

Chloe Dunlop

From: Masud Hasan <HasanM@liverpool.nsw.gov.au>
Sent: Wednesday, 26 July 2017 4:50 PM
To: Chloe Dunlop
Subject: Modification application for the Warehouse and Distribution Centre (SSD 7155 MOD 2) located at 5-35 Yarrunga Street, Prestons

Follow Up Flag: Follow up
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Hi Chloe,

Thanks for the opportunity to comment on the proposed modification application for the Warehouse and Distribution Centre (SSD 7155 MOD 2) located at 5-35 Yarrunga Street, Prestons. Please find below our submission in relation to the proposed modification and the associated developments on the site.

- The proposed change of use will lose warehouse floor space within the locality and may have economic implications in terms of the surrounding region. The proposed change of use needs to be substantiated by economic benefits. A Social and Economic Impact Assessment is required to scale the comparative economic benefits for the local community.
- 'Car parking' and 'Indoor Recreation Facilities' are prohibited use in the IN3 - Heavy Industrial zone under Liverpool LEP2008. Staff car parking for Warehouse 4 needs to be relocated within the IN1 (General Industrial) zone where it is permissible. This will assist to preserve the demarcation of the two different industrial zones.
- It is recommended not to have direct access to the property from Bernera Road. Utilisation of secondary road is advised for this purpose. A detail traffic impact analysis will be required to support this.
- It is identified that fewer parking spaces are provided in the proposal compared to the car spaces needed as per Council's standard.

Car parking space provisions in the Liverpool DCP :

1 space per 35m² of office space;
1 space per 75m² of warehouse space;
1 space per 22 m² of recreation facilities.

Proposed Development:

Proposed development	Floor space (sqM)	Office space (sqM)	Car space-needed	Car spaces - proposed	Car parking Shortfall
Warehouse 3A	5,000	300	76	32	44
Warehouse 3B	3,335	400	57	27	30
Warehouse 3C	2,665	300	45	23	22
Warehouse 4 – sports & recreation facility	3,000	500	151	124	27
Total	14,000	1,500	329	206	123

					(which is 37% less)
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Provision of less car spaces can be substantiated with the provision of other means of transportation such as adequate availability of public transport options and alternative (eg. active) transport arrangements etc. which is currently not present near the subject site.

- Council is not supporting the proposed wording changes for Development Contributions conditions (B24) and intersection works conditions (C2, C3 and C4). Council also do not support the changes proposed in C15 (Stormwater Drainage works). LCC's (Infrastructure Division) consent to the proposed offset of development contributions should be sought before making this amendment.
- Detail aboriginal cultural heritage assessment is required to measure the impact of the development on the identified archaeological site. A condition might be required in consultation with the OEH.
- Part of the site is impacted by flood risk. A flood impact analysis is required resulting from the proposed changes of use and the proposed reconfiguration of the warehouse and hard stand areas.
- Adequate noise mitigation measures are needed to minimise noise impacts on the residential areas to the south of the Kurrajong Road.
- It is recommended to connect the subject site with the cycle network around the site and to establish connection to the pedestrian and cycle network in the adjacent residential areas. On site cycle storage can be provided to encourage active transportation.
- It is recommended to reduce the visual bulk of industrial development along the Bernera Road frontage through the use of articulation and utilisation of suitable colour scheme.

I trust this information will be of assistance. If you have any questions regarding this matter, please contact myself on (02) 9821 7232.

Kind Regards,

Masud Hasan

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