of this environmental assessment.

1.8 Planning Process

Section 75W of the *Environmental Planning and Assessment Act, 1979* ("the EP&A Act") provides that a proponent may request the Minister to modify an approved Project Application. This application seeks to modify the approval of the Project Application being Application No 06_0208 for Stage 1 implementation of the approved Concept Plan for a warehousing and distribution complex.

In accordance with Section 75W(3), the Director-General notified the proponent of Environmental Assessment ("EA") Requirements. This Environmental Assessment report addresses the issue raised in the DGEARs to the extent relevant to the Project Approval in the sections indicated in the following table:-

Requirement	Where addressed
The Environmental Assessment must include:	
• *an executive summary;*	Page 2
• *a detailed description of the proposed modifications including the:*	
– *need for the modification;*	1.5
– *alternatives considered;*	1.6
– *engineering and/or architectural plans; and*	Annexure 2
– *various components and stages*	1.11
• *consideration of any relevant statutory provisions including consistency of the project with the objectives of the Environmental Planning and Assessment Act 1979;*	Section 4
• *a general overview of the environmental impacts of the proposal, identifying the key issues for further assessment, and taking into consideration any issues raised during consultation;*	Section 5

Requirement	Where addressed
• *a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the proposal (see above), which includes:*	
– *a description of the existing environment; and* – *an assessment of the potential impacts of all components of the modification; and* – *a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts of the modification;*	Section 2 Section 5 Section 6
• *a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures;*	Section 6
• *a conclusion justifying the modification, taking into consideration the environmental impacts of the proposal, the suitability of the site, and the benefits of the project; and*	Section 7
• *a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.*	Page 1
The Environmental Assessment must include an assessment of the following key issues:	
• *Layout/Design – including:* – *demonstration that the proposed modifications are generally consistent with the Erskine Park Employment Area Development Control Plan (DCP), and justify any inconsistencies between the proposal and the DCP;* – *details of the amended site layout for Site H including the design, height, bulk and scale of buildings.*	4.3 3.2
• *Traffic & parking – including:* – *details of any changes to site access, traffic volumes likely to be generated during construction and operation, and car parking requirements; and* – *an assessment of the predicted impacts of traffic on the safety and efficiency of the surrounding road*	

Requirement	Where addressed
network.	5.2.2
• *Soils & Water – including the proposed erosion and sediment controls (during construction); water quality management; changes to the stormwater management system; water supply including changes to proposed rainwater harvesting scheme; and wastewater disposal.*	3.5 and 5.2.3
• *Noise – including construction, operational and traffic noise;*	5.2.4
• *Air Quality;*	5.2.5
• *Visual – including landscaping, design, set-backs and lighting; and*	3.2, 3.9, 5.2.1 and 5.2.6
• *Waste.*	3.10

1.9 Consultation

Penrith Council and the GPT Group have had long consultations through the assessment of previous applications for the CSR Erskine Park Estate. Officers have been consulted regarding the project application modification.

Discussions with the Department of Planning have also been undertaken to clarify the consistency of the modifications with the concept plan and the best planning approvals process for the proposed works.

The modification to the building layout on Site H have no significant implications for the implementation of streamworks realignment and thus no consultation with DECC was considered necessary.

All RTA traffic assessment and modelling for the area is based on an assumed trip generation rate for industrial land of 15 trips per hectare per peak hour. The proposed building works and modifications were assessed having regard to this generation rate. Thus no additional consultation with the RTA was considered necessary.

1.10 Changes to Statement of Commitments

The environmental implications of the modifications requires changes to the Statement of Commitments contained in Appendix 2 to the approval. A revised Statement is contained in Section 6 of this assessment.

1.11 Staging of the Project

No change to project staging results from the modifications. Stage 1 works including the realignment of the creek have been completed. The development on the building pads

formed by the earthworks is occurring in accordance with market demand for facilities on the respective sites.

2. SITE AND CONTEXT

The site is located in Erskine Business Park in Western Sydney, approximately 45 kilometres from the Sydney CBD, 8 kilometres south-east of the Penrith town centre and 9 kilometres north-west of the Liverpool town centre. It is part of the 161 hectare former CSR landholding in the Erskine Park Employment Area ("EPEA") (see Figure 1).

The site is west of land being released in Eastern Creek under State Environmental Planning Policy No. 59 for employment generating purposes and has been identified in Sydney's Metropolitan Plan "City of Cities" as integral in the release of land for the creation of 100,000 jobs in Sydney's west.

The EPEA is an important regional hub for major logistics, distribution and production facilities. With the recent completion of major infrastructure and services, the EPEA is able to accommodate significant demand for employment generating uses.

Site H is located approximately 600m from the intersection of Lenore Drive and Templar Road at the southern end of Templar Road (see Figure 2). Lenore Drive extends from Erskine Park Road which connects with Mamre Road in the south. Mamre Road provides an arterial road function and connects the M4 Motorway in the north with Elizabeth Drive in the south at Mount Vernon. Mamre Road also connects with the Great Western Highway in the north which provides access to neighbourhoods between Penrith and Blacktown.

Erskine Park Road extends to the north to become Roper Road at Minchinbury and later Carlisle Avenue at Mount Druitt. The route is an arterial road that connects Erskine Park Road to both the M4 Motorway and the Great Western Highway.

The M7 Western Sydney Orbital road has recently been completed 2.5km east of the subject site parallel to Wallgrove Road, Eastern Creek. The M7 Motorway intersects with Old Wallgrove Road to the north-east of the site and Elizabeth Drive to the south-east. The EPEA Section 94 Contributions Plan proposes that Lenore Drive to the immediate north of the site be upgraded to a four lane industrial road standard for a distance of 2.3 kilometres to Ropes Creek for possible extension to the M7. Construction of Lenore Drive has been partially completed to a point east of Templar Road and the State government has exhibited a Part 3A Concept Plan Application for the regional road network for the area between the EPEA and the M7 (See Figure 3).

Erskine Business Park is an important element of the larger Western Sydney Employment Hub comprising some 2,000 hectares of existing and future employment land with a capacity for 30,000 jobs.

The land to which the application relates is located south of Lenore Drive at Erskine Park, within the Penrith Local Government Area. This land is now described as Lots 22 and 23 in DP 1120114 having a total area of 94.4 hectares.

3. PROJECT DESCRIPTION

3.1 Description of Modifications

Amended architectural and engineering plans have been prepared incorporating the modifications to the approved development (Project Approval). These amendments are generally consistent with the approved Concept Plan (as amended) (see Figure 4). The GPT Group has proposed the following modifications to the approved development on Site Area H:

- Modifications to the building layout on the site and the replacement of one building as approved with three smaller buildings. The currently approved building has a floor area of 46,000 square metres. The concept plan provides for an arrangement of three buildings on Site H with a total floor area of approximately 40,000 square metres. Reconfiguration of the building design from one larger building to three smaller buildings. Consent is sought for the construction of two buildings. The third building, which is located in the western portion of the site, is to be the subject of a future application.
- Associated changes to access and manoeuvring. The access from the cul-de-sac head of Templar Road is to be maintained, with additional points of ingress/egress from the Templar Road extension. Separate truck and vehicular entrance/exits have been provided for each of the proposed buildings.
- Proposed modifications to landscape design to provide consistency with the new building layout.
- Modifications to the approved services and stormwater management.
- Warehouse area, office space, and car parking numbers as follows:

Warehouse Area (sqm)	Office and Amenities Area (sqm)	No. of Parking Spaces
Existing Approval (as modified)		
45,000	1,000	264
Building Site H1		
13,175	600	100
Building Site H2		
5,000 (indicative)	500 (indicative)	TBA
Building Site H3 (Target)		
12,700	200	80

- Proposed modifications to landscape design to provide consistency with the new building layout. A consistent approach to landscape design is proposed for buildings on Sites H1 and H3.
- Modifications to the stormwater management works.

- Amended access arrangements.

3.2 Building Layout and Design

Plans for two industrial buildings having a gross floor area of 26,675 square metres, including 25,875 square metres of warehouse space (and for Building 2) have been prepared. The buildings are described in further detail below.

Building H1

Building H1 is located in the northern portion of the site, and has direct access from the cul-de-sac head of Templar Road. The building has been designed to provide loading and manoeuvring areas to the north, with the truck entry/exit adjacent to the northern boundary and two separate car park entry/exit points from the cul-de-sac head of Templar Road and the 'public access road' extension which is to be carried out as part of the off-site works for the development. A 'Services Zone' is located along the Templar Road frontage which houses sprinkler tanks and a pad mount station for Buildings 1 and 3. 100 car parking spaces have been provided and there is provision for an additional 33 spaces if required. A 6 metre fire truck access road has been provided around the perimeter of the building to the south and west. To the south use will be made of the access handle to Site H3 which will be provided by way of easement.

This building has a gross floor area of 13,175 square metres of warehouse space and 600 square metres of office and staff amenities.

Plans of the proposed development for which consent are sought are contained in Annexure 2. These include the architectural plans, landscape plans and civil works drawings.

Building H3

Building 3 is located in the southern portion of the site, and is to be occupied by Target. Truck entry is proposed via a shared access driveway located adjacent to the biodiversity corridor. This driveway will be shared with the future occupants of Building H2. It is envisaged, at this stage, that a subdivision application will be submitted to Council to create Site H2 as a separate lot. The construction of this access forms part of this application. The truck exit is proposed adjacent to the northern boundary of Site H3. A separate vehicular entry/exit is proposed from Templar Road leading to a staff car park.

The building is orientated towards to north, with the office provided as a corner element in the north-eastern corner of the site. Loading and manoeuvring areas are situated in the northern portion of the site, with trucks looping around the car park in a clock-wise manner to access the loading dock. 80 spaces will be provided for the development.

This building has a gross floor area of 12,700 square metres of warehouse space and 600 square metres of office and staff amenities.

Plans of the proposed development for which consent are sought are contained in Annexure 2. These include the architectural plans, landscape plans and civil works drawings.

Office Areas

The office areas for both Buildings H1 and H3 are designed as a corner element, and will be situated in the north-east corner of each site. The office areas will be visible from Templar Road and will act to provide an attractive presentation to the street.

The location and orientation of the office space provides for an enlivened appearance as viewed from Templar Road with articulation gained through the use of feature elements, combined with the use of a variety of materials and colours.

The office component is designed to reflect the sustainability strategy by careful use of building materials, wall cladding and variations in glazing to suit orientation. The geometry of the office areas is rectangular aligned to enable the maximum penetration of northern sunlight into office and amenity areas.

Warehouse Facilities

The warehouse facility component of each building has been designed to accommodate the efficient storage and handling of materials within a regular shape and height suited to the proposed operations and to provide an attractive façade to the street.

Truck loading and unloading areas are provided on the northern side of each building to maximise on site queue length.

The warehouse elements are set back approximately 30 metres (Building 1) and 50 metres (Building 3) from Templar Road. A variable landscape setback of 10 metres for Building H1 and 5 metres for Building H3 is provided along Templar Road to provide screening and amenity for both developments.

The external finishes chosen utilise a contemporary range of high quality cladding and glazing products on the office component, and broader applications of subdued colours across the warehouse facility elevations. Orange elements have been introduced in the Target building to provide interest and variation in the elevations.

Building Heights

Buildings H1 and H3 will have a maximum height above finished floor level of approximately 12.2 metres.

External Materials and Colours

The warehouse buildings are to be constructed of structural steel and precast concrete panels to a height of 2.1 metres above finished floor level, with colorbond metal wall cladding above. The office component will comprise a mix of materials including glazing and panels indicated on the application drawings. Steel framed sunshading devices will be provided above. The roof will be a metal colorbond roof.

The colours and finishes of the buildings will be in accordance with the earthy tones as required by the Erskine Park Development Control Plan and will be subject to the preparation of further details prior to the release of a Construction Certificate for the development.

External Lighting

External lighting will be provided to enable staff and heavy vehicles to move around the site with safety. Lighting will be located primarily on the eastern and northern sides of the building and will be designed in accordance with the minimum requirements of the current Australian Standards. A relatively lower level of ambient lighting shall be provided around the building perimeters to enable general surveillance and circulation lighting to allow safe circulation and provide amenity to staff while ensuring a reasonable level of surveillance. Luminaries will possess cut off angles to minimise spill lighting (upwards and adjacent) and avoid glare. Lighting associated with the project will comply with the latest version of Australian Standard AS 4282(INT)-Control of Obtrusive Effects of Outdoor Lighting and will be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Building Code of Australia

A BCA report has been prepared and is contained in Annexure 3. Certain fire engineered solutions are required.

3.3 Minor Earthworks

Minor earthworks will be required to provide access to the site, construct building foundations and underground water storage tanks and the like. This has been undertaken to achieve a balance of cut and fill with little (if any) material to be removed from the site. Erosion and sediment control plans, road design details and plans showing the extent of cut and fill works are found in Annexure 2. The earthworks include some retaining structures along the northern boundary of Site H1.

3.4 Infrastructure Plan

3.4.1 Utility Services

Hyder Consulting Pty Ltd have prepared Civil Engineering Assessment Reports which details the provision of water, sewer, trade waste and gas to the proposed buildings (see Annexures 2 and 4). Their comments are as follows (inter alia):

Water

The site will likely be serviced from the existing water main constructed in the vicinity of the site. A connection to the existing water main in Templar Road is proposed. Mains will be extended along Templar Road as required to service the buildings.

The final connection point will be determined by Sydney Water when a Section 73 Certificate application is lodged and conditions received.

Sewer

An existing sewer main is located to the north and west of Site H. Now sewer connections will be provided from each building. Two sewer connection points will be provided for the site, one for each proposed Building.

A Section 73 certificate needs to be lodged with Sydney Water to confirm the suitability of the sewer connection point.

Trade Waste

The Target off-site reserve will be used for the storage and distribution of Target products. No trade waste facilities are required for the facility.

It is envisaged that trade waste will not be required for the future building (Building H1). As such, no accommodation has been made for trade waste for this building.

Gas

No gas is required for the planned facilities for Buildings H1 and H3. An existing gas main is located to the north of the site in Templar Road, and ends at the BlueScope Steel site. The gas main can readily be extended to Site H if a gas supply is require supply in the future.

Energy

JDG Consulting have prepared a Site Infrastructure Services report addressing electricity and telecommunications to accompany the project application (Annexure 5). JDG Consulting advise that 11kV distribution from the Integral Energy Mamre Zone Substation is to run underground in the road-reserve to the eastern side of Templar Road and then run into the site within a 1,000mm wide easement to serve the individual substation located on the site. This substation will be constructed in a services zone for Site H located off the existing roundabout. An application for connection of supply is to be lodged with Intergral Energy on behalf of GPT Group.

Telecommunications

JDG Consulting advise that fibre and copper services as provided by Telstra Corporation is to run underground in the road-reserve to the eastern side of Templar Road run into the site to serve the wideband and other telecommunications requirements of the facility (Annexure 5). An application will be made for the provision of telecommunications requirements with Telstra once the project application has been determined.

3.4.2 Fire Fighting Services

Site fire services will be fed by separate towns main into fire water tanks accessed from Templar Road.

The fire sprinkler supply will extend from the existing 200 diameter authorities watermain in Templar Road via a fire sprinkler suction/ booster assembly complete with backflow prevention device and will terminate within the fire services pump room, for connection and further extension by the fire sprinkler contractor.

The buildings will be provided with an automatic sprinkler system, fire hydrants, fire hose reels, portable fire extinguishers, emergency lighting and exit signage in accordance with BCA provisions. A fire control centre may be required for each building. Details of this centre will be provided prior to the issue of a construction certificate for the development.

3.4.3 External Lighting

External access, security, road and car park lighting to the facility will be provided in accordance with AS1158.1 (illumination levels) and AS4282 (obtrusive glare / light spill control).

3.5 Stormwater Management

3.5.1 On-site Stormwater

A stormwater management strategy for the development has been prepared by Hyder Consulting and is contained in Annexure 4. The concept is based on the principles established in the concept plan approval and 'Brown Consulting Stormwater Concept Plan, Eastern Lands Erskine Park'. This requires that the minor piped stormwater system is to be designed with a minimum 20 year Average Recurrence Interval (ARI) capacity and that major overland flow path systems be provided to manage events up to the 100 year ARI. It is also required that post-development site runoff be mitigated to pre-development conditions. To achieve this, development requires on site detention (OSD). The system as designed by Hyder Consulting is summarised below.

Water Quantity

Site H2

The stormwater pipe system has been designed to cater a minimum of 20 year ARI storm events with a minimum 300mm pipe diameter adopted within the car park and loading dock to avoid potential blockage due to litter and gross pollutants.

Roof gutter, downpipes and associated pipe work are to be sized (by others) to capture and convey the 100 year ARI roof flows into the proposed in ground piped stormwater system which has been designed to convey the flows into the proposed rainwater/OSD tank.

The site contains a piped stormwater system that outlets via headwalls into the drainage corridor. Drainage within the development will originate to the north of the warehouse and connect to the underground OSD tank to the east of the warehouse under the car park. The northern drainage initially collects stormwater from the portion of the site to the north of the warehouse and includes the loading bays. The low lying portion acts as an above ground storage, which limits flows by an orifice within the discharge pit (Pit G/5). Ponding depths are limited to 200mm maximum up to the 100 year ARI event. Should the orifice control block an adjacent pit (Pit G/3, and 100 year ARI capacity downstream pipe system) captures and conveys the surcharge flows while limiting ponding depths to no greater than 240mm up to the 100 year ARI event.

The outlet pipe from the OSD will run along the southern boundary before turning south to the drainage corridor along the western boundary of Site H3.

The outlet will be through a headwall structure to the south west of Site H3. This will be constructed similar to the existing headwall.

Site H3

Roof gutter, downpipes and associated pipe work are to be sized (by others) to capture and convey the 100 year ARI roof flows into the proposed in ground piped stormwater system which has been designed to convey the flows into the proposed rainwater harvesting/OSD tank.

The site contains two separate pipe stormwater systems that outlet via headwalls into the drainage corridor.

- The northern system collects stormwater from the portion of the site to the north of the building and includes the loading bays. The low lying portion acts as an above ground storage, which limits flows by an orifice within the discharge pit (Pit B/5). Ponding depths are limited to 200mm maximum up to the 100 year ARI event. Should the orifice control block an adjacent pit (Pit B/4, and 100 year ARI capacity downstream pipe system) captures and conveys the surcharge flows while limiting ponding depths to no greater than 240mm up to the 100 year ARI event.
- The eastern system collects car park, road and access runoff. Roof drainage is discharged into a rainwater harvesting tank before overtopping an internal weir which discharges into the OSD tank. The car park and access drainage discharge directly into the OSD tank.

The outlet from each piped system will be through a separate headwall structure. There is an existing headwall on the southern boundary of the site for a piped system from the north (Templar Road). It is intended that the proposed system downstream of the OSD tank utilises the existing headwall and scour protections with a new pipe outlet.

The second proposed headwall will be into the drainage corridor in the lower south west corner of the development. This will be constructed similar to the existing headwall with an additional outlet from Site H1.

Water Quality

Nutrients and gross pollutants are to be controlled from the warehouse roof with a mixture of leaf collectors and first flush devices attached the gutter system and the rainwater harvesting tank will allow sediments to settle out.

The loading docks or heavily trafficked areas are to have grease arrestors on inlets to the main stormwater system to collect hydrocarbons and gross pollutant traps are proposed to be installed prior to discharge into the drainage corridor.

Gross pollutant traps are to be installed upstream of the headwall outlets, with maintenance access via the Site H2 access driveway.

3.5.2 Rainwater Harvesting

Roof water will be collected and retained in a storage area below the car park on the eastern side of the buildings, in accordance with the concept plan approval requirements. A rainwater tank with a storage capacity of 330kL/ha of roof area or 190kL of gross land, whichever is greater. The rainwater tank will work together with the OSD tank to harvest a sufficient volume of water to meet the concept plan approval requirements.

3.5.3 Erosion and Sediment Control

Prior to any earthworks commencing, on site erosion and siltation control measures is to be put in place in accordance with the Landcom Publication for the NSW government "Managing Urban Stormwater – Soils and Construction" March 2004. These measures include:

- The installation of a 1.8m high chain wire perimeter fence covered with shade cloth or solid A class hoarding, to the perimeter of the work site area,
- The construction of a silt fence on the low side of all site areas to be disturbed,
- All water leaving each site will be processed through a sediment control basin located at the south west corner of Site H (the south west corner of H-2),
- Swales and hay bales are to be used to assist with sediment control for overland flow paths leading into sedimentation control basins.
- As the pit and pipe system is progressed, the grated pit inlets will have a geotextile pit surround to prevent silt migration into the stormwater system,
- The erosion and sediment control measures will be inspected at least once a week or after rainfall events to check their integrity.

3.6 Access and Internal Circulation

3.6.1 Access

Access to the site is proposed from Templar Road. The access for the two buildings are summarised below:

Building H1

A combined truck entry and exit point is proposed from the Templar Road cul-de-sac at the northern end of the site. The driveway has been designed to accommodate a 25 metre B-Double vehicle and complies with AS 2890.2. A turning circle has been provided in the north-western corner of the site to allow vehicles to enter and exit in a forward direction. Two separate combined entry-exit points have been provided for car access from Templar Road adjacent to the southern property boundary and from the Templar Road cul-de-sac.

Building H3 (Target)

Two truck access points are proposed with the ingress via a southern driveway and exit via a northern driveway. A loop has been created around the car parking area to the east of the proposed building to allow trucks to enter and drive in a westerly direction. A turning circle is provided in the north-western corner of the site to allow trucks to leave in a forward direction. These driveways are designed to accommodate a 25 metre B Double vehicle and comply with AS 2890.2. The southern driveway provides shared access for the deferred site (Building 2) and Building 3. It has therefore been designed to accommodate two-way traffic flow for B-Double vehicles.

It is envisaged that an application will be lodged with Penrith City Council to excise the Building H3 site from Lot 23 in DP 1120114. If this occurs, Target will be provided with right-of-way access over the battle-axe handle which will become part of the proposed lot.

Car access is via a separate combined entry-exit driveway from Templar Road and is designed to be fully compliant with AS 2890.1. This driveway provides direct access to the car parking on the site. Disabled parking is provided.

Access and parking arrangements have been found to be appropriate for the site and compliant with relevant standards as indicated in the Traffic Impact Report contained in Annexure 6.

3.6.2 Parking

Parking provision has been determined based on the specific requirements of Target and the estimated requirements of the Building 1 facility. 100 spaces have been provided for Building H1 and 80 spaces for the Target building.

3.7 Staffing and Shift Times

Total employee numbers at the new Building 3 (Target) site is planned to be approximately 50 staff. At this stage it is envisaged that the facility will operate one shift per day, from 7am to 5pm. The facility may open beyond these hours if required during peak periods. The current approval allows 24 hour use 7 days a week.

3.8 ESD Initiatives

The following Ecologically Sustainable Development ("ESD") features are inclusive in the design of the proposal:

- orientation of the building to maximise solar access and thereby reduce energy consumption;
- provision of on site detention and stormwater quantity management devices;
- on site water quality treatment;
- water sensitive irrigation of landscaping;
- gross pollutant control measures for stormwater discharge; and
- waste recycling will be undertaken.

Means of Minimising Energy and Water Use on Site include:

- energy metering of all site major equipment and areas;
- installation of water efficient tapware and fittings. I.e. flow restricted taps, 3/ 4.5 litres water closets, 0.8 litre flush urinals; and
- rainwater collection and reuse for grey water and irrigation purposes.

Measures to reduce car dependency are identified in the Traffic Impact Assessment Report contained in Annexure 6.

3.9 Landscaping

3.9.1 Proposal

Building H1

Landscaping is proposed to the street frontage as indicated in the landscape plans submitted with the application. A minimum landscaping strip of 3 metres is provided along the Templar Road frontage, with a row of planting provided along the northern setback. A 2 metre landscape setback is provided along the western boundary to the northern-most building line.

A landscaped buffer is proposed to the northern site boundary which will act to break up views of the warehouse structure from Templar Road to the north of the site.

Building H3

Landscaping is proposed to the street frontage as indicated in the landscape plans submitted with the application. A minimum landscaping strip of 3 metres is provided along the Templar Road frontage, with a row of planting provided along the northern setback. A 2 metre landscape setback is provided along the western boundary to the northern-most building line.

Landscape plans has been prepared by Habitation which nominates species and pot sizes to be used in the landscape design for the development. Endemic species have been used. A mix of trees, shrubs and groundcovers and native grasses have been used to provide substantive variation in the landscape design. The plan has been prepared in accordance with Council's Erskine Park Employment Area Development Control Plan. The landscape plan submitted with the application indicates landscaping around the street boundaries of the site. Proposed landscape treatment for this site has been formulated in order to:-

- visually soften the built structures yet maintain clear sight lines from the proposed roads into the site and the building.
- enhance the human scale and human psychological comfort within an otherwise large and open physical environment;
- establish an aesthetically attractive landscape setting which exhibits clean, strong, contemporary lines, to compliment the architectural form and the contemporary design of the proposed building;
- ameliorate the physical environment, especially solar penetration to buildings and parking areas and wind in order to enhance and maximize human physical comfort; and
- highlight vehicular and pedestrian access points.

Fencing will be located behind the landscaped setback and will comprise Diplomat style fencing similar to pool palisade fencing.

Additional consideration will be given to the detailed design of the screening required for the fire water tanks on the southern side of the building.

3.10 Waste Management Strategy

3.10.1 During Construction

A construction management plan (CMP) for the construction has been prepared and accompanies this application (Annexure 7). The CMP outlines waste processing strategies for a range of matters including building materials recycling and building waste handling.

3.10.2 During Operation

A waste management strategy for the both buildings have been prepared by JD Macdonald (Annexure 8).

3.10.3 Waste Minimisation

Waste produced by the facility will be minimal office waste and general waste associated with warehousing use. Anticipated volumes are shown in the tables below. Efforts will be made to recycle material where possible.

Warehouse

General Waste

General Waste					
Location	**Waste Generation Rate**	**Floor Area**	**Waste Generation**	**Collection Frequency**	**Waste Generation**
Reference	*L / 100sq.m / day*	*sq.m*	*L / day*	*days*	*L / collection*
Warehouse	20	25,075	2,508	4	10,032

Recyclable Waste

Recyclable Waste					
Location	**Waste Generation Rate**	**Floor Area**	**Waste Generation**	**Collection Frequency**	**Waste Generation**
Reference	*L / 100sq.m / day*	*sq.m*	*L / day*	*days*	*L / collection*
Warehouse	20	25,075	2,508	4	10,032

Office

General Waste

General Waste					
Location	**Waste Generation Rate**	**Floor Area**	**Waste Generation**	**Collection Frequency**	**Waste Generation**
Reference	*L / 100sq.m / day*	*sq.m*	*L / day*	*days*	*L / collection*
Warehouse	20	800	80	4	320

Recyclable Waste

Recyclable Waste					
Location	**Waste Generation Rate**	**Floor Area**	**Waste Generation**	**Collection Frequency**	**Waste Generation**
Reference	*L / 100sq.m / day*	*sq.m*	*L / day*	*days*	*L / collection*
Warehouse	20	800	80	4	320

3.11 Signage

No corporate signage is proposed as part of this application. A location for estate signage has been identified within the estate services zone.

3.12 Hours of Operation

The Target facility is likely to be used from 7am to 5pm, 7 days a week. This may change subject to demand. The facility may operate 24 hours a day in peak periods.

3.13 Construction Management

A construction management plan has been prepared for the development (Annexure 7).

4. LEGISLATIVE FRAMEWORK

4.1 State Environmental Planning Policies

4.1.1 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

No dangerous goods are to be stored within the Target off-site reserve. The tenant for Buildings 1 is not envisaged to contain the storage of dangerous goods at this stage. The development is therefore not classed as hazardous or offensive development, in accordance with SEPP 33 and the Guidelines published by DUAP.

4.1.2 State Environmental Planning Policy (Major Projects) 2005

The Minister has expressed an opinion that the project is a major project to which Part 3A applies.

On 1 March 2007, the Minister approved a concept plan for construction and use of a warehouse and distribution complex and associated infrastructure (concept plan approval No 06_0216). At this time approval was also given to an application for project approval for Stage 1 implementation of the approved concept plan for the subdivision of the site, bulk earthworks across the site, provision of essential services to the site and the relocation of an existing creek on the site (project application approval No 06_0208).

Construction of Stage 1 has been completed resulting in the provision of serviced and developable land in the form of building pads and associated services to the site.

4.1.3 State Environmental Planning Policy No. 55 (Remediation of Land)

State Environmental Planning Policy No. 55 (Remediation of Land) ("SEPP 55") aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying that certain considerations be made by the consent authority when determining development applications in general, and by requiring that remediation work meets certain standards.

A Phase 1 Environmental Site Audit (ESA) for the CSR Erskine Park Estate has been undertaken of the site and surrounding lands. The eastern part of the CSR lands has been predominantly undeveloped except for low impact activities such as grazing and aero club activities. The report found no evidence of any contamination related constraint to future industrial development of the site.

4.1.4 State Environmental Planning Policy (Infrastructure) 2007

This policy contains provisions for referral of certain development applications to the RTA. One category of application to be referred to the RTA is industrial developments with a floor

area of 20,000 square metres. The proposed development is for warehousing and distribution and may trigger this requirement.

4.1.5 Draft State Environmental Planning Policy – Integration of Land Use and Transport

In 2001, the NSW Government exhibited a package of planning guidelines and policies for public comment, collectively known as the Integrating Land Use and Transport Policy Package ("the policy package"). The policy package was developed with the primary aim of reducing car dependency and providing more equitable access to jobs and services.

The proposed development is not inconsistent with these aims. The site is in a location with good access to the existing and proposed motorway system and to arterial roads. It is an identified employment zone and a focus for public and private investment. Improvements to the surrounding road system will make the site more accessible and more attractive to public transport operators. The potential connection from Lenore Drive to Old Wallgrove Road and the M7 provides improved opportunities for better public transport from Blacktown to St Marys and Mt Druitt town centres.

4.1.6 Draft State Environmental Planning Policy (Western Sydney Employment Hub) 2008

This draft SEPP identifies the Western Sydney Employment Hub (WSEH) as future employment land in accordance with the Metropolitan Strategy.

Key objectives of the draft SEPP are:

- Promote economic development and the creation of employment in the WSEH by providing for the development of major warehousing, industrial, high technology and research facilities,
- Provide for the co-ordinated planning and development of land within the WSEH,
- Rezone certain land for employment purposes and environmental conservation,
- Improve certainty and regulatory efficiency by providing a consistent planning regime for future development and infrastructure provision in the WSEH,
- Ensure that development occurs in a logical and cost effective manner in accordance with a staging plan and only after a development control plan (including specific development controls) has been prepared for the land concerned,
- Conserve and rehabilitate areas that have high biodiversity or heritage or cultural value, in particular areas of remnant vegetation.

The proposed development is consistent with these objectives. The land has been zoned for the proposed use, is being developed in a staged manner in accordance with an approved concept plan and is on land suitable for the purpose.

Clause 34 of the draft SEPP contains a savings provision to the effect that the policy, if gazetted in its exhibited form, would not apply to or in respect of a development or project application made but not finally determined prior to the commencement of the policy.

4.1.7 Sydney Regional Environmental Plan No. 20 Hawkesbury - Nepean River

The site falls within the area covered by Sydney Regional Environmental Policy (SREP) 20 Hawkesbury-Nepean River (No.2 –1997). The aim of SREP 20 is to "…protect the environment of the Hawkesbury-Nepean River system by ensuring the impacts of future land uses are considered in a regional context." The site is located in the South Creek catchment and does not fall within any other areas of significance (e.g. wetlands, cultural heritage sites, or national parks and nature reserves) pursuant to the REP.

The site does not fall within an "environmentally sensitive area", as defined in Part 2 of the SREP 20 (No. 2 – 1997).

The REP has the following general planning considerations that are relevant to the proposal:

- *to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context;*
- *whether there are any feasible alternatives to the development;*
- *the relationship between the different impacts of the development and the environment, and how these impacts will be addressed.*

The proposed development will take place on a site has been approved for the use and formed to accommodate industrial development. Development strategies for stormwater management have been incorporated into development controls for the Erskine Park area and have been considered in the preparation of this application. Impacts of the use of the land have been considered and found to be acceptable.

4.2 Penrith Local Environmental Plan - Erskine Park Employment Area LEP 1994

General LEP Objectives

Penrith Local Environmental Plan 1994 (Erskine Park Employment Area) ("the LEP") has the following objectives.

Aims:

(a) to make land available for economic and employment generating development in the City of Penrith, and

(b) to promote development which is consistent with the council's vision for the City of Penrith contained in its Strategic Management Plan, namely, one of a region having a harmony of urban and rural qualities with a strong commitment to environmental protection and enhancement, and

(c) to promote development which observes responsible and environmentally sound management practices to minimise any adverse environmental impact of that development on surrounding localities.

Objectives:

(a) to provide a planning framework which allows development control plans and a staging plan to supplement the controls embodied in this plan, and

(b) to preserve the amenity of the residential communities of Erskine Park and St Clair, and

(c) to require development to be assessed in accordance with, and to observe, sound environmental planning principles, and

(d) to require development to observe relevant environmental performance criteria, and

(e) to promote the development of land for industrial land uses which require a variety of land types, and

(f) to promote a variety of employment based activities whilst protecting the viability of existing business centres, and

(g) to create an environmentally attractive and safe work environment, and

(h) to promote development which is efficient in terms of transportation, energy and land utilisation, and

(i) to make land available to accommodate all required special land uses including roads, drainage and other infrastructure, and

(j) to facilitate the appropriate provision of, or of funding for, major infrastructure works, and

(k) to limit the potential risk to life and property from flood events, and

(l) to maximise conservation of urban bushland, and

(m) to prohibit offensive and hazardous industries and other industries specified in this plan, and

(n) to prohibit development of land for any purpose if, as a result of carrying out the development, there will be direct vehicular access between that land and either Erskine Park Road or Mamre Road.

The proposed modifications are consistent with the aims and objectives of the LEP. They will assist in creating an environmentally attractive and safe work environment, promote a variety of employment based activities whilst protecting the viability of existing business centres and will promote development which is efficient in terms of transportation, energy and land utilisation. The proposed modification do not seek to change the approved uses on the site.

Zoning and Zone Objectives

The works are located on land within Zone No 4(e) (Employment) and 4(e1) (Employment-Restricted) (see Figure 5).

The objectives of Zone No 4(e) (Employment) are:

(a) to prohibit certain development which is likely to have an adverse environmental effect on the amenity of adjoining localities, and

(b) to provide opportunities for a diverse range of employment generating activities, and

(c) to accommodate office and retail activities, which are primarily intended to service persons working in the Erskine Park Employment Area, and

(d) to permit development for the purposes of recreation facilities, child care centres or community facilities in association with, or independent of, other permitted development to serve the needs of the workforce of the Area and the adjoining residential communities, and

(e) to prohibit development of land for any purpose if, as a result of carrying out the development, there will be direct vehicular access between that land and either Erskine Park Road or Mamre Road, and

(f) to promote development of land with frontage to Mamre Road and Erskine Park Road if all buildings or works resulting from the carrying out of development will, by their architectural and landscape design, enhance the rural scenic character of those roads and their roles as gateways to the City of Penrith.

The proposal is considered to be consistent with the objectives of the 4(e) zone where relevant.

Permissible Uses

A wide range of uses are permissible with Zone No. 4(e). The prohibited development in the zone is as follows:

> *Amusement parks; boarding houses; camp or caravan sites; dwellings (other than those used in conjunction with other land uses that are not prohibited in this zone and situated on the land on which such other uses are conducted); general stores; generating works; industries listed in Schedule 2; junk yards; motor showrooms; offensive or hazardous industries; offensive or hazardous storage establishments; office premises (other than those ancillary to, and used in conjunction with, another land use that is not prohibited in this zone or which are primarily intended to service persons working in the Erskine Park Employment Area); shops (other than those primarily intended to service persons working in the Erskine Park Employment Area).*

Further to the above, the Schedule 2 industries of the LEP include:-

> *abattoirs, chemical factories or works, crushing, grinding or milling works, extractive industries, gasholders, liquid, chemical, oil or petroleum waste works, liquid fuel depots, metallurgical works in which more than 100 tonnes per annum of ferrous or non-ferrous metals or their ores are processed, mines, oil refineries, paper or pulp works, petroleum product storage and processing works, pre-mix bitumen works, rubber or plastic works, sawmills and scrap recovery or drum reconditioning works.*

The subdivision works are therefore permissible within the zone.

The objectives of Zone No 4(e1) (Employment - Restricted) are:

(a) to prohibit certain development which is likely to have an adverse environmental effect on the amenity of adjoining localities, and

(b) to promote development which does not have an adverse environmental effect on the adjoining residential and rural communities arising from air, noise or other pollution, and

(c) to permit retail activities which are:

(i) compatible with the concept of the employment area, and

(ii) unlikely to prejudice the viability of existing business centres,

or are primarily intended to service persons working in the Erskine Park Employment Area, and

(d) to permit office development of a type which:

(i) would not be readily located in a traditional business zone, and

(ii) would be unlikely to prejudice the viability of existing business centres, and

(e) to permit development for the purposes of recreation facilities, child care centres and community facilities in association with, or independent of, other permitted development to serve the needs of the workforce of the Area and the adjoining residential and rural communities, and

(f) to prohibit development of land for any purpose if, as a result of carrying out the development, there will be direct vehicular access between that land and either Erskine Park Road or Mamre Road, and

(g) to promote development of land with frontage to Mamre Road and Erskine Park Road if the buildings or works resulting from the carrying out of the development will, by their architectural and landscape design, enhance the rural scenic character of those roads and their roles as gateways to the City of Penrith."

A wide range of uses are permissible with Zone No. 4(e1). The prohibited development in the zone is as follows:

Amusement parks; boarding houses; camp or caravan sites; dwellings (other than those used in conjunction with other land uses that are not prohibited in this zone and situated on the land on which such other uses are conducted); general stores; generating works; industries listed in Schedule 2; junk yards; materials recycling yards; motor showrooms; offensive or hazardous industries; offensive or hazardous storage establishments; shops (other than those primarily intended to service persons working in the Erskine Park Employment Area or shops trading principally in bulky goods or motor vehicle parts and accessories); vehicle body repair workshops; waste disposal.

Further to the above, the Schedule 2 industries of the LEP include:-

abattoirs, chemical factories or works, crushing, grinding or milling works, extractive industries, gasholders, liquid, chemical, oil or petroleum waste works, liquid fuel depots, metallurgical works in which more than 100 tonnes per annum of ferrous or non-ferrous metals or their ores are processed, mines, oil refineries, paper or pulp works, petroleum product storage and processing works, pre-mix bitumen works, rubber or plastic works, sawmills and scrap recovery or drum reconditioning works.

The proposed warehouse and distribution facilities are therefore permissible within the zone.

4.3 Erskine Park Employment Area Development Control Plan 2002

In December 2002, Penrith City Council gazetted the Erskine Park Employment Area Development Control Plan ("the DCP"). An assessment of the proposed modifications against the objectives and specific controls of the DCP is contained below.

Objectives of the DCP

The objectives of the plan are to:

(a) provide a framework that will lead to a high standard of development in the Erskine Park Employment Area encouraging local employment and creating an area which is pleasant, safe and efficient to work in;

(b) ensure that development takes account of the physical nature of the local environment, particularly Ropes Creek, ridgelines and the natural landscape;

(c) ensure that development does not result in pollution of waterways and in particular of Ropes Creek and South Creek;

(d) promote the development of a visually attractive physical environment where the form, scale, colour, shape and texture of urban elements are managed in a way which will achieve an aesthetically pleasing balance which does not adversely affect the amenity of the existing residential areas;

(e) identify and provide for public amenities and service infrastructure to accommodate development in the Erskine Park Employment Area;

(f) promote the creation of a landscaped area within the electricity transmission easement to act as a buffer between the employment zones and the residential communities;

(g) establish environmental criteria and controls for development within the area to ensure that the environmental quality of adjoining areas is not compromised;

(h) ensure that development is consistent with the objectives of the Threatened Species Conservation Act with particular regard to the endangered ecological communities, flora and fauna present on the site; and

(i) facilitate conservation of urban bushland;

(j) protect, restore and enhance riparian corridors within the Erskine Park Employment Area.

The project approval as modified is in keeping with each of the above objectives in the same way as the approved concept plan in that:

(a) the development provides a framework for high quality development on the site by the provision of appropriate servicing infrastructure and a building pad layout responding to the local environmental context;

(b) The proposed pad levels take into account the physical context of the area in that the natural landscape and watercourses have been considered. The physical form of development is responsive to the ridge lines and view sheds of the site;

(c) The proposed stormwater control design and associated water quality measures will reduce pollution of waterways, including discharge to South Creek;

(d) The development is considered to be visually attractive with a mix of building materials that is consistent with DCP requirements. The buildings address the street through the use of office corner elements and provide an attractive street frontage;

(e) All utility services are available and can be readily augmented to meet the needs of the development;

(f) Not applicable;

(g) The DCP objectives and controls for "Environmental Quality" have established the criteria under which the proposed development is to be assessed;

(h) The approved concept plan is consistent with the agreed management strategies in the Biodiversity Management Plan which puts in place specific provisions for the restoration and conservation of bushland. The proposed development required additional stormwater discharges to the realigned creek within the corridor. These will be designed in a manner similar to the existing discharge and disturbed areas will be revegetated in accordance with adopted management plans;

(i) The approved concept plan is consistent with the agreed management strategies in the Biodiversity Management Plan which puts in place specific provisions for the restoration and conservation of bushland; and

(j) The approved concept plan includes the establishment and revegetation of a riparian corridor to the south of the site and additional compensatory planting areas as outlined in the Vegetation Management Plan and biodiversity agreement.

Specific Objectives and Development Controls of the DCP

The following table assesses the project application and concept plan against the objectives and controls in the DCP where relevant.

Objectives	Comment	Requirements	Comment
Part 2: Drainage			
(a) To ensure that an adequate and environmentally acceptable method of removing surface water and stormwater is implemented; (b) To ensure that development in the Employment Area does not result in the pollution of waterways and that the transportation of pollutants is minimised; (c) To ensure that development in the Employment Area does not create or exacerbate problems relating to saline or highly erodible soils; (d) To protect, restore and maintain the physical and biological integrity of the waterways; and (e) To ensure the overall drainage system is designed to minimise, to acceptable levels, the risk of local flooding.	The proposed stormwater drainage design for the site has been prepared by Hyder Consulting Pty Ltd. Hyder has ensured that the objectives and development controls for drainage have been addressed in their report and accompanying plans. Methods of removing stormwater, treating polluting materials and maintaining the integrity of existing waterways have been proposed.	(a) Council's preferred drainage /flooding/ water quality control option is shown in Map 1 (this includes wetland treatment systems in combination with flood detention basin proposals). Whole of life costs and ease of maintenance will be critical considerations in determining the form of the final drainage option. (a) Where considered appropriate land, which forms part of the road frontage building setback areas, may be considered for inclusion within the functional drainage land. (b) All stormwater control system elements (quantity and quality) shall demonstrate environmentally sensitive soft engineering best practice in keeping with the ecologically sensitive nature of the Erskine Park Employment Area. (c) All Pollution Control facilities shall be designed, installed and maintained in such a manner that they shall control runoff from the site and prevent accidental and deliberate discharges of harmful substances from reaching local waterways. (d) There are two distinct sub-catchments within the Employment Area, identified generally as the “Western” catchment discharging into South Creek and the “Eastern“ catchment discharging into Ropes Creek, both of which discharge into the greater South Creek Catchment.	The Civil Engineering Assessment Report prepared by Hyder Consulting Pty Ltd contain the relevant information with respect to the proposed stormwater systems, stormwater generation, calculations of the design stormwater model and gross pollution treatment techniques. The stormwater design addresses the development standards of the DCP and achieves the objectives of the DCP in a manner consistent with the overall drainage regime for the EPEA currently implemented on adjoining sites. Provision is made on site for water quality and quantity controls. The site is within the South Creek catchment as defined in the DCP.

Objectives	Comment	Requirements	Comment
		(e) The greater South Creek Catchment is subject to the criteria contained within the Sydney Regional Environmental Plan No. 20 – Nepean River and the South Creek Stormwater Management Plan. The values, objectives and options for managing stormwater quality within the two sub-catchments shall conform with the overall guiding framework contained within the South Creek Stormwater Management Plan, which has been adopted by Council. Flood mitigation strategies shall achieve no net increase in flood peaks, over existing conditions, for all storms up to and including the 1% AEP events. (f) Specific water quality treatment objectives define the level of water quality control for various types of development, the priority pollutants for different land uses, and the relative performance criteria associated with each treatment strategy. These objectives are detailed in the relevant Stormwater Management Plan for the local or regional catchment. (g) Retention criteria for specific pollutants may not provide sufficient information to allow for the selection of a single pollution control strategy. Each strategy must comply with the Treatable Flow Rate (TFR) for the site and target pollutant (see definitions). Where the style and/or size of the development is outside of the TFR criteria then it will be necessary to model the proposed pollution controls	

Objectives	Comment	Requirements	Comment
		against the water quality treatment objectives, using one of the following approaches. (h) The use of a TFR of 60 L/s (gross pollutants) and a TFR of 10 L/s (TSS) to size the water quality control strategy will apply to those areas with in excess of 300m2 of impervious catchment or for subdivision of land involving the creation of 3 or more allotments, up to a maximum of 5 ha in total. Catchments in excess of 5 ha are to provide detailed hydrological calculations using the runoff produced by the 50th percentile annual rainfall and verifying the ability of the proposed pollution control strategy to retain the pollutants of concern to the levels defined in Table 2. (i) Different styles of development produce different types of pollutants and consequently the treatment strategies employed on each site will vary depending on the size of the catchment, the form of the development and the type of pollutants generated by the activities on the site. To assist in developing water quality control strategies for new developments, a set of minimum pollutant retention criteria has been provided in Table 2.	

Objectives	Comment	Requirements	Comment
		(j) Different styles of development produce different types of pollutants and consequently the treatment strategies employed on each site will vary depending on the size of the catchment, the form of the development and the type of pollutants generated by the activities on the site. To assist in developing water quality control strategies for new developments, a set of minimum pollutant retention criteria has been provided in Table 2. (a) Council shall provide an exemption from the above requirements for minimum allotment size and minimum frontage for lots created for either "utility installations" or "utility undertakings" (eg, electricity substation).	
Part 4: ***Transport and Carparking*** (a) To create a road network which enables a safe and efficient access for all users, while minimising thorough traffic on minor roads; (b) To incorporate sustainable landscape and drainage opportunities in the design of the transport network; (c) To encourage the use of efficient	The proposed development is accessed from the existing road system.	<u>*Internal Road System*</u> (a) Contribute through Section 94 levies to the construction of: a. <u>Stage 1:</u> Three signalised intersections, the reconstruction of Lenore Lane to a four lane industrial road standard and	N/A

Objectives	Comment	Requirements	Comment
alternative transport, including public transport, bicycles, and pedestrians; (d) To provide traffic facilities to give safe and efficient access to Mamre Road and Erskine Park Road; (e) To provide for a future road link to the Western Sydney Orbital and to provide all properties within this estate a direct connection to this link road; (f) To minimise the number of road entry points to designated roads and the northern access road thereby allowing more efficient traffic management; and (g) To maintain the capacity of the State Arterial Roads (Erskine Park Road and Mamre Road) by minimising the number of access points.		construction of the first 200m and roundabout for the Western Access Road. b. <u>Stage 2:</u> Upgrading of Lenore Lane to an arterial road and extending over Ropes Creek. (b) The two main access roads shall be located, designed and constructed generally in accordance with Map 2 – Traffic Strategy. (c) Access points shall be located so as to optimise safety, traffic flow and landscape opportunity (d) Access control shall be applied to the south side of the northern access road (Lenore Lane) so that only three points of access are available. (e) All parking shall be provided either on site or in centralised off road locations. (f) Upgrading of Erskine Park Road and Mamre Road shall be undertaken to accommodate the increases in traffic generated by this development.	N/A N/A All parking is provided on site. N/A

Objectives	Comment	Requirements	Comment
		(g) Access to Mamre Road will only be permitted at the signalised intersection with Erskine Park Road and the Western Access Road. Direct vehicular access to Erskine Park Road shall only be permitted at the signalised intersection to Lenore Lane and at one combined intersection for the property north of Erskine Park Road and the eastern block for Lot 16 in DP 259146. No other access will be permitted.	N/A
		(h) All intersections within the internal road network shall incorporate traffic facilities, which promote safe and efficient traffic movements.	N/A
		(i) The proponent shall have regard to "Guide for Traffic Generating Development", Roads and Traffic Authority of NSW, December 1993.	This is discussed in the report contained in Annexure 6.
<u>Car Parking</u> (a) To ensure the provision of adequate on-site parking to satisfy the demands generated by developments within the area; and (b) To eliminate the need for kerb side parking and congestion on the public road network.		<u>Car Parking</u> Provide car parking in accordance with the rates specified in the DCP. These rates may be varied where it is satisfied that strict compliance is unnecessary and for major developments, the RTA's "Guide for Traffic Generating Development" may be referred to.	The Traffic Impact Assessment addresses the number of car parking spaces proposed. While the number of proposed car parking spaces for the Target facility (80 spaces) is less than that required in the DCP (130 spaces), the Traffic Report finds that the number of parking spaces proposed is sufficient for the intended use. Similarly the 100 spaces proposed for the warehouse use on Site H1, is more than required by the RTA and less than

Objectives	Comment	Requirements	Comment
			required by Council. In addition, provision has been made for an additional 33 spaces should these be required for a future tenant.
Part 5: ***Site Development and Urban Design***			
Height (a) to encourage building forms that respond to the topography of the site and the relative position of the allotments to other allotments;	(a) The individual building forms are not stepped for access and operational reasons.	(a) Maximum height in the southern 4(e) and 4(e1) zones will be determined on merits.	(a) The proposed height of each building is 12.2m from finished floor level to the roof ridge.
(b) to ensure a scale of buildings which minimises the impact of development on adjoining residential areas; and	(b) The nearest residential dwellings are well separated from the proposal, being 300m south of the proposed storage and distribution building and screened by the natural topography and vegetation.	(b) Generally, buildings should be sited on mid-slope to avoid visual impact on ridges and to be in harmony with the existing landscape; and	(b) The buildings will be constructed on a generally flat building pad with a level generally below the level of the adjoining street. It has not been practical or necessary to 'step' the building because of the need to maintain level access within the building.
(c) to minimise the impact of development on views from adjoining residential area.	(c) As above.	(c) On sloping sites, buildings should be designed, where possible, so as to 'step' up or down to avoid visual impact on ridges.	(c) The buildings will be constructed on a generally flat building pad. It has not been practical or necessary to 'step' the building.
Site Coverage (a) to limit the density of development;	(a) the density of the development has been limited by the need for access and circulation, car parking, setbacks and landscaping	(a) Site coverage shall not exceed 50%.	(a) Site coverage of proposed storage and distribution facility in the Stage 1 Works is 50% based on the total of the individual building areas for each building. The concept plan seeks to achieve an overall building footprint of 50% of the site area. The site coverage of Building H1 is 50% and for H3 is 56%. In this

Objectives	Comment	Requirements	Comment
			regard it is noted that a higher site coverage results from the dedication of the extension of Templar Road and the exclusion of the estate services zone from the site area. The planned nature of the estate and the integrated approach to building design and landscape design together with efficiencies in site services means that the overall site coverage is considered acceptable.
(b) to encourage open space and landscaping	(b) As above	(a) Where land is included in biodiversity corridors, that land can be included in the site coverage calculations.	(b) Noted.
Setbacks (a) To provide an open streetscape areas for landscaping; and	(a) the streetscape adjacent to the proposed new cul-de-sac and the building setback area will be landscaped.	(a) Compliance with the setback standards of the DCP. Where the property has frontage to more than one road, Council will consider a variation to setbacks on the secondary road frontage.	(a) The proposed setbacks to buildings are compliant with the DCP (15 metre setback to Templar Road and minimum 6 metre setback to side and rear boundaries). There is good separation between the buildings on the site.
(b) To enhance the visual quality of development and the urban landscape	(b)	(b) Notwithstanding sub-clause (a) above, no development other than the following development is permitted within the defined setback for any road within this Employment Area: i. landscaping in accordance with the provisions of Part 8 of this section; ii. maintenance/rehabilitation of biodiversity corridors or areas in accordance with the	(b) No development within the building setbacks are proposed other than those items listed as acceptable by the DCP (landscaping, drainage works, utility services, etc). Parking areas for Site H1 are a minimum of 10 metres from the roundabout 3 metres from Templar Road extension. The reduced setback from Templar Road is considered appropriate given the nature of this road and its use. Negotiations will

Objectives	Comment	Requirements	Comment
		provisions of Part 7 of this section; iii. utility services and installation; iv. accessways and driveways (not permitted in setbacks to designated roads) v. approved signage; vi. street furniture; and vii. drainage works.	be undertaken with the Council in relation to the landscaping on the site. Landscaped setbacks to Site H3 from Templar Road are a minimum of 5 metres which is considered appropriate given the role and function of this road and the generous building setbacks. On the southern boundary, the access road adjoins the biodiversity corridor consistent with the design intentions of the corridor, the concept plan and current project approval. Landscaping between internal boundaries is also limited in view of distances from public view points and to maximise boundary landscaping.
		(c) (Notwithstanding clause 5.2.2 (b) above, Council may consider a variation to permit car parking within part of the setbacks to Erskine Park and Lenore Lane for Lot A, DP 164171 (Nicholas property), upon the realignment of Lenore Lane and creation of two resultant lots.	(c) N/A
		(d) Existing remnant vegetation within front, rear and side setback areas shall be retained and enhanced as an integral part of the landscaping proposals for each development; and	(d) N/A
		(e) Where sites back onto designated roads or the main access roads, those setback areas shall be provided with mounded landscape screens. Existing remnant vegetation shall be	(e) N/A

Objectives	Comment	Requirements	Comment
		retained and enhanced as part of those landscaping proposals.	
Urban Design (a) To encourage a high standard of architectural design, utilising quality materials and finishes;		(a) In assessing development proposals, Council will have regard to the quality of building design and materials (type and colour);	(a) The development exhibits a satisfactory standard of architectural design by utilising quality materials and finishes, and architecturally expressing the structure of the building by visually reinforcing entrances, office components and loading areas. The design exhibits façade articulation to street frontages in a mixed composition which is a key component of quality building design. Downpipes add variety to the facades and a sense of rhythm. Discussions will continue with Council on the details of façade design.
(b) To establish varied and articulated frontages facing or visible from public roads;		(b) The use of large, uninterrupted areas of metal cladding or untreated concrete surfaces for wall construction is not supported. Applicants shall vary materials or finishes for external walls to provide attractive streetscapes and quality building designs. Council may limit the use of a single construction material to 50% of a wall surface area;	(b) The purpose of this control is to introduce an option to use other materials when use of one material on 100% of a wall surface may not be appropriate. The use of glazing, concrete panels with textured finishes, colourbond horizontal and vertical elements design elements, contrasting colours provide a mixture of materials which provide for an attractive streetscape and

Objectives	Comment	Requirements	Comment
			high quality building design. The warehouse buildings have been designed with the building function in mind. There is a mix of two building materials with the majority being colorbond metal wall cladding. Variety is provided with colour and downpipes.
(c) To minimise perceived scale and mass and to prevent monotonous building forms resulting from poor design of walls or rooflines; and		(c) Details of samples of external materials and finishes shall be submitted with the Development Application;	(c) Details shown on the attached colour elevations for each respective building.
(d) To ensure that new development contributes to the creation of a visually cohesive urban area		(d) External materials should not have an index of reflectivity above 20%;	(d) Complies.
		(e) Energy efficient design principles should be employed in all building designs;	(e) The development employs the principles of energy efficient design, which comprises: • use of passive and active solar design methods to increase the comfort of buildings and minimise energy consumption from non-renewable energy sources; • use of ecologically sound building materials that are renewable, energy efficient and can reduce fossil based energy consumption.
		(f) Walls shall be articulated to provide more varied streetscapes, where visible from public roads or adjacent	(f) Facades that present to the street are more varied with the location of office elements, loading areas,

Objectives	Comment	Requirements	Comment
		residential areas;	awnings and the like.
		(g) Part of the cross-section of buildings shall be projected to reduce apparent height and scale of external walls, including: • awnings and/or upper storeys that project above footpaths; • roofs with eaves that project beyond external walls; • colonnades.	(g) Awnings and colonnades are devices which are more suited to buildings where high volumes of pedestrian traffic exist. This site is one where pedestrian volumes are low and the building is generally appreciated from within a vehicle.
		(h) Building elevations with frontage to a street must present a building form of significant architectural and design merit;	(h) The buildings are articulated to the main street view. The building is well removed from residential areas and screened by other buildings, topographic features and landscaping.
		(i) Entrances to buildings must be highlighted by architectural features consistent with the overall design of the building;	(i) Office entries are highlighted.
		(j) Particular care should also be taken in: • designing roof elements; and • locating plant and mechanical equipment including exhausts, so as to reduce their visual impact from elevated locations	(j) roof mounted plant is not proposed.
		(k) External material colours to be consistent with the following palette of colours developed for the Erskine Park Employment Area: • Earth Tones - stone colours, browns, muted greens, sand,	(k) Refer to colour charts which indicate general compliance with these controls.

Objectives	Comment	Requirements	Comment
		• dark red/ plums; and • Cool Tones - soft greys, grey/blues.	
		Siting/Building Orientation (a) Buildings shall be sited on mid-slope in such a manner so as not to intrude/project into the skyline when viewed from adjoining residential areas;	(a) Complies in that the buildings will not be generally visible from adjoining residential areas.
		(b) Building elevations orientated towards residential areas shall be minimised. Where site constraints create difficulties in complying in this regard, elevations shall be appropriately detailed using fenestration, broken building planes and other architectural devices; (c) Design and layout of buildings shall give consideration to local climatic conditions. For example: • where possible, buildings should take advantage of a north or north-easterly aspect; • western orientation should be avoided; • trees should be planted around the building to create shade, screening and wind breaks. (d) Development should not seriously impede the access of solar radiation to	(b) Not relevant (c) Offices are oriented to the north. (d) complies

Objectives	Comment	Requirements	Comment
		surrounding land and development.	
Signage and Estate Entrance Walls (a) to promote an integrated design approach to all signage in character with the locality and its architectural and landscape features;		(a) Signage within the Employment Area on the individual allotments will be required to comply with the provisions of Part 3 Section 3.1 Penrith DCP 2006. All advertising is required to be: • constructed of high quality, durable materials; • considered in conjunction with the design and construction of buildings; • restricted generally to one sign identifying the name of the occupants and/or products manufactured or produced on the site; and • contained wholly within the site.	(a) Signage is not proposed as part of this application.
(b) to provide a quality entrance statement and signage at each of the entrance points to the Estate;		(b) Decorative masonry entrance walls and high quality Estate signage (indicating the name of the Estate) shall be provided, as shown on Map 2 – Traffic Strategy, at the following entrance points to the Erskine Park Employment Area: • the intersections of Mamre Road and Erskine Park Road; • on Erskine Park Road for south-bound traffic leaving the Erskine Park residential area; • the intersection of Mamre Road and the proposed Western Access Road; and • on Lenore Lane at the future eastern entrance to the estate at	(b) None proposed as part of this application.

Objectives	Comment	Requirements	Comment
		Ropes creek when the link to the Western Sydney Orbital is constructed.	
(b) to prevent the proliferation of signs;		(c) The entrance walls and signage referred to in (b) above are to be funded by contributions levied under the Section 94 Contributions Plan for the Erskine Park Employment Area. The proposed works for the Ropes Creek entrance to the estate will however be funded by a separate, second account within the Section 94 Contributions Plan for this estate.	(c) Not relevant
(d) to minimise the visual impact of signage, to prevent distraction to motorists and minimise the potential for traffic conflicts;		(d) Any business directory signage installed by developers shall be of a high quality and shall have a consistent design throughout the Estate.	(d) Not relevant
(e) to permit the adequate display of information concerning the identification of premises, the name of the occupier and the activity conducted on the land; and (f) to encourage a co-ordinated approach to advertising where multiple occupancy of sites occur.		(e) The official name of the Estate shall be determined by Council in conjunction with landowners /developers and shall be utilised in a marketing/promotions campaign for the Estate.	(e) Noted
Lighting (a) To provide adequate security lighting for business establishments, whilst ensuring		(a) External lighting shall be designed to ensure that light is wholly contained	(b) Lighting associated with the project will comply with Australian Standard

Objectives	Comment	Requirements	Comment
there is no adverse impact upon the use and enjoyment of adjoining premises and surrounding areas, particularly residential and rural areas; and		within the property boundaries; and	AS 4282(INT)-Control of Obtrusive Effects of Outdoor Lighting and will be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.
(a) To provide suitable lighting along the road network of the Employment Area to enhance landscaping.		(b) Full details of proposed lighting shall be submitted with the development application.	(b) It is proposed that lighting will be identified at CC stage. This is considered appropriate given the location of the buildings in relation to adjoining residential areas and high volume roads.
Fencing (a) to ensure that the security needs of the development are satisfied in a manner which complements landscape design and streetscape quality.		(a) No fencing other than a low ornamental type may be erected at the front site boundary. Should an applicant elect to use high security fencing, such fencing must be located either behind the landscape setback or alternatively within the landscaped area midway between the site front boundary and the building line; and	(a) Diplomat style black powder coated fencing to a height of 2.1 metres is proposed to street frontages consistent with other approved development on the Connect @ Erskine Park site. Chain wire fencing is proposed along other site boundaries.
		(b) Security fencing shall generally be of an "open" nature. Consideration should be given to dark colours, such as green plastic coated mesh fencing, which blend better with screening vegetation than galvanised wire.	(b) See above
Services (a) To ensure that adequate services are available to facilitate development; and		(a) Sydney Water will be made for the provision of water and sewerage services;	(a) Appropriate applications will be made to servicing authorities. This can be managed by way of conditions of consent.

Objectives	Comment	Requirements	Comment
(b) To ensure the co-location of services where possible.		(b) Integral Energy have been made for the supply of electricity; (c) Arrangements satisfactory to the relevant telecommunications services; (d) Council have been made for the drainage of land.	(b) As above (c) As above (d) Refer to Annexure 4.
Part 6: ***Environmental Quality*** *Noise Pollution*			
(a) to establish design criteria for noise emissions from industrial or other employment-generating development within the Erskine Park Employment Area;	(a) The noise impacts of the proposed storage and distribution facility are considered in Annexure 9.	(a) Any machinery or activity considered to produce noise emissions from a premises shall be adequately sound proofed so that noise emissions are in accordance with the PoEO Act, 1979.	(a) The requirements of the DCP can be readily achieved in the detailed design of the proposed storage and distribution building. A noise assessment of the proposed development has been undertaken.
(b) to establish acoustic environmental goals for existing and future adjacent residential areas; and	(b) All building works to be undertaken for infrastructure, site regrading, servicing and landscaping works are to comply with the appropriate EPA construction noise level criteria.	(b) The use of mechanical plant and equipment in the 4(e1) zone may be restricted. Developers in all zones should ensure through design of their development that no offensive noise is emitted.	(b) Discussed above. No buildings are proposed within the 4(e1) zone. A minor part of the southern access driveway to Site H3 is located in this zone.
(c) to establish noise contributions for individual allotments within the employment zones when related to residential boundaries.	(c) The acoustic assessments comments on the desired noise criteria for the site and the likely generation of noise resulting from the proposal.	(c) Where it is considered likely that a development may cause an adverse impact on nearby rural or residential area, a noise impact statement from a qualified acoustical engineer will be required to be submitted to Council for consideration with the Development Application. A noise impact statement will need to demonstrate that the proposed development will not create any adverse impact.	(c) Noise impact statement provided identifying appropriate noise criteria for operations on the sites.

Objectives	Comment	Requirements	Comment
		(d) All development shall comply with Council's DCP on Environmental Noise and relevant EPA guidelines.	(d) Refer to acoustic report in Annexure 9.
		(e) An acoustic design report shall be required for developments that are likely to generate high noise levels or which are those specified in the Environmental Noise DCP.	(e) Report prepared.
Waste Management (a) to ensure that new development demonstrates appropriate waste management planning; and (b) to establish appropriate means of waste avoidance, reuse, recycling/reprocessing and disposal in the construction phase and ongoing use of the site.	Waste management associated with the use has been addressed by the waste management plan contained in Annexure 8.	(a) Compliance with the requirements of the Penrith DCP 2000 – Controls for the Management and Minimisation of Waste. (b) A Waste Management Plan shall be submitted for DAs involving building works. (c) Incinerators will not be permitted. (d) Adequate storage for waste materials shall be provided on site (e) Proposed arrangements for waste removal submitted with DAs.	A Waste Management Plan have been prepared for the buildings. Additional plans can be prepared prior to the commencement of construction and prior to the occupation of the buildings by a specific use.
Soil Erosion and Sediment Control (a) to reduce the amount of sediment and contaminated water flowing from sites; (b) to minimise site disturbance during construction and the end land use; (c) to, where possible, preserve existing vegetation from damage or removal; and (d) to encourage prompt rehabilitation of development sites by use of revegetation strategies.	The proposed site works will incorporate appropriate erosion and sedimentary controls. Procedures will be adopted to ensure that contaminated water does not flow from the site, that existing vegetation is protected and that site disturbance is minimised. Refer to the Civil Works Reports prepared for the buildings.	(a) Compliance with the controls of Penrith Erosion and Sediment Control DCP and accompanying Code of Practice for Soil Erosion and Sediment Control. (b) Development consent will not be issued unless Council is satisfied that appropriate sediment control measures will be implemented during the construction phase of the	Soil erosion and sediment control policies and procedures are addressed in the report prepare by Hyder Consulting.

Objectives	Comment	Requirements	Comment
		development.	
Air Pollution (a) to maintain existing air quality and improve local air quality where possible; and (b) to ensure future development does not adversely affect existing air quality.	Details of the existing air quality in the St Marys region are contained in the Environmental Assessment. The patterns of air quality throughout the year are shown and are considered to be representative of the Erskine Park area. The proposed use of the building included in the project application is for storage and distribution. This is not expected to generate air pollution. Pollution generation from developments on the site will be taken into account during the assessment of future applications for industrial uses.	(a) The emission of air impurities is to be controlled and limited to the standards allowed by the PoEO Act. (b) Applicants may be required to provide information detailing the potential impact of their development on air quality in the region. (c) An assessment of the merits of the proposal will be made at the DA stage. However, applications should be able to demonstrate that the most efficient means of minimising emission are being utilised.	Application is made for the use of the buildings for the purpose of warehousing. As this is the case, air quality of the area is not likely to be significantly affected by the proposed development. Where emissions may be made by site vehicles and the like, these emissions will be controlled in accordance with the PoEO Act. Site construction works do have the potential to create dust distance over the site and produce vehicle emissions, however, with suitable site practices these air impurities can be minimised.
Storage, Transportation and/or Processing of Chemical Substances (a) to ensure that the use, storage or transportation of any chemical substances do not have any detrimental impact on the environmental quality of the surrounding area; and (b) to ensure any proposed development involving the storage, transportation and processing of chemical substances shall have regard to the requirements of State Environmental Planning Policy No. 33 – Hazardous and Offensive Development	No application is made for the development for uses that involve the storage, transportation or processing of any chemical substances.	Various details are required as stipulated in the DCP for any application involving the storage, transportation and/or processing of chemical substances.	No application is made for the development of any proposed building pad for uses that involve the storage, transportation or processing of any chemical substances.

Objectives	Comment	Requirements	Comment
Stormwater Pollution Control (a) to protect and maintain water quality in the Employment Area catchment; and (b) to ensure that industrial developments are designed to prevent pollutants entering the stormwater disposal system.	The Stormwater Plans prepared by Hyder Consulting address the generation and quality of stormwater across the site.	(a) Developments shall be designed so that all liquid waste and spillage are contained and properly disposed of. (b) Only clean and unpolluted water shall be allowed to enter Council's stormwater disposal system.	(a) No spillage of liquid waste is likely from the proposed development. (b) The Stormwater Plan adopts criteria for the pollutant treatment of stormwater.
Energy Conservation (a) to encourage development designed to minimise energy usage; and (b) to encourage development to consider the application of energy efficient technology and systems.	To the largest extent possible, the proposed layout of the facilities have been designed to be energy efficient.	(a) Development must demonstrate that the following have been taken into account: a. Potential for effluent re-use; b. Water minimisation techniques, including water recycling; c. Waste minimisation techniques, including recycling.	The report prepare by Hyder Consulting has identified opportunities for recycling rainwater for use in irrigation fire fighting and other non-potable uses.
Contaminated Land (a) to identify contaminated land; and (b) to encourage the proper management of such land.	Investigations undertaken by HLA-Envirosciences in their Phase 1 Environmental Site Audit prepared for the entire CSR Erskine Park Estate have shown the site is clear of any contaminated material to a standard suitable for the proposal and subsequent use for industrial activities.	(a) Contaminated land is land which represents or potentially represents an adverse health or environmental impact because of the presence of potentially hazardous substance. Development Applications for contaminated land will be assessed in accordance with the provisions of the Environmental Planning and Assessment Act (Contamination Land) 1996. (b) Contaminated land shall be required to be remediated prior to development proceeding on site.	The development has been assessed against compliance with SEPP 55 in the EA.

Objectives	Comment	Requirements	Comment
		Remediation shall involve the treating and/or mitigation of the contaminants.	
Trading/Operating Hours of Premises (a) to ensure the amenity of adjoining residential and rural areas is preserved; and (b) to ensure the Employment Area is provided the flexibility in trading/operating hours to ensure it is competitive and productive.	Proposed hours of operation of the proposed warehouse facility on Site H3 are from 7am to 5pm, 7 days per week. In relation to amenity impacts of noise generation on adjoining residential and rural areas, an Acoustic Assessment Report has been prepared by iAcoustic to confirm that the operations of the new facility will not impact upon any nearby sensitive uses.	(a) Construction works (all development) shall generally be restricted to the following: a. Monday to Friday: 7am – 6pm b. Saturday: 7am – 1pm c. No work on Sundays or Public Holidays (b) The hours of operation of a premises shall be dealt with on a merits basis.	(a) The hours of construction work will not exceed the nominated hours of the DCP without prior approval of Council and the DEC. (b) The approved hours of operation for the building on the site is 24 hours a day, 7 days per week. Acoustic Assessment Report prepared by ERM accompanying the concept plan demonstrates that the proposed facility will not incur any disturbance to existing sensitive uses in the vicinity. This report and the concept plan approval set the noise criteria to be set during construction and operation.
Part 7: ***Biodiversity*** *Biodiversity Management Strategy* (a) to promote the conservation or urban bushland in accordance with the aims and objectives specified in Clause 2 of Penrith Local Environmental Plan 1994 (Erskine Park Employment Area); (b) to protect and preserve native vegetation and biological diversity in the Erskine Park Employment Area in accordance with the principles of ecologically sustainable development; (c) to retain native vegetation in parcels of a	The proposal has regard to the adoption of the EPEA Biodiversity Strategy 2005 by the DECC and the subsequent Biodiversity management Plan prepared to implement the strategy. This corridor strategy aims to protect, preserve and enhance existing core areas of vegetation in a large and wide area in accordance with ecologically sustainable development	(a) Where a development is located within, or may otherwise affect an area of native vegetation, the following information will be required to accompany a DA: • Vegetation survey of the land undertaken by a qualified person; • Fauna survey of the site undertaken by a qualified	(a) All trees have been removed as part of the subdivision and bulk earthworks for the site.

Objectives	Comment	Requirements	Comment
size and configuration which will enable the existing plant and animal communities to service in the long term; (d) protect and enhance habitat for threatened species and endangered ecological communities; and (e) maintain and enhance corridors for fauna and flora.	principles. The biodiversity corridor under the EPEA Strategy differs from that indicated on Map 3 of the DCP. The revised strategy achieves the objectives of the DCP notwithstanding it applies to a different area than that shown in Map 3.	person; • An "eight part test"; • A Plan of Management for the land containing the native vegetation outlining how it is proposed to be conserved and managed in the future.	
		(b) No clearing of native vegetation should occur within biodiversity areas or biodiversity corridors as identified in Map 3 of the DCP, unless otherwise permitted by Clause 17 of Penrith LEP 1994 (Erskine Park Employment Area).	(b) All trees have been removed as part of the subdivision and bulk earthworks for the site.
		(c) Plans of Management for native vegetation should ensure that biodiversity areas and adjoining land retain dominant native species and allow natural processes to continue. Management of biodiversity areas should have regard to the value of the vegetation as fauna habitat.	(c) All trees have been removed as part of the subdivision and bulk earthworks for the site.
		(d) Areas of native vegetation (desirable minimum width of 100 metres) with a width-to-length ratio as small as possible, should be retained or allowed to naturally regenerate so as to provide fauna habitat.	(d) Land disturbed by the proposed site works within the biodiversity area under the application will be regenerated with natural vegetation consistent with the Biodiversity Management Plan.

Objectives	Comment	Requirements	Comment
		(e) Where land disturbance occurs, natural regeneration is the preferred method of rehabilitation.	(e) All disturbed areas nominated for vegetation retention and rehabilitation will be suitable regenerated by proposed replanting with indigenous vegetation to ensure the natural landscape is preserved.
		(f) Locally indigenous species should be used for revegetation and restoration of native bushland.	(f) Locally indigenous species will be used in the rehabilitation of disturbed areas.
		(g) Measures are to be taken to avoid fragmentation of vegetation in biodiversity and biodiversity corridors areas by roads, tracks, services, and the like.	(g) No fragmentation of the proposed biodiversity corridor is planned.
		(h) Road signs should be erected where corridors cross roads to alert motorists to the significance of fauna at these sites.	(h) Not applicable.
		(i) Non-essential roads and tracks in biodiversity corridors are to be closed and rehabilitated.	(i) Not applicable.
		(j) Local native seed and other plant material is to be collected for rehabilitation works and propagation of subsequent landscape works.	(j) Subject to agreement by the DECC, native propagation is to occur by seed collection.

Objectives	Comment	Requirements	Comment
		(k) All buildings and improvements adjoining biodiversity areas should be located so as to minimise risk of loss from wildfire.	(k) The proposed building has been designed to provide separation from the source of fire and a perimeter road provides access to the rear (southern side) of the building.
		(l) Riparian regeneration corridors are to be established along the two creeklines.	(l) Although the proposed development is not aligned along either South Creek or Ropes Creek, an unnamed creek within the development zone is to be relocated.
Part 8: ***Landscaping*** <u>*Landscape Design*</u> (a) to retain and enhance locality and regionally significant cultural and ecological values; (b) to create a landscape character and amenity that is appropriate to the scale and nature of the development; and (c) to develop an overall landscape that is derived from natural and cultural features contained within the site and immediate environs.	Landscape plans for Site Area H are provided in Annexure 2.	(a) Existing trees are to be retained wherever possible. The siting and layout of a development at the initial concept stage must consider the location of trees with a view to their preservation. (b) The existing vegetation to be retained must be protected from soil compaction, root, trunk and limb damage, soil contamination and changes in surface level that will affect the health of the specimen. (c) Protection measures are to be installed prior to the commencement of any earthworks. A manproof, sturdy and durable chainwire fence of sufficient height shall be erected 1 metre beyond the dripline of each specimen for the full circumference of all vegetation to be protected.	All trees have been removed as part of the subdivision and bulk earthworks for the site

Objectives	Comment	Requirements	Comment
Landscape Areas (a) to provide functional areas of planting that enhance the presentation of a building; (b) to screen undesirable views; (c) to reduce building energy consumption; (d) to provide outdoor staff amenity facilities; (e) to select tree species that are "low maintenance" planting to reduce the impact of green waste; (f) to provide wildlife habitats; and (g) to contribute to the overall character of the locality.	Landscape plans for Site Area H are provided in Annexure 2.	(a) A framework planting of endemic canopy and shrub species is to be established for all developments. Consideration to be given to features such as bird attracting qualities, aromatic foliage and flowers, and habitat value as well as visual qualities, site suitability, and proximity to biodiversity areas or corridors. (b) Smaller scale and less visually prominent planting may include species that are not endemic to the area. This does not apply to development adjoining Biodiversity Areas or within or adjoining Biodiversity Corridors. (c) Property entrances may be highlighted with feature planting and need not be limited to endemic species. (d) Plant species should be carefully selected to meet service authority requirements in easement locations. (e) Plant materials in car parks should be used to provide shade, ameliorate views of large expanses of paved areas and cars, and to identify entrances to carparks. (f) Trees in carparks should be given sufficient area for root development. (g) Narrow strips of landscaped area between an allotment boundary and building, or between parking areas and a building should be avoided. (h) Island planting beds should be	The Landscape Concept Plans in Annexure 2 have included detailed planting schedules which provide for replanting of suitable shrubs, understorey and canopy species.

Objectives	Comment	Requirements	Comment
		interspersed throughout large parking spaces areas. Planting should consist of ground covers, shrubs to 1 metre, shade producing and canopy species. (i) Plant material should be a mix of super-advanced, advanced and normal nursery stock that will provide a quick effect especially in visually prominent areas. (j) Groundcovers should be considered as a grass alternative in areas not specifically designed for pedestrian use. (k) Building street facades should be complemented with appropriate enframing or screening vegetation. (l) Consideration should be given to solar access and energy conservation, with the appropriate use of deciduous trees. (m) Paving, structures and wall materials should complement the architectural style of buildings on the site and be of local origin where possible. Materials should cause minimal detrimental visual impact, and the use of subtle coloured materials and blocks of brick paving is encouraged.	

5. ENVIRONMENTAL ASSESSMENT

5.1 Relationship to Surrounding Development

The proposed development will result in no significant change to the relationship of the site to surrounding land. The site has been designed and developed for industrial purposes and will by used for this purpose which is consistent with the zoning of the land and the approved concept plan.

5.2 Environmental Assessment Requirements

5.2.1 Layout and Design

An assessment of the compliance of the development with the EPEA DCP was contained in Appendix 16 of the EA accompanying the project application and are discussed further above in relation to the modifications. The modifications to the buildings on Site H remain generally consistent with the provisions of the DCP. The site layout, access and manoeuvring, landscape design and materials and finishes are all consistent with the DCP.

The revised site layout for Site H results in three separate buildings. The two buildings included in this application have been designed in a manner which is consistent with the concept plan approval. The implications of the modifications proposed as part of this application are consistent with the implications of the approved concept plan as modified.

5.2.2 Traffic and Parking Impacts

The traffic and access implications of the proposed development have been considered in the Traffic Impact Assessments for Buildings H1 and H3 prepared by TRAFFIX Traffic and Transport Planners (Annexure 6).

Under the existing concept plan approval, Site H has an area of 9.83 hectares with a building area of 46,000 square metres. The site area was assumed to have an inherent generation of 15 trips per hectare per peak hour for the industrial use, which included both warehouse and factory uses, as adopted by the RTA. These two uses were assumed to in an equal proportion when anticipating the onsite traffic generation, with ancillary office space representing 6.4 per cent of this floor area.

The proposed modifications to the approved development on Site H will result in a reduced level of traffic due to the following:

- The proposed buildings have an area of 26,675 square metres, which is less than the approved 46,000 square metres. The future on Site H2 is likely to have a gross floor area of approximately 5,600 square metres;
- The application is for warehouse uses, which typically have a lower level of generation than manufacturing uses; and

- The buildings include 800 square metres of ancillary office space, which is only 0.03 per cent of the floor area and less than assumed in the approved concept plan, which this application seeks to modify.

The detailed traffic implications and site access design requirements have been considered by the Traffic Impact Assessment reports. Their recommendations are listed below:-

Building H1

- *the site enjoys excellent access to and from the arterial road network, using the road network that has been developed within the EPEA;*
- *the predicted traffic generation rates that have been adopted are those outlined by Penrith Council and the RTA for the design of the key intersections in the vicinity of the site for full development in 2016. Accordingly the proposed development will generate approximately 40 vehicles per hour and this is moderate and will have no unacceptable impact on the predicted level of service or delays at any intersections. That is, the road network has been designed with this level of traffic activity in mind;*
- *the proposed parking supply of 100 spaces lies within the range of Council's rate (147 spaces) and the RTA's requirements (46 spaces). In addition a further 33 spaces have been set aside for future construction if required;*
- *the proposed access arrangements are satisfactory. In addition, cars and trucks have been physically segregated to maximise safety;*
- *the internal design complies with the requirements of both AS 2890.1 and AS 2890.2. The car park operation has also been assessed using the computer program AutoTurn, as permitted by AS 2890.1, and operates safely and efficiently, and*
- *the internal circulation aisles and loading areas have also been assessed using the AutoTurn program and these similarly operate safely and efficiently and are considered supportable.*

It is therefore concluded that the proposed development is supportable on traffic planning grounds and the proposed development will operate satisfactorily.

Building H3

- *the site enjoys excellent access to and from the arterial road network, using the road network that has been developed within the EPEA;*
- *the anticipated generation of the site is 49 vehicle trips per hour during the AM peak period (45 in and 9 out) with the reverse in the PM peak period with reduced volumes at other times;*
- *the predicted traffic generation is comparable to the parameters adopted by Penrith Council and the RTA for the design of the key intersections in*

the vicinity of the site for full development in 2016. Accordingly the proposed development will have no impact on the predicted level of service or delays on these intersections which will operate satisfactorily;

- *the proposed parking supply of 80 spaces is lies within the range of Council's rate (130 spaces) and the RTA's requirements (43 spaces). Furthermore, the parking requirements for the tenant are well established and the proposed allocation will more than meet the needs for both staff and visitor parking at all times;*
- *the proposed access arrangements are satisfactory. In addition, cars and trucks have been physically segregated to maximise safety;*
- *the internal design complies with the requirements of both AS 2890.1 and AS 2890.2. The car park has also been assessed using the computer program AutoTurn, as permitted by AS 2890.1, and operates safely and efficiently, and*
- *the internal circulation aisles and loading areas have also been assessed using the AutoTurn program and these operate safely and efficiently and are considered supportable.*

It is therefore concluded that the proposed development is supportable on traffic planning grounds and the proposed development will operate satisfactorily.

5.2.3 Soil and Water Impacts

A detailed Stormwater Concept Plan was prepared by Brown Consulting to accompany the approved concept plan and Stage 1 project approval. This identified the strategy for managing stormwater across the site.

A report has been prepared by Hyder Consulting to accompany the stormwater management plans for the Project Application for Site Area H. Details of erosion and sediment controls and rainwater harvesting are included in the plans/report in Annexures 2 and 4.

The approved stormwater management plan envisaged all runoff to pass through a into the detention facility below a parking area in the south west corner of the site with a discharge into a swale to the west of the site. The proposal for three buildings in the site and the need to accommodate rainwater harvesting storage on the site require an adjustment to this strategy with the required detention and rainwater storage to be provided in conjunction with each building. The general principles of the stormwater management system remain the same. Additional discharges to the realigned creek within the biodiversity corridor are required, which, under the terms of the easement, requires the approval of the Minister for Planning. Three additional discharge points are required, with one of these planned to be integrated with an existing discharge point. These additional discharges will be designed and constructed in a manner similar to the existing structure.

These works within the biodiversity corridor are likely to require the removal of newly planted species planted as part of the Biodiversity Management Plan works. Areas to be disturbed will

be replanted using the same methods and processes outlined in the Biodiversity Management Plan for the biodiversity corridor.

On site detention, rainwater harvesting and water quality controls are proposed as outlined in Annexure 4 and Section 3.

5.2.4 Noise Management

An acoustic impact assessment of the proposed modifications has been undertaken by iAcoustics and is contained in Annexure 9. This report identified the key noise issues as being construction noise, noise from earthworks, road traffic noise, operational noise (such as on-site truck movements and loading/unloading at the docks); noises from increased traffic to and from the site during construction and operation and cumulative noise from all existing and proposed industrial operations as part of the complex.

The study found that the facility is expected to comply with the relevant operational noise criteria at sensitive residential locations.

There is the potential for noise impacts on surrounding residences. The warehouse and distributions facilities may operate 24 hours a day at peak periods. The approved facility and the concept plan envisages 24 hour operations at Site H. Approximately 350 metres south of the site, beyond the water supply pipeline, is the Emmaus Retirement Village with approved plans for additional accommodation. Further south on Bakers Lane are the Emmaus Catholic College, Trinity Catholic Primary School and Mamre Christian College. Other existing residential receivers include a few isolated properties located north and fronting Lenore Lane.

The noisiest construction works will be within relevant DECC goals at most residential locations, with the exception of predicted exceedance at the closest residences as part of the Emmaus Village expansion. These noise levels represent a maximum of 15 minute intervals and are not representative of daily construction noise anticipated.

The general noise producing operations on site include pallet handling and truck movements. Particularly, on-site trucking activities are a major noise source. Loading docks are located to the north of the buildings and thus are screened from the direction of the residential receivers. Truck access remains from the southern access road.

The potential for 24-hour operation of the facility remains unchanged from the approved Project Application.

Modifications to the Statement of Commitments and to Project Application requirements in Clause 6 of the approval are proposed.

5.2.5 Air Quality Impacts

Air quality impacts have not changed as a result of the modifications proposed. Potential air quality impacts from the modifications to the concept plan have been addressed in a report prepared by ERM Australia as part of the application to modify the uses on site. Impacts

considered are construction impacts, emissions from transport to the site and emissions from manufacturing activity. Air quality impacts of the proposed development are discussed in the report contained in Annexure 10.

The modification does not include the addition of manufacturing activity on the site.

Earthworks are complete and therefore potential impacts from building construction activity are expected to be minimal. Some minor cut and fill works are proposed to achieve the finished floor levels for each respective building. Dust suppression techniques will be used to mitigate impacts on surrounding development.

No point source emissions to the atmosphere will be generated by the warehousing activities proposed. Sources of emissions are anticipated to be limited to vehicles entering and exiting the site and the use of forklifts to move stock. ERM have concluded that the emissions from these sources are anticipated to be negligible. The overall air quality impact of the proposed development is therefore considered to be minor and acceptable.

5.2.6 Visual Impacts

Visual impacts of the proposed modifications are likely to be minimal and consistent with the impacts assessed as part of the Environmental Assessment of the concept plan and stage 1 project application.

There is a change to the approved building form, with the modification from one large building to three smaller buildings improving the bulk and scale of development. The materials, finishes and building design remain of an acceptable quality. Corner office elements have been used increase the visual amenity of the proposed buildings. Glazing contrasts with precast concrete panels with textured finishes. Building H3 (Target) has been designed to address the eastern elevation to Templar Road. The general design and siting of buildings, landscaping, signage and lighting are generally consistent with Council's EPEA Development Control Plan with departures considered justified in the circumstances as discussed in Section 4.

6. DRAFT STATEMENT OF COMMITMENTS

6.1 Introduction

Under Section 75F(6) of the EP&A Act, a Proponent may be required to include a draft Statement of Commitments within the Environmental Assessment, outlining the measures the Proponent is prepared to make in respect of environmental management and mitigation at the site. The draft Statement of Commitments for the project below specifies how the project will be managed to minimise potential impacts both during construction and operation. This Statement of Commitments has been amended to have regard to the modifications contained in the application to modify the approved concept plan as described in the Environmental Assessment report prepared by BBC Consulting Planners dated May 2008.

6.2 General

A. The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planners dated 24 August 2006, including accompanying appendices, the Environmental Assessment report prepared by BBC Consulting Planners dated May 2008 for a modification to Concept Plan Approval No 06_0216 and the Environmental Assessment report prepared by BBC Consulting Planners dated December 2008 for a modification to Project Approval No 06_0208.

B. The development will be undertaken generally in accordance with the following drawings:

Plan No.	***Plan Name***	***Revision***
Concept Plan, *prepared by GPT*		
GP-LE-MP-030	Concept Plan	A
Subdivision Plan, *prepared by Lean and Hayward Pty Ltd*		
75793.01.P34	Plan of Proposed Subdivision of Lot 5	B
Stage 1 Building H1 Storage and Distribution Facility Drawings, *prepared by Sppace Design*		
DA-000	Cover Sheet Location Plan	A3
DA-001	Site Plan	A3
DA-002	Fencing Plan	A2
DA-010	Facility Overall Floor Plan	A2
DA-100	Office Floor Plan	
DA-120	Roof Plan	P3
DA-200	Elevations	P4

DA-201	Office Elevations	P3
DA-211	Section	P3
DA-500	Indicative Perspective	P1
Stage 1 Building H3 Storage and Distribution Facility Drawings, *prepared by Sppace Design*		
DA-000	Cover Sheet Location Plan	A3
DA-001	Site Plan	A3
DA-002	Fencing Plan	A2
DA-010	Facility Overall Floor Plan	A2
DA-100	Office Floor Area	A
DA-200	Elevations	A2
DA-201	Office Elevations	A
DA-211	Section	A1
Bulk Earthworks Drawings, *prepared by Brown Consulting (NSW) P/L*		
W03033.12 - DA 101	Overall Engineering Plan	01
W03033.12 - DA 102	Bulk Earthworks Plan	07
W03033.12 - DA 103	Bulk Earthworks Section 1	05
W03033.12 - DA 104	Bulk Earthworks Section 2	05
W03033.12 - DA 105	Bulk Earthworks Section 3	05
W03033.12 - DA 106	Bulk Earthworks Section 4	05
W03033.12 - DA 107	Bulk Earthworks Section 5	05
W03033.12 - DA 108	Bulk Earthworks Section 6	05
W03033.12 - DA 109	Bulk Earthworks Section 7	05
W03033.12 - DA 110	Erosion and Sediment Control Plan	05
W03033.12 - DA 111	Erosion and Sediment Control Details	05
W03033.12 - DA 112	Basin 3 Retaining Wall Longsection	02

Streamworks Drawings *prepared by Brown Consulting (NSW) P/L*		
W03033.12 - DA 201	Southern Creek Overall Plan – South Eastern Reach	07
W03033.12 - DA 202	Southern Creek Plan and Longsection CH 0- 345	07
W03033.12 - DA 203	Southern Creek Plan and Longsection CH 330 – 675	07
W03033.12 - DA 204	Southern Creek Plan and Longsection CH 660 – 919.2	07
W03033.12 - DA 205	Southern Creek, Creek 02 Plan and Longsection	07
W03033.12 - DA 206	Southern Creek, Creek 03 Plan and Longsection	07

W03033.12 - DA 207	Access Road and Swale Lot 3 & 4 Plan, Swale Longitudinal Section	07
W03033.12 - DA 208	Southern Creek, Typical Sections	07
W03033.12 - DA 209	Southern Creek, Creek Sections CH 0 - 75	07
W03033.12 - DA 210	Southern Creek, Creek Sections CH 90 – 180	07
W03033.12 - DA 211	Southern Creek, Creek Sections CH 195 - 255	07
W03033.12 - DA 212	Southern Creek, Creek Sections CH 270 – 375	07
W03033.12 - DA 213	Southern Creek, Creek Sections CH 381.428 - 450	07
W03033.12 - DA 214	Southern Creek, Creek Sections CH 465 – 512.405	07
W03033.12 - DA 215	Southern Creek, Creek Sections CH 525 – 630	07
W03033.12 - DA 216	Southern Creek, Creek Sections CH 645 – 750	07
W03033.12 - DA 217	Southern Creek, Creek Sections CH 765 – 840	07
W03033.12 - DA 218	Southern Creek, Creek Sections CH 855 – 901.224	07
W03033.12 - DA 219	Southern Creek, Creek Sections CH 904.716 – 926.631, Pool and Riffle Detail	07
W03033.12 - DA 220	Southern Creek, Branch 2 Cross Sections	07
W03033.12 - DA 221	Southern Creek, Branch 3 Cross Sections	07
Stormwater Concept Plan Drawings, *prepared by Brown Consulting (NSW) P/L*		
W03033.12 - DA 301	Overall Plan	03
W03033.12 - DA 302	Road 1 Cul-de-sac Plan and Drainage Longsection	03
W03033.12 - DA 303	Road 1 Detention and Biofiltration Basin Plan	03
W03033.12 - DA 304	Road 1 Longsection and Basin Details	03
W03033.12 - DA 305	Pipe Outlet Plan and Details	03
W03033.12 - DA 306	Detail Plan, Longitudinal Section CH 1110 – 1368.15 for Lenore Lane Channel Ultimate Design	03
W03033.12 - DA 307	Detail Plan, Longitudinal Section CH 1110 – 1368.15 for Lenore Lane Channel Interim Design	03
W03033.12 - DA 308	Typical Stormwater Control Basin, Pad 4	03
W03033.12 - DA 309	Typical Stormwater Control Basin, Pad 5	03
W03033.12 - DA 310	Typical Stormwater Control Basin, Pad 7	03
W03033.12 - DA 311	Typical Stormwater Control Basin, Pad 8	03
W03033.12 - DA 312	Typical Stormwater Control Basin, Pad 9	02
Landscape Plans, *prepared by John Lock and Associates*		
1219 LP 01 (Rev D)	Landscape Plan, Creek Realignment	

1219 LP 02 (Rev D)	Landscape Section and Details	

C. The Proponent will develop a program of informing key stakeholders including the Department of Planning, Department of Natural Resources, Department of Environmental and Conservation and Penrith City Council, of demolition, excavation and construction staging and activities throughout the development process.

6.3 Further Approvals

A. The Proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.

B. The Proponent will obtain a Construction Certificate prior to the implementation of the engineering and building works.

C. Prior to the issue of a construction certificate for the proposed storage and warehouse building, the proponent will prepare and submit to Penrith Council for approval a landscape concept plan prepared in accordance with Council's Landscape DCP

D. Should Aboriginal objects be found during the works envisaged by the development the Department of Environment and Conservation will be informed (as required by the provisions of the National Parks and Wildlife Act 1974 (NSW)). The Proponent acknowledges that subject to an assessment of the extent, integrity and significance of any exposed objects, applications under either Section 87 or Section 90 of the National Parks and Wildlife Act may be required before work could resume.

6.4 Urban Design

A. Development will take place generally in accordance with design guidelines contained in the Erskine Park Employment Area DCP.

6.5 Environmental Management

A. Prior to construction commencing, the proponent will establish a complaints handling procedure available for community complaints.

B. The proponent will prepare and implement a Construction Environmental Management Plan to outline all environmental management practices and procedures to be followed during the construction of the project. The CEMP is to contain the following plans:

   a. an Erosion and Sediment Control Plan incorporating the principles outlined in the Stormwater Concept Plan prepared by Brown Consulting accompanying the EA;

   b. a Noise Management Plan and Noise Monitoring Program;

c. a Dust Management Plan and Dust Monitoring Program;

d. a Construction Waste Management Plan;

e. a Vegetation Clearing Program incorporating the recommendations of the Flora and Fauna Impact Assessment prepared by HLA Envirosciences accompanying the EA

f. a Salinity Management Plan;

g. a Construction Traffic Management Plan; and

h. a Construction Staging and Management Plan.

C. The proponent will prepare and implement a Operation Environmental Management Plan to outline all environmental management practices and procedures to be followed following the completion of construction. The OEMP is to contain the following plans:

a. a Stormwater Management Plan indicating the means of managing stormwater run-off from the site and from each development site;

b. a water reuse plan indicating means of harvesting rainwater from the site and the uses to which this rainwater will be put;

c. measures to minimise impacts on air quality in accordance with any licensing requirements;

d. a waste management plan to be prepared prior to operations commencing, including trade waste management.

D. The construction contractor will establish a Safety Plan before work commences on-site to detail safe work methods and procedures to be followed on-site and to ensure compliance with OH&S and statutory requirements. Such a plan to address safety risks during demolition, excavation and construction activity, including:-

- stability of adjacent structures;
- excavation support;
- falls from heights;
- protection of the public;
- traffic controls around the perimeter of the site; and
- working with high voltage electrical supply.

6.6 Services

A. The proponent will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.

6.7 Contributions

A. The proponent will pay contributions in accordance with the current S94 Contributions Plan for Erskine Park Employment Area (2005) for the development area as identified in the project application. The payment of contributions may be staged and paid prior to the release of Subdivision Certificate for the site.

6.8 Subsequent Project Applications

A. The requirements of Clause 6 of the approval to Application No 06_0216 being a Concept Plan Approval for the construction and use of a warehouse and distribution complex and associated infrastructure granted by the Minister on 1 March 2007 shall be satisfied in relation to subsequent project applications.

7. CONCLUSION

This Environmental Assessment Report has been prepared in relation to an application under S75W of the Environmental Planning and Assessment Act 1979 (the Act) to modify the approval to Application No 06_0208 being the project application for the implementation of Stage 1 works including the construction and use of a warehouse and distribution complex.

The provision of industrial land in the locality will make a significant positive contribution to the economic base and social diversity of the City of Penrith. The modification through an amended building form provides for a range of industrial tenants in the estate and allows for greater flexibility.

An assessment of the impacts of the proposed modifications finds that the conclusions of the environmental assessment of the project application remain valid. These were that, subject to the implementation of appropriate mitigative measures and in particular, those identified in the Draft Statement of Commitments forming part of this Environmental Assessment, the project as modified will not result in any significant adverse long-term social or environmental outcomes.

The Environmental Assessment concludes that the site is suitable for the development envisaged in the project approval as modified and that the project is consistent with the public interest. Any potential negative impacts will be substantially mitigated by the measures outlined in the report and in the approval.

FIGURES