

2182 Castlereagh Road, Penrith

Statement of Environmental Effects

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2182 CASTLEREAGH ROAD, PENRITH

**Alterations and Additions to Existing Bunnings
Warehouse**

November 2020

Prepared under instructions from
Bunnings Group Ltd

by

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of Bunnings Group Ltd in support of a Development Application made under Part 4 of the Environmental Planning and Assessment Act 1979 for an extension of the existing Bunnings warehouse at the western end of the site and associated minor reconfiguration to the car park and landscaping at 2182 Castlereagh Road, Penrith.

The proposed works are detailed on architectural plans prepared by John R. Brogan & Associates Pty. Limited, Architects Planners and Commercial Interior Designers. The application is also accompanied by the following:

- Assessment of Parking and Traffic Implications: Transport & Traffic Planning Associates
- Civil Package: C&M
- Landscape Plans: John Lock & Associates
- QS Report – WT Partnership

This Statement has been prepared pursuant to section 4.12 of the Environmental Planning and Assessment Act 1979 and clause 50 of the Environmental Planning and Assessment Regulation 2000. The Statement provides an assessment of the development proposal having regard to the relevant legislative context, social, economic and environmental impacts, potential amenity impacts of the development on the surrounding locality and the measures proposed within the application to mitigate such impacts.

The Statement details the proposed development's compliance against applicable environmental planning instruments and development control plans including:

- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

Having regard to the applicable legislative framework, it is considered that the proposed development is consistent with the aims and objectives of the relevant environmental planning instruments and development control plan whilst being compatible with the character of the locality and minimising any potential impacts on the amenity of the adjoining properties.

2.0 SITE DESCRIPTION AND LOCATION

2.1 Locality Description

The site is located within the northern end of the suburb of Penrith which is within the Penrith Local Government Area. The site is within an established industrial precinct which is located to the north-west of the central business district and train station of Penrith.

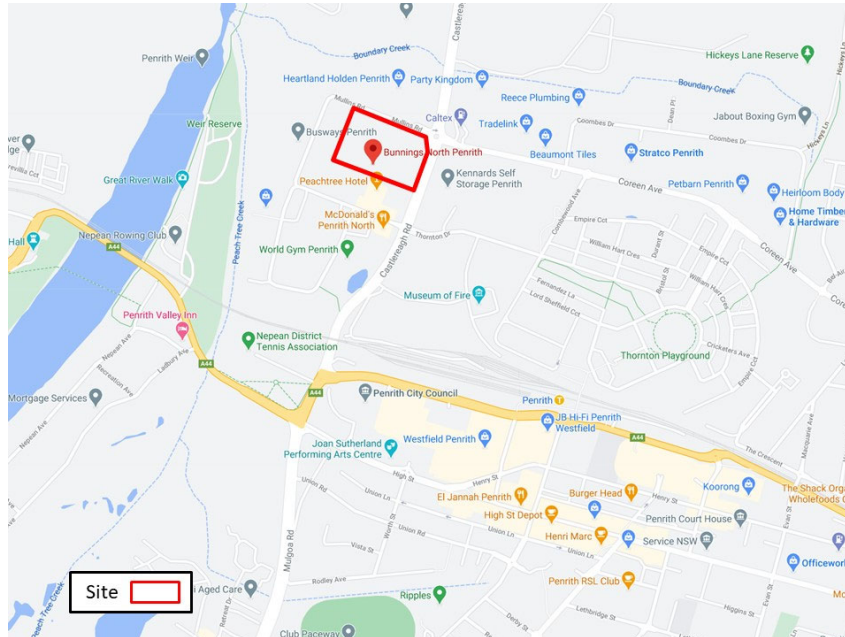


Figure 1:

Site Location:
(Source:
Google Maps)

2.2 Site Description

The site is legally described as Lot 1 in DP 1067795 and is known as 2182 Castlereagh Road, Penrith. The site is located on the south-western corner of the intersection of Castlereagh Road and Mullins Road, although it is noted that the corner of the site to the intersection wraps around a smaller allotment immediately at the intersection which is occupied by a Sydney Water sewer pumping station.

The site is predominantly rectangular in shape with a frontage of approximately 203 metres to Mullins Road to the north, 157 metre to Castlereagh Road to the east, a western side boundary of 188 metres, and a stepped southern boundary with a length of approximately 226 metres. The site has an area of approximately 40,545.8 square metres.

The site is currently occupied by an existing Bunnings warehouse located along the southern end of the site which opened in 2006, which is currently configured with the outdoor nursery at the eastern end, a central warehouse, and a timber trade sales area at the western end. To the north of the existing building is a large hardstand car park on the remainder of the site which is accessed via a primary central driveway along the northern boundary of the site from Mullins Road, whilst a secondary driveway from Mullins Road is located at the western end of the northern frontage. A loop road around the warehouse provides access for deliveries and waste removal which occurs at the rear or southern side of the building

The hardstand car parking area is setback from the front boundaries of the property to provide a landscaped presentation to each road with mature trees. There is also a grassed area residual area at the north-western end of the site which is surrounded by the car park.



Figure 2:

Aerial view of
the site
(Source: Six
Maps,
Department of
Lands)

Photograph 1:

Site as viewed facing
south-east from Mullins
Road





Photograph 2:

The northern side of the existing building on the site and primary central entry point into the warehouse

Photograph 3:

The existing timber trade sales area at the western end of the site



Photograph 4:

The existing nursery at the eastern end of the site



Photograph 5:

The existing secondary driveway from Mullins Road at the western end of the site

Photograph 6:

The existing primary driveway from Mullins Road in the centre of the site



2.3 Surrounding Development

The surrounding area within the visual catchment of the site is industrial in character. The site immediately to the west is currently vacant, whilst the adjacent sites to the south are all occupied by various industrial buildings and uses, other than the site immediately to the south facing Castlereagh Road which is occupied by the Peachtree Hotel.

Opposite to the north across Mullins Road is a Heartland Holden motor dealer facing Castlereagh Road, whilst a storage facility is located to the north west of the site.

Diagonally across the site to the north-east is a petrol station, whilst a petrol station is also located immediately opposite to the east across Castlereagh Road. Further to the south across Castlereagh Road is another storage facility.



Photograph 7:

Existing vacant site
immediately to the
west of the subject site

Photograph 8:

Existing storage facility
immediately to the north
of the subject site and
location of the proposed
works



3.0 DEVELOPMENT PROPOSAL

3.1 Description

The subject development application seeks consent for alterations and additions to the existing Bunnings warehouse as follows:

- The addition of a wing from the existing western end of the building, north towards Mullins Road to provide for a larger Timber Trade Sales area and a Building Materials and Landscape supplies yard;
- Extension of the Timber Trade Sales area to the south with a new associated canopy over the unloading area;
- Addition of entry awning to the existing nursery entry and associated changes to gates, as well as replacement of existing shade sails;
- Associated reconfiguration to car parking as a consequence of the extension to the building including new line marking and directional signage, resulting in a total increase in car parking from 375 to 389 spaces;
- The addition of 5 new "business identification" signs to the building extension.

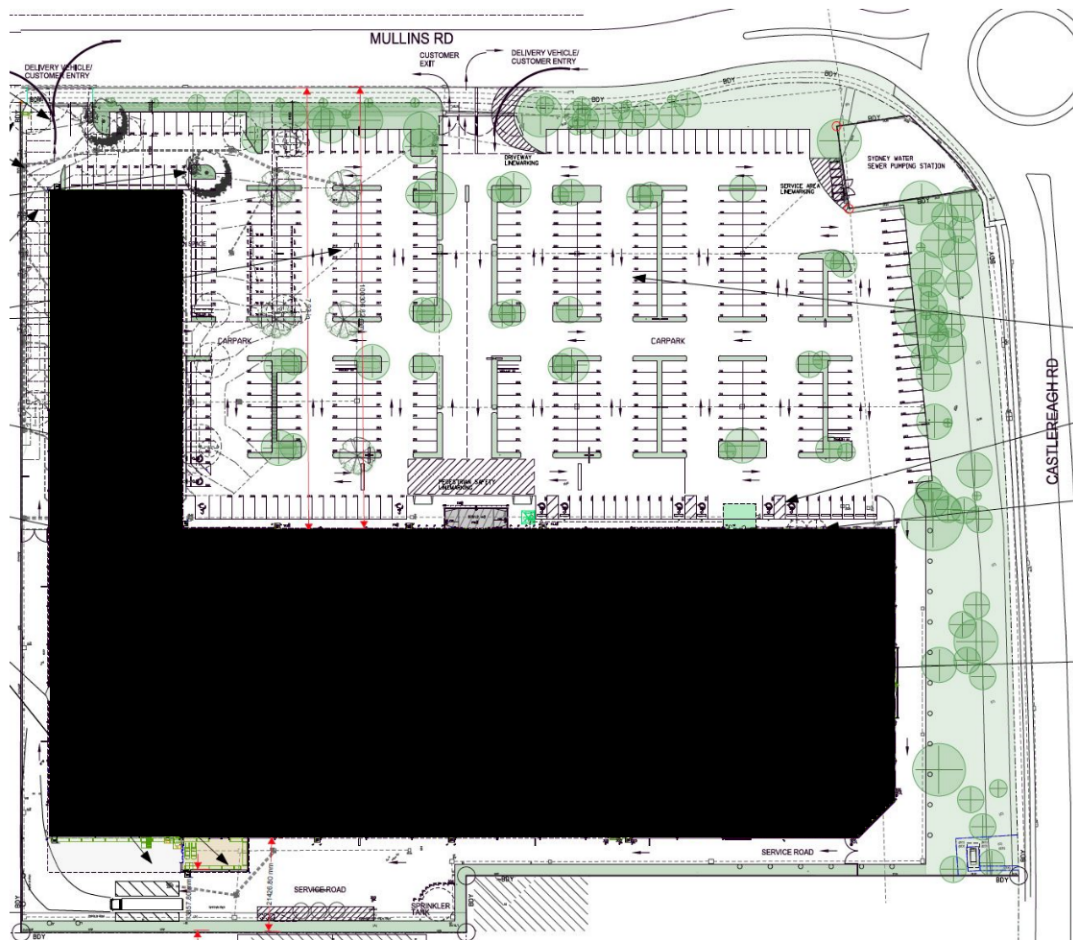


Figure 3:

Proposed alterations and additions to the existing Bunnings warehouse

3.2 Access and Parking

The access to the site and current parking arrangements remain predominantly as existing with only minor reconfiguration to the car parking.

3.3 Civil Works

Minor civil works are required as a result of the proposal including changes in slab levels to accommodate the extension to the warehouse as well as minor excavation and regrading of some levels to allow adjustment to parking area and resurface of the car parking areas as indicated on drawings. The proposed civil engineering works will be designed and constructed in accordance with Council and the relevant Service Authorities standards and requirements, Building Code of Australia and the relevant Australian Standards.

3.4 Tree Removal and Landscaping

The proposed works require the removal of approximately 30 planted trees comprising spotted gum and celtis which are located within the existing car parking area where the building is proposed to be extended. The application is accompanied by a comprehensive landscaping plan prepared by John Lock & Associates which demonstrates a replacement planting regime comprising 7 new replacement trees of 100 litre size, 220 replacement shrubs of 200mm pot size, and 990 new groundcover plants. The new landscape design will ensure that the proposed new building works will remain within a suitably landscaped setting having regard to the industrial character of the site and context.

3.5 Signage

The proposal seeks consent for 5 new wall signs as follows:

Wall	Signs
North	10.793m x 3.412m 'Bunnings Warehouse' 6.074m 'Hammer'
East	10.793m x 3.412m 'Bunnings Warehouse' 6.074m 'Hammer'
West	10.793m x 3.412m 'Bunnings Warehouse'

3.6 Numerical Overview

Element	Existing	Proposed
Site Area	40,545.8 square metres	40,545.8 square metres
Gross Floor Area	10,624.8 square metres	13,255.1 square metres
Floor Space Ratio	0.26:1	0.33:1
Height	9.5 metres parapet height	9.5 metres parapet height
Parking	375	389

Element	Existing	Proposed
Setbacks (approx.)	<ul style="list-style-type: none">Mullins Road: 100 for building, 6m for car parking.South (for western portion) – 22m	<ul style="list-style-type: none">Mullins Road: 19.6m for building, 2.1m for car parkingSouth (for western portion) – 14m

4.0 STATUTORY PLANNING FRAMEWORK

4.1 Environmental Planning & Assessment Act 1979

4.1.1 Section 4.15 Evaluation

In accordance with Section 4.15(1) of the EP&A Act 1979 in determining a development application a consent authority is to take into consideration the relevant matters listed in Section 4.15 (1). Section 4.2 of this report addresses the relevant provisions of the applicable environmental planning instruments as required by section 4.15 (1)(a)(i). Section 4.3 and 4.4 of this report addresses the relevant provisions of the applicable development control plan as required by section 4.15 (1)(a)(i). The remaining provisions of Section 4.15(1) are addressed further in section 6 of this Statement.

4.2 Environmental Planning Instruments

4.2.1 State Environmental Planning Policy No.55 – Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land applies to all land and aims to provide for a State-wide planning approach to the remediation of contaminated land.

Clause 7 of SEPP 55 requires the consent authority to consider whether land is contaminated prior to granting consent to carrying out of any development on that land and if the land is contaminated, it is satisfied that the land is suitable in its current state or will be suitable after remediation for the purpose for which the development is proposed to be carried out.

There is no change of use proposed as part of this application which seeks consent for extension to the existing Bunnings warehouse. Accordingly, it is considered that Council can therefore be satisfied that the site remains suitable for the proposed development.

4.2.2 State Environmental Planning Policy (Infrastructure) 2007

Clause 104 of SEPP (Infrastructure) requires that before granting consent to a development for a commercial premises (the proposal is for 'hardware and building supplies' which is a type of 'retail premises' which falls under the definition of 'commercial premises' in the Standard Instrument) which is 10,000 square metres or above or development that provides car parking for 50 or more motor vehicles, Councils must refer the application to Transport for NSW for comment and must consider the accessibility of the site, including:

- the efficiency of movement of people to and from the site and the extent of multi-purpose trips, and
- the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and
- any potential traffic safety, road congestion or parking implications of the development.

The proposed retail floor area exceeds 10,000 square metres and so the application will be referred to Transport for NSW. The application is accompanied by an Assessment of Parking and Traffic Implications prepared by TTPA which address the relevant traffic issues associated with the proposal.

4.2.3 State Environmental Planning Policy No. 64 – Signage and Advertising

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) aims to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.

SEPP 64 applies to all signage that can be displayed with or without development consent and is visible from any public place or public reserve.

The proposal includes 5 new signs which are characterised as 'business identification signs' pursuant to clause 4 of SEPP 64. Accordingly, Part 3 of the SEPP does not apply to the proposed signs and there is no requirement for referral to the RMS for the proposed signs.

Pursuant to clause 8 of SEPP 64, a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that the signage is consistent with the objectives of the SEPP and that the signage satisfies the assessment criteria specified in Schedule 1 of the SEPP. An assessment of the proposed new wall signs against the assessment criteria specified in Schedule 1 of the SEPP is provided below.

Character of the area

The character of the area surrounding the site is predominantly industrial with large buildings in the immediate vicinity. To ensure compliance with SEPP 64 the proposed signs have been designed to be of a scale which is in proportion with the size of the proposed extension to the existing Bunnings warehouse. The signs are directly associated with the Bunnings use of the site and will serve to provide business identification and public wayfinding. The proposed signs are considered to be appropriate having regard to the context of the site and are consistent with character of each façade of the building.

Special areas

The proposed signs are for a proposed warehouse building which is located within an industrial area. Having regard to the context of the site, the proposed signs will not therefore unreasonably detract from the amenity or visual quality of any environmentally sensitive areas, open space areas, waterways, rural landscapes or residential areas.

Views and vistas

The proposed signs are to be placed upon the walls of the warehouse and will have no impact upon views or vistas in the vicinity of the site.

Streetscape, setting and landscape

When considered in the context of the site which is located within an industrial area, the proposed business identification signage is considered an acceptable addition to the site, setting and landscaping which is generally consistent with the existing Bunnings signage on the site.

Site and building

The proposed signs have been designed to be an integrated element with the architecture of the building and are important elements which introduce visual interest to the warehouse facades. The size of the signs is appropriate with respect to the scale of the building and incorporate a colour and theme consistent with the overall use of the site for a Bunnings warehouse. The proposed signs are considered

acceptable having regard to the location, the scale of the site and building, local context, and generous setbacks of the proposed building.

Associated devices and logos with advertising and advertising structures

The proposed wall signs are to be affixed to the building facades and will be engineered appropriately for structural stability and safety. External lighting is proposed though no related platform is required to be fixed to the sign.

Illumination

The proposed signs will involve small downlights on adjustable fittings which are mounted to the top of the signs pointed down. The downward direction and intensity of the lighting is adjustable if required and as such, the proposed lighting will not result in any unacceptable glare.

The application seeks approval for lighting between the limited hours of 6.00am and 10.00pm seven days. Given that the proposed down lights are simply to illuminate the signs and are fixed downward, the safety of pedestrians, vehicles and aircraft is not impacted upon.

There is no nearby residential accommodation and given the limited hours of illumination and the downward direction of the lighting, the existing amenity of residents will not be detrimentally impacted upon.

Safety

The proposed signs will assist in public safety by clearly identifying the site which will assist in smooth traffic flow into the site from the surrounding streets. The proposed signs will not reduce the safety for vehicles, pedestrians or bicyclists and does not obscure views along the road, footpath or to any public area or safety zone.

4.2.4 Penrith Local Environmental Plan 2010

Zoning and Permissibility

The site is currently zoned IN1 General Industrial pursuant to the Penrith Local Environmental Plan 2010 (WLEP).

The proposal is for alterations and additions to the existing Bunnings warehouse to create a larger timber trade sales area which is defined as a 'hardware and building supplies' premises as follows:

hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

The use of 'hardware and building supplies' is a permissible use in the IN1 General Industrial zone.

Clause 2.3(2) of the WLEP provides that the consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The objectives of the IN1 General Industrial zone are:

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote development that makes efficient use of industrial land.
- To permit facilities that serve the daily recreation and convenience needs of the people who work in the surrounding industrial area.

The proposed alterations and additions to the existing hardware and building supplies use on the site serves to strengthen the capacity of the existing Bunnings warehouse to serve the needs of the community and trade services in the area. The use is of such a type, nature and scale that it should be appropriately located within an industrial area to ensure that it does not detrimentally impact upon other commercial centres in Penrith. The proposal will also provide additional employment opportunities associated with the use of the site.

For the reasons given the proposal is considered to be consistent with the objectives of the IN1 General Industrial zone which applies to the site.

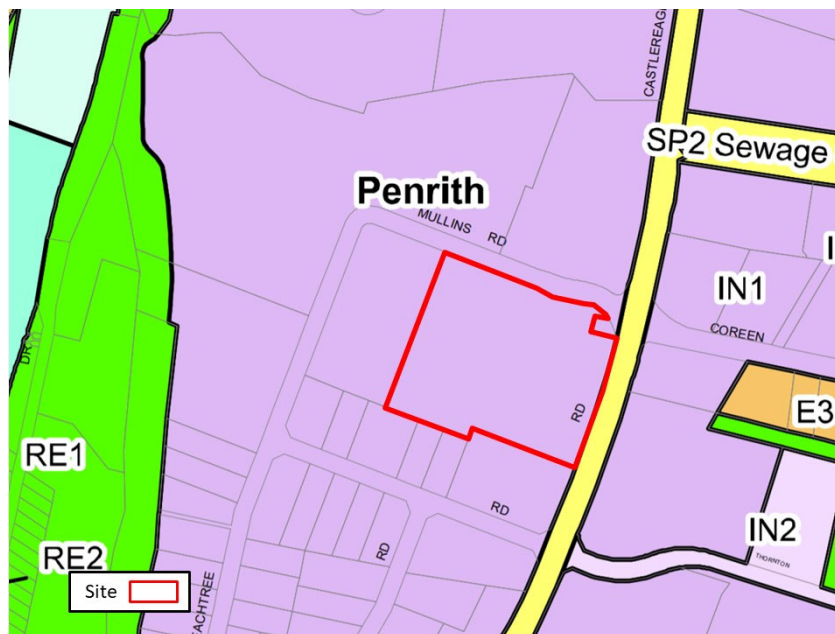


Figure 4:

Extract from
existing PLEP
Land Zoning
Map

Demolition

Clause 2.7 of the PLEP requires development consent to be granted for and prior to the demolition of a building or work. The application proposes the demolition of the existing structures on the site.

Building Height

In accordance with clause 4.3 'Height of Buildings' of the PLEP the height of a building on any land is not to exceed the maximum height shown for the land on the 'Height of Buildings Map'. The maximum height shown for the site is 12 metres as shown in Figure 5. The proposed extension maintains the existing parapet height of 9.5 metres and is compliant with the height control.

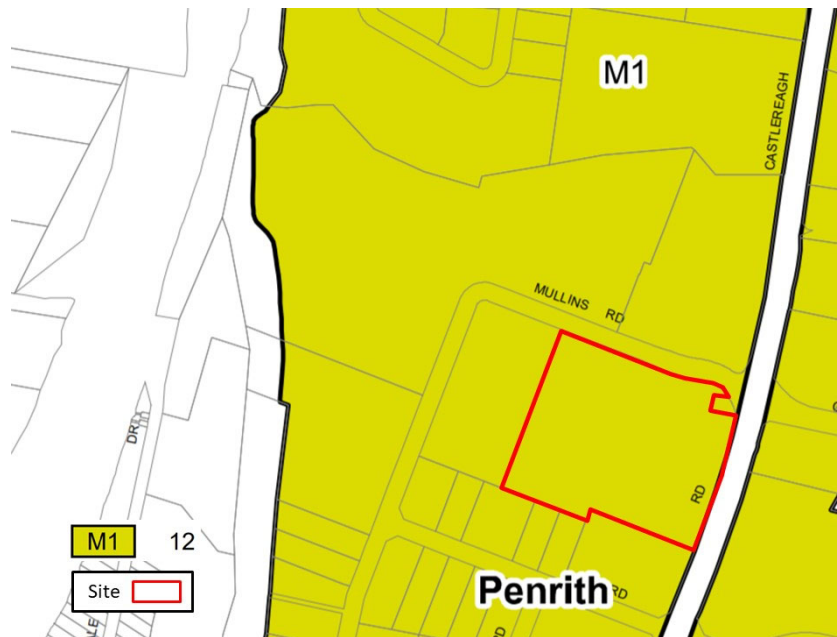


Figure 5:

Extract from
existing PLEP
Height Map

Earthworks

Clause 7.1(3) of PLEP 2010 stipulates that before granting development consent for earthworks, the consent authority must consider the following matters:

- (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality,
- (b) the effect of the development on the likely future use or redevelopment of the land,
- (c) the quality of the fill or the soil to be excavated, or both,
- (d) the effect of the development on the existing and likely amenity of adjoining properties,
- (e) the source of any fill material and the destination of any excavated material,
- (f) the likelihood of disturbing relics,
- (g) the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area,
- (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,
- (i) the proximity to and potential for adverse impacts on any heritage item, archaeological site, or heritage conservation area.

The extent of earthworks proposed are unlikely to result in a significant or adverse disruption of drainage patterns or soil stability at the site as the majority of the works are located above the existing hardstand

surfaces on the site, with only minimal extension to the existing hardstand car park. A detailed stormwater drainage concept plan prepared by C & M Consulting Engineers accompanies the application. Appropriate measures will be employed to ensure that there are no adverse impacts on the watercourse, drinking water catchment or environmentally sensitive land nor will it disrupt or negatively impact on neighbouring land uses or structures with adequate measures proposed to mitigate against potential instability during the construction.

Flood Planning

The subject site is identified on the Flood planning map as being located within a "Flood planning area", as illustrated in Figure 6 below. Accordingly, Clause 7.2 stipulates that before granting development consent, the consent authority must be satisfied in relation to the following matters:

- (a) is compatible with the flood hazard of the land, and
- (b) if located in a floodway, is compatible with the flow conveyance function of the floodway and the flood hazard within the floodway, and
- (c) is not likely to adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- (d) is not likely to significantly alter flow distributions and velocities to the detriment of other properties or the environment, and
- (e) is not likely to adversely affect the safe and effective evacuation of the land and the surrounding area, and
- (f) is not likely to significantly detrimentally affect the environment or cause avoidable erosion, destruction of riparian vegetation or affect the restoration and establishment of riparian vegetation, or a reduction in the stability of river banks or waterways, and
- (g) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding, and
- (h) incorporates appropriate measures to manage risk to life from flood, and
- (i) is consistent with any relevant floodplain risk management plan.

The proposed extension to the existing Bunnings warehouse adopts the same finished floor level as the existing building and therefore the proposed extension remains compatible with the flood hazard of the land. Due to the minor nature of the extension, the proposal is not considered likely to result in any significant difference in relation to flood behaviour in the location. Furthermore, the proposed extension is unlikely to adversely affect the safe and effective evacuation of the land and the surrounding area.

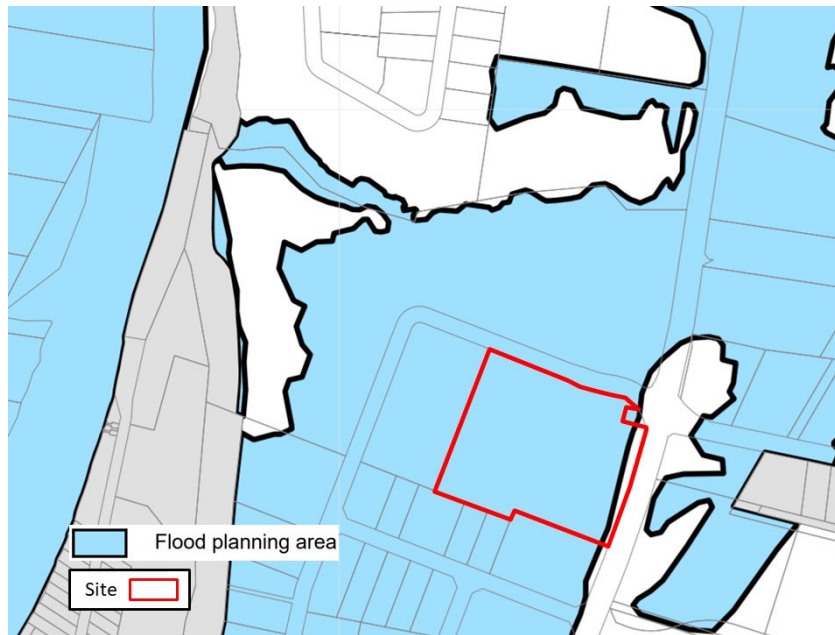


Figure 6:

Extract from
existing PLEP
Flood planning
Map

Sustainable Development

Clause 7.4 of the PLEP provides that in deciding whether to grant development consent for development, the consent authority must have regard to the principles of sustainable development as they relate to the development based on a “whole of building” approach by considering each of the following—

- (a) conserving energy and reducing carbon dioxide emissions,
- (b) embodied energy in materials and building processes,
- (c) building design and orientation,
- (d) passive solar design and day lighting,
- (e) natural ventilation,
- (f) energy efficiency and conservation,
- (g) water conservation and water reuse,
- (h) waste minimisation and recycling,
- (i) reduction of vehicle dependence,
- (j) potential for adaptive reuse

Whilst it is noted that the subject proposal is only for an extension to the existing Bunnings warehouse, Bunnings are particularly committed to achieving a high level of sustainability measures within their warehouses in order to reduce greenhouse gas emissions, water and waste. The following practices and building measures are already implemented in the existing Bunnings warehouse:

- Bunnings construction methodology minimises waste with an 85% waste diversion target.

- Bunnings has a reverse logistics program for timber pallets which involves delivery trucks picking up and removing plain and unbranded pallets from sites, which are then returned to the transport hub for reuse.
- An organic waste recycling program for greenlife organic waste for the nursery
- Water efficiency measures including triple AAA rated water limiters at potable water outlets, rainwater tanks and hand water for nursery
- Store construction comprises high thermal mass components such as on-ground concrete slab flooring and concrete wall panels
- Use of passive ventilation in new warehouses for customer comfort as opposed to reliance on air conditioning
- High floor to roof heights which allow temperature differentials between underside of roof and human occupied space
- Use of insulated roofing to limit heat gain and heat loss to the environment and use of translucent roof sheeting to allow natural lighting within the warehouse

Protection of Scenic Character and Landscape Values

Clause 7.5 of the PLEP 2010 applies to land identified as "Land with scenic and landscape values" as identified on Council's Scenic and Landscape Values map. The subject site is identified as land with scenic and landscape values and as such the development is required to be considered under this clause.

Clause 7.5(3) states that development consent must not be granted for any development on land to which this clause applies unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the development, to minimise the visual impact of the development from major roads and other public places. The proposed works are located at the western end of the site which is a significant distance from the Castlereagh Road frontage and accordingly the proposal minimises the visual impact of the works from major roads to the greatest extent possible.

Salinity

Clause 7.6 of the PLEP provides that development consent must not be granted to any development unless the consent authority has considered—

- (a) whether or not the proposed development is likely to have an impact on salinity processes, and
- (b) whether or not salinity is likely to have an impact on the proposed development, and
- (c) appropriate measures that can be taken to avoid or reduce any undesirable effects that may result from the impacts referred to in paragraphs (a) and (b).

The proposed development is for the extension of the existing building over an area where there is an existing hard stand car park on the site. The works involve minimal soil disturbance and there is no bulk excavation required. Accordingly, it is unlikely that there will be any impact in relation to salinity processes in the vicinity of the site as a consequence of the proposed works.

4.3 Penrith Development Control Plan 2014

The Penrith Development Control Plan 2014 (PDCP) was adopted by Penrith Council on 23 March 2015 and came into effect on 17 April 2015. The proposal's compliance with the primary controls of PDCP is outlined in the table below.

Part	Control	Proposed
C1 Site Planning and Design Principles		
Site Planning 1.1.1 Site Analysis	Site analysis should include plan and section drawings of the existing features of the site at the same scale as the site and landscape plan	The application is accompanied by a complete set of architectural plans including a detailed site plan and analysis. The site plans include all relevant features required by the PDCP including north point and details such as access arrangements and vegetation.
1.1.2 Key Areas with Scenic & Landscape Values	Clause 1.1.2 focuses on land in specific locations identified by Penrith Council as having a significant contribution to local scenic and landscape character. Table C1.1 Gateways and Areas of Visual Sensitivity lists the Gateway sites such as Yarramundi Crossing, Council boundaries and various villages and formal city entryways.	The subject site is identified as land with scenic and landscape values. The proposed works are located at the western end of the site which is a significant distance from the Castlereagh Road frontage and accordingly the proposal minimises the visual impact of the works from major roads to the greatest extent possible.
1.1 Design Principles	Objectives include: <ul style="list-style-type: none"> Demonstration of BASIX compliance Design that is responsive to site context, scale, views and local character. Consideration of natural topography, landform and visual impacts Ensuring that the design takes into consideration Crime Prevention Through Environmental Design (CPTED) and access for all members of the community. 	<ul style="list-style-type: none"> The existing Bunnings warehouse has inherent sustainability elements which are retained in the subject proposal. The siting of the proposed building extension on the lot has taken into consideration views to and from the site and is located the greatest distance possible from Castlereagh Road. The proposal has been designed in accordance with the environmental principles within the CPTED crime prevention strategy as outlined further in this Statement.
1.2.2 Built Form – Energy Efficiency and Conservation	<ul style="list-style-type: none"> Construction materials and internal fit-out work should detail energy efficiency properties; Buildings should be designed on passive solar design principles which: <ul style="list-style-type: none"> Respond to orientation; 	<p>The following practices and building measures are already implemented in the existing Bunnings warehouse:</p> <ul style="list-style-type: none"> Bunnings construction methodology minimises waste with an 85% waste diversion target. Bunnings has a reverse logistics program for timber pallets which

Part	Control	Proposed
	<ul style="list-style-type: none"> Reduce overheating in summer and promote solar gain in winter; and, Provide adequate cross flow to reduce reliance on mechanical heating and cooling. Design and location of building services are to consider future uses and occupants and are to ensure that: <ul style="list-style-type: none"> Thermal comfort is optimised and are individually adjustable; and, Sub-metering to individual tenancies is available to allow for performance monitoring. Common areas should incorporate energy and water efficiency measures. 	<p>involves delivery trucks picking up and removing plain and unbranded pallets from sites, which are then returned to the transport hub for reuse.</p> <ul style="list-style-type: none"> An organic waste recycling program for greenlife organic waste for the nursery Water efficiency measures including triple AAA rated water limiters at potable water outlets, rainwater tanks and hand water for nursery Store construction comprises high thermal mass components such as on-ground concrete slab flooring and concrete wall panels Use of passive ventilation in new warehouses for customer comfort as opposed to reliance on air conditioning High floor to roof heights which allow temperature differentials between underside of roof and human occupied space Use of insulated roofing to limit heat gain and heat loss to the environment and use of translucent roof sheeting to allow natural lighting within the warehouse
1.2.3 Building Form – Height, Bulk and Scale	<p>Context</p> <ul style="list-style-type: none"> Demonstrate buildings are consistent with the height, bulk and scale of adjacent buildings of a similar type and use. <p>Character</p> <ul style="list-style-type: none"> Demonstrate how height, bulk and scale will minimise negative impacts on landscape, views and local character. <p>Articulation</p> <ul style="list-style-type: none"> Facades must be appropriately articulated where surfaces of 20m or more are proposed. <p>Overshadowing</p>	<p>Context</p> <ul style="list-style-type: none"> The architectural package and context analysis demonstrates that the proposed development has been specifically designed to respond to the industrial context of the site. <p>Character</p> <ul style="list-style-type: none"> The development does not impact upon existing significant views or vistas. The site is within an industrial context and the location of the building extension minimises its impact to Castlereagh Road. <p>Articulation</p> <ul style="list-style-type: none"> The proposal is for an extension to a warehouse building within an industrial

Part	Control	Proposed
	<ul style="list-style-type: none"> Design should minimise additional overshadowing and avoid significant loss of amenity. <p>Setbacks/Separations</p> <ul style="list-style-type: none"> Buildings are to maintain streetscape character, maximise privacy, deep soil zones and permeable surface areas and minimise overshadowing. <p>Building Façade Treatment</p> <ul style="list-style-type: none"> Buildings are to promote high quality architectural design; adopt façade treatments that define, activate and respond to desired character and streetscape; façade composition to reflect appropriate scale, rhythm and proportion; facades are to express prominent corners and are to coordinate and integrate services to improve street presentation. 	<p>context and articulated building forms are not required in this location.</p> <p>Overshadowing</p> <ul style="list-style-type: none"> The site is within an industrial context and there is no need for a shadow assessment. <p>Setbacks/Separations</p> <ul style="list-style-type: none"> The proposal provides a compliant building setback. <p>Building Façade Treatment</p> <ul style="list-style-type: none"> The proposed extension provides a matching façade treatment to the existing building.
1.2.4 Responding to the Site's Topography and Landform	Demonstrate how the development responds to the natural topography and landform of the site.	The site is generally flat and the topography does not raise any challenge for the proposal.
1.2.5 Safety and Security Principles of Crime Prevention through Environmental Design (CPTED)	<p>Four main principals of CPTED</p> <p>Principle 1 Natural Surveillance</p> <p>Principle 2 Access Control</p> <p>Principle 3 Territorial Reinforcement</p> <p>Principle 4 Space Management</p> <p>Controls</p> <ul style="list-style-type: none"> Lighting Fencing Car Parking Entrapment spots and blind corners Landscaping Communal/Public Areas Movement predictors Entrances Site Building and Layout Building Identification Security 	<p>The site is secure and principally the development has been designed to:</p> <ul style="list-style-type: none"> reduce and deter antisocial behaviour; encourage active streets and passive surveillance of both public and private areas; provide safety to resident and workers around the building with no unsecured concealment spaces, blind corners or expanses of blank space; provide easily navigated spaces that are accessible for all members of the community.

Part	Control	Proposed
	<ul style="list-style-type: none"> Ownership and Space Management Way Finding/Finding Help 	
1.2.6 Maximising Access and Adaptability	<p>The development should consider the following principles: Equitable use, Flexibility in use, Simple and intuitive use, Perceptible information, Tolerance for error, Low physical effort and Size and space for approach and use.</p> <p>Dwellings are to include the following:</p> <ul style="list-style-type: none"> Easy access; A level entry; Adaptable spaces; Practical layouts; Consistent design; Operable fittings and features; and Slip resistant surfaces. 	<ul style="list-style-type: none"> The proposed building is afforded with disabled access which is maintained for the proposed building extension.
C2 Vegetation Management		
2.1 Preservation of Trees and Vegetation	Table C2.1 of the DCP requires that for tree removal within Business areas a tree survey and assessment report is required.	<ul style="list-style-type: none"> The proposed works require the removal of approximately 30 planted trees comprising spotted gum and celtis which are located within the existing car parking area where the building is proposed to be extended. The majority of these trees were planted when the existing Bunnings warehouse was erected on the site, and are not part of any original vegetation on the site. The application is accompanied by a comprehensive landscaping packaged prepared by John Lock & Associates which demonstrates a replacement planting regime comprising 7 new replacement trees of 100 litre size, 220 replacement shrubs of 200mm pot size, and 990 new groundcover plants. The new landscape design will ensure that the proposed new building works will remain within a suitably landscaped setting having regard to the industrial character of the site and context.

Part	Control	Proposed
2.2 Biodiversity Corridors and Areas of remnant Indigenous Vegetation in Non-Urban Areas	This provision of the DCP relates to biodiversity corridors and areas of remnant indigenous vegetation in Penrith's non-urban areas, which are identified as natural resources sensitive land on the Penrith LEP 2010 Natural Resources Sensitivity Land Map.	The subject site is not identified on the Penrith LEP 2010 Natural Resources Sensitivity Land Map.
2.3 Bushfire Management	The DCP outlines objectives and general processes when planning for bushfire management, submitting bushfire assessment reports.	The subject site is not identified as being bushfire prone.
C3 Water Management		
3.2 Catchment Management and Water Quality	<p>The clause relates to Water Sensitive Urban Design (WSUD) and includes the following controls:</p> <ul style="list-style-type: none"> Water discharged from the site must not contain contaminants. Developments involving potential catchment impacts are to identify how the proposal will mitigate against negative impacts. Water quality entering natural areas shall either maintain or improve on pre-development levels A WSUD Strategy is to be submitted with the development application 	<ul style="list-style-type: none"> The development will not result in negative impacts to any catchment areas. The development will not result in any degradation of local water quality. The site already benefits from a WSUD arrangement. The stormwater measures to be implemented as part of the development has been prepared by C & M as part of the stormwater concept plan for the proposal.
3.3 Watercourses, Wetlands and Riparian Corridors	The DCP outlines in clause 3.3 objectives and controls specifically related to development within or affecting a riparian zone, water body or wetland.	The subject site is not located within close proximity to a riparian zone, water body or wetland.
3.4 Groundwater	The DCP contains objectives which aim to protect groundwater supplies against pollution and extraction.	The proposal development involves minimal soil disturbance and will not result in any impact to groundwater.
3.5 Flood Planning	Flood planning	The proposed extension to the existing Bunnings warehouse adopts the same finished floor level as the existing building and therefore the proposed extension remains compatible with the flood hazard of the land. Due to the minor nature of the extension, the proposal is not considered

Part	Control	Proposed
		likely to result in any significant difference in relation to flood behaviour in the location. Furthermore, the proposed extension is unlikely to adversely affect the safe and effective evacuation of the land and the surrounding area.
3.6 Stormwater Management and Drainage 3.8 Rainwater / Storage Tanks	<p>Applicable controls related to stormwater management and drainage are provided below:</p> <ul style="list-style-type: none"> • Pipe outlets shall be treated with measures to dissipate stormwater velocity, except where waters enter a formed channel; • Permeable ground surfaces are to be maintained as far as possible; • The development should take into account the existing drainage patterns; • On-site stormwater detention systems must release water after any rainfall event to maximise future capacity 	A detailed stormwater concept plan has been prepared and accompanies this development application. Plans indicate that the development is able to adequately deal with onsite storm water.
C4 Land Management		
4.1 Site Stability and Earthworks	The DCP requires that matters required to be considered under the PLEP 2010 are to be addressed within supportive documentation submitted with any development application; and that a Geotechnical Report, if required include sufficient information with regard to the proposed new levels.	The proposed development requires minimum earthworks.
4.2 Landfill	The DCP outlines in this section details related to the importation of fill and earth moving from the site.	There will be no fill required at the site.
4.3 Erosion and Sedimentation	<p>Controls related to the control of erosion and sediment related to site disturbance are outlined within this clause of the DCP and include the following:</p> <ul style="list-style-type: none"> • All applications for subdivision and development which involve site disturbance must be accompanied by an Erosion and Sediment Control Plan; 	An Erosion and Sediment Control Plan has been prepared and accompanies this development application. The plan details compliance with the DCP requirements and has been prepared in accordance with relevant management best practice guidelines.

Part	Control	Proposed
	<ul style="list-style-type: none"> The ESCP must consider the potential for soil erosion and sedimentation during all stages of the development; The ESCP must be submitted in accordance with best practice guidelines for erosion and sediment control including Landcom's Managing Urban Stormwater – Soils and Construction 2004. 	
4.5 Salinity	A detailed salinity analysis is required if the site has been identified as being subject to risk of salinity or the site is saline or affected by salinity.	The proposed development is for the extension of the existing building over an area where there is an existing hard stand car park on the site. The works involve minimal soil disturbance and there is no bulk excavation required. Accordingly, it is unlikely that there will be any impact in relation to salinity processes in the vicinity of the site as a consequence of the proposed works.
C5 Waste Management		
5.1 Waste Management Plans	A Waste Management Plan is to be submitted	The proposal is for an extension to the existing Bunnings warehouse, which will retain its established waste management arrangements. Accordingly, a detailed waste management plan is not required for this application. Construction waste management can be addressed via a condition of consent.
5.2.1 Site Management	<p>The DCP requires that proposals involving demolition and/or construction are to include a Waste Management Plan which addresses the following issues:</p> <ul style="list-style-type: none"> Stripping and storage of top soil; Identifying all waster resulting from the works and any opportunities for reuse or recycling; Methods of demolition; Material storage and separation; and Construction litter prevention and containment. 	Construction waste management can be addressed via a condition of consent, to be dealt with at the time that Bunnings appoints a contractor to undertake the works.
5.2.2 Selection of Building Material	The DCP provides preferred options with regard to the selection of materials including low volatile compound materials such as floor coverings and underlays,	The buildings materials reflect Bunnings warehouse standard materials and finishes.

Part	Control	Proposed
	bulk insulation products and concrete composed of fly-ash or slag.	
C6 Landscape Design		
6.1.1 Development Process	<p>The DCP defines in table C6.2 development with a value over \$2M as Category 3.</p> <p>Submission requirements for Category 3 type development include:</p> <ul style="list-style-type: none"> • Site Analysis; • Tree Survey and Arboricultural Reports; • Tree Management Plan; • Landscape Detail Plan and Additional Details. 	<ul style="list-style-type: none"> • The proposed works require the removal of approximately 30 planted trees comprising spotted gum and celtis which are located within the existing car parking area where the building is proposed to be extended. The majority of these trees were planted when the existing Bunnings warehouse was erected on the site, and are not part of any original vegetation on the site. • The application is accompanied by a comprehensive landscaping packaged prepared by John Lock & Associates which demonstrates a replacement planting regime comprising 7 new replacement trees of 100 litre size, 220 replacement shrubs of 200mm pot size, and 990 new groundcover plants. The new landscape design will ensure that the proposed new building works will remain within a suitably landscaped setting having regard to the industrial character of the site and context.
6.1.2 Protection of the Environment	<p>The DCP includes controls related to the following:</p> <ul style="list-style-type: none"> • Environmentally Sustainable Design • Soil Landscapes • Minimising Soil Erosion • Avoidance of Excavation and Filling • Conserving Site Soil • Species Selection • Bushfire Resistant Species • Protection of Trees and Vegetation on Construction Sites and Adjoining Public and Privately Owned Land • Vegetation Communities • Irrigation/Water Consumption • Minimising Impervious Surfaces 	<p>The proposed development is located within an identified industrial environment which necessitates removal of existing vegetation and soil disturbance. Nonetheless, development works will be undertaken with the appropriate erosion and sediment control measures in place and the landscape plan nominates native, low water demand species which will result in a high quality landscaped character for the site.</p>

Part	Control	Proposed
	<ul style="list-style-type: none"> Salinity Materials Selection 	
6.1.3 Neighbouring Amenity and Character	<p>The DCP includes controls related to the following:</p> <ul style="list-style-type: none"> Landscape Character Integration of Design Streetscape Community Safety Fencing and Retaining Walls Planting on Structures Buffer Zones 	The proposal provides a suitably landscaped outcome having regard to the location of the site in an industrial context.
6.1.4 Site Amenity	<p>The DCP includes controls related to the following:</p> <ul style="list-style-type: none"> Contextual Design Open Space Requirements Deep Soil Zones Equal Access Heritage Noise, Vibration and Dust Location of Utility Services Utility Areas Landscaping and Above Ground On-Site Stormwater Detention On-site Effluent Disposal and Landscaping Car Wash Bays 	The landscape design will provide soft landscaping features to achieve an attractive environment with a high level of amenity for visitors to the site, as well as an appropriate interface for the adjacent sites.
6.1.5 Construction	The DCP requires that all landscaping is to meet the requirements of the 'Landscape Technical Specifications' appendix in the DCP.	The proposed landscaping is generally consistent with the requirements of the 'Landscape Technical Specifications' appendix in the DCP.
C7 Culture and Heritage		
C7 Culture and Heritage	This section of the DCP applies to listed heritage items, heritage conservation areas, identified archaeological sites, Aboriginal places of heritage significance and sites on which Aboriginal objects are located.	<p>The subject site is not identified as a heritage item, heritage conservation area or as an identified archaeological site. The site is unlikely to contain objects, items or places significant to Aboriginal people.</p> <p>The subject site is not located within close proximity to any of the above and does</p>

Part	Control	Proposed
		not contain a significant building or structure more than 50 years old. The site is not identified within Schedule 5 of the PLEP 2010 and as such this section of the DCP does not apply.
C8 Public Domain		
C8 Public Domain	<p>Development proposals should address the following controls with regard to design principles:</p> <ul style="list-style-type: none"> the location of entrances and glazing should provide natural surveillance to the public domain; continuous lengths of blank walls and high fencing is to be avoided. views into and from the public domain are to be protected and active street frontages at the ground level provided. access should be provided for all members of the community; including designing for durability, adaptability, maintenance and replacement. 	The proposed development results in limited change in relation to the public domain interface of the subject site. This interface is characterised by a landscaped perimeter to soften the functional need for a large hardstand car park at the front of the existing Bunnings warehouse.
8.1 Pedestrian Amenity	<ul style="list-style-type: none"> Permeability Active Street Frontages Awnings Landscape in the Public Domain and Street Tree Planting 	Having regard to the industrial location of the site, and the fact that the vast majority of customers will drive to the warehouse, there is limited need for pedestrian amenity. The proposal retains the majority of the existing landscaped interface to the adjacent streets and improves upon this with a new landscaping regime.
8.3 Lighting	<p>Objectives of the clause include to provide lighting that improves the amenity and public domain of the City. Relevant controls are listed below:</p> <ul style="list-style-type: none"> Lighting shall be provided to pathways, and access routes. Lighting can be incorporated to reduce vandalism and may incorporate movement sensors. Lighting is to provide an appropriate level of vision without causing nuisance. 	<ul style="list-style-type: none"> Lighting is provided to the internal components of the development at an adequate level.
C9 Advertising and Signage		

Part	Control	Proposed
9.1 General Requirements for Signage	<p>The DCP stipulates that signage:</p> <ul style="list-style-type: none"> • is to be integrated into the building and shall be constructed of high quality materials of appropriate durability; • have only minimal projection from the building; • have regard to the location and integration of services and conduit; • be wholly contained within the property; • be sympathetic to the locality and character of the area; • not obscure vision or obstruct the passageway; • and be of appropriate scale and location. 	<p>The proposed signage is an integral feature of the new building elements and consistent with Bunnings warehouse corporate branding. The signage is properly integrated with the warehouse walls and of an appropriate scale having regard to the size of the building.</p>
C10 Transport, Access and Parking		
10.1 Transport and Land Use	<p>This clause of the DCP relates to traffic, access and car parking. The following controls apply:</p> <ul style="list-style-type: none"> • A Transport Management and Accessibility Plan (TMAP) is to be prepared for all significant developments as identified within the DCP. • New development that have potential significant public transport patronage are to be located close to transport nodes or networks. • A range of uses are to be integrated in mixed-use areas to provide a range of services to minimise the need for additional travel. • Public transport use is to be enhanced by providing good pedestrian connections from places of residence or employment to transport networks 	<p>A comprehensive Traffic Report including has been prepared by TTPA in support of the application.</p> <p>The DCP suggests a parking rate of 1 space per 50sqm of gross floor area for bulky goods premises. However, this is a generic requirement and Bunnings warehouse is aware of the actual parking required for their stores based on extensive survey data from existing stores. The DCP would require 265 spaces, however, the proposal provides 389 spaces to ensure that parking demand is properly satisfied.</p>
10.2 Traffic Management Study	<p>Development applications for major development proposals should be accompanied by an appropriate Traffic Report.</p>	<p>A comprehensive Traffic Impact Report has been prepared by TTPA in support of the development application.</p>

Part	Control	Proposed
10.5 Parking, Access and Driveways	This Clause of the DCP relates to car parking requirements for development.	A total of 389 car parking spaces are proposed for the extended store within the at-grade parking area in front of the warehouse. Parking provided by the development is compliant with Council's requirements for car parking, access and driveways.
10.5.2 Access and Driveways	<p>This section of the DCP relates to Access to sites. Applicable controls are provided below:</p> <ul style="list-style-type: none"> The road access to the site should provide for safe entry to and exit from the site. All vehicles must enter/exit the site in a forward direction. The entry and exit from the site should provide for appropriate traffic sight distance in both directions, in accordance with AS2890.1 and 2 - 2004 for car parking. Access to basement parking shall have an entry threshold a minimum of 300mm above the top of the kerb. 	<p>The proposed development results in some minor changes to the existing driveway at the western end of the site, however, the revised design achieves a compliant design and layout with regard to access. A response to the controls is provided below:</p> <ul style="list-style-type: none"> All vehicles are able to enter and leave the site safely in a forwards direction. Adequate sight distances are provided to the development in accordance with the relevant Australian Standards.
C12 Noise and Vibration		
C12 Noise and Vibration	The DCP states that the general objective of this section is to ensure that future development that generates noise or vibration does not adversely affect the amenity of surrounding land uses.	Once constructed the proposed development will not generate noise or vibration which is capable of adversely affecting the amenity of neighbouring land uses.
C13 Infrastructure and Services		
13.2 Utilities and Service Provision	<p>Applicable controls are detailed below:</p> <ul style="list-style-type: none"> Any site analysis should address the existing and proposed provision of services/utilities to a property and whether there is satisfactory capacity. Satisfactory arrangements should be made with the servicing authorities for the provision of services to the property. Where possible, services (including easements) should not be located in areas where vegetation will be removed or damaged. 	<ul style="list-style-type: none"> Utilities and services already serve the existing Bunnings warehouse and are sufficient for the proposed extension.

Part	Control	Proposed
13.4 Engineering Works and Construction Standards	<p>The DCP requires that all engineering works shall be undertaken in accordance with the provisions of Council's:</p> <ul style="list-style-type: none"> Stormwater Drainage for Building Developments (Working Draft); Council's Water Sensitive Urban Design (WSUD) Technical Guidelines; Engineering Design and Construction Specifications for Civil Works 	Construction of the development including all Engineering and Civil works will be designed in accordance with Council's Civil works specifications and drainage requirements. A stormwater plan accompanies this application.
D4 Industrial Development		
4.1 Key Precincts	The site is located in Precinct 4.	
4.2 Building Height	For Precincts 4 and 7 (areas adjacent to the Nepean River), the development must not be visually obtrusive when viewed from the Nepean River and must not adversely affect the scenic quality of the river.	The proposed extension maintains the same parapet height as the existing building of 9.5 metres which is comfortably below the maximum height which applies to the site. The site is a considerable distance from the Nepean River and unlikely to result in any discernible visual impact to the River.
4.3 Building Setbacks and Landscape	<ul style="list-style-type: none"> 4m setback required from Mullins Road Setback areas are to be landscaped, but may incorporate an off-street parking area if it can be demonstrated that the location of the car parking area: <ul style="list-style-type: none"> Is within a setback which is at least 13m wide and set behind a landscaped area which is at least 4m wide; Promotes the function and operation of the development; Enhances the overall design of the development by implementing design elements, 	<p>The development is compliant with the 4m setback control in that it provides a 19.6 metre building setback from Mullins Road.</p> <p>The proposal provides a landscaped setback from Mullins Road which varies between 2.1 metres and 6.15 metres in depth, with car parking located behind. Whilst part of the landscaped setback area is less than 4 metres in depth, this is considered reasonable in this instance for the following reasons:</p> <ul style="list-style-type: none"> The actual building is setback 19.6 metres from the Mullins Road frontage which is nearly 5 times the minimum requirement, which serves to mitigate the impact of the proposal from Mullins Street beyond any mitigating outcome which could be achieved by landscaping alone. The areas where the depth of the landscaping is 2.1 metres is equally offset by the areas where the depth of the landscaping is 6.15 metres and on

Part	Control	Proposed
		<p>average an equivalent amount of landscaping is achieved as that which would result from a linear 4 metre landscaped setback.</p> <ul style="list-style-type: none"> The proposal introduces additional landscaping pockets within the car park area which serve to mitigate the impact of the car parking located at a 2.1 metre setback from Mullins Road.
4.4 Building Design	<ul style="list-style-type: none"> Non-residential developments including mixed use developments, with a construction cost of \$1 million or more are to demonstrate a commitment to achieving no less than 4 stars under Green Star or 4.5 stars under the Australian Building Greenhouse Rating system All developments shall be designed to present a high standard of urban form incorporating innovative and attractive architectural design of all elevations and roof form Prominent elevations, such as those with a frontage to the street or public reserves or those that are visible from public areas, must present a building form of significant architectural and design merit. The construction of large, blank wall surfaces is not permitted. Large elevations should be articulated by structural variations and/or a blend of external finishes including brick, masonry, pre-coloured metal cladding, appropriately finished 'tiltslab' concrete or a combination of these materials 	<ul style="list-style-type: none"> The proposal is for an extension to an existing Bunnings warehouse and so it is not reasonable to impose a requirement for 4 stars under Green Star or 4.5 stars under the Australian Building Greenhouse Rating system. The Bunnings warehouse is already an inherently sustainable building design. The proposal incorporates the Bunnings corporate standard of urban form which is a distinctive building appropriate for its purpose. The prominent elevation of the extension is relatively narrow when viewed from Mullions Road and provides sufficient architectural merit having regard to the nature of the building and context of the site. There are no excessively large elevations for the proposed extension which are inappropriate having regard to the industrial context of the site. The side elevations are relieved by steel mesh on the lower portions as well as the use of different colours and signage.
4.5 Storage of Materials and Chemicals	External storage of goods must be avoided, wherever possible. Where the nature of the activity or the materials means that internal storage is impractical, all external storage areas must be located behind the front building setback.	The proposal does not result in any change to the existing storage of goods which are predominantly internal to the building.

Part	Control	Proposed
4.6 Accessing and Servicing the Site	<p>Industrial development shall, where appropriate, be designed to:</p> <ul style="list-style-type: none"> a) Allow all vehicles to enter and leave the site in a forward direction; b) Accommodate heavy vehicle parking and manoeuvring areas; c) Avoid conflict with staff, customer and visitor vehicular and cycle movements; and d) Ensure satisfactory and safe operation with the adjacent road system 	<p>The proposal maintains the same access arrangements for the site, with some minor changes to the western driveway into the site to facilitate vehicle manoeuvring. All vehicles can still enter and leave the site in a forward direction, including heavy vehicles. There is no change in relation to the safe operation with the adjacent road system.</p>
4.7 Fencing	<p>The location and design of fences, including the materials used to construct the fencing, should be sympathetic to the natural setting and character in form, materials and colour.</p>	<p>There is no change required to the existing fencing arrangements for the site.</p>
4.8 Lighting	<p>Adequate lighting should be provided to meet security requirements without excessive energy consumption. Lighting powered by solar batteries or other renewable energy sources is encouraged. The use of sensor lighting both internally and externally should also be considered</p>	<p>The proposal will retain the current lighting arrangements for the site, which includes security lighting as well as illumination of signage. In store lighting is energy efficient e-tronic lighting technology.</p>

5.0 SECTION 4.15 CONSIDERATIONS

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979. Guidelines (in italics) to help identify the issues to be considered have been prepared by the Department of Urban Affairs and Planning. The relevant issues are:

5.1 *The provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations*

The proposal is permissible pursuant to the Penrith Local Environmental Plan 2010 and the proposed alterations and additions are generally in conformity with the relevant Development Control Plan.

5.2 *The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

Context and Setting

What is the relationship to the region and local context in terms of:

the scenic qualities and features of the landscape?

the character and amenity of the locality and streetscape?

the scale, bulk, height, mass, form, character, density and design of development in the locality?

the previous and existing land uses and activities in the locality?

The proposal will improve the visual quality of the site and provide an improved contribution to the streetscape. The massing of the development remains of an appropriate scale which is sympathetic to the character of the locality. The proposed development will not result in any significant impacts on the amenity of the adjoining properties.

What are the potential impacts on adjacent properties in terms of:

- relationship and compatibility of adjacent land uses?
- sunlight access (overshadowing)?
- visual and acoustic privacy?
- views and vistas?
- edge conditions such as boundary treatments and fencing?

The proposed works incorporate appropriate design elements to ameliorate potential amenity impacts to adjoining properties. These issues have been discussed in detail in the body of this report.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

travel demand?

dependency on motor vehicles?

traffic generation and the capacity of the local and arterial road network?

public transport availability and use (including freight rail where relevant)?

conflicts within and between transport modes?

traffic management schemes?

vehicular parking spaces?

The proposed development provides appropriately for car parking and will not result in any adverse impact on the capacity of the local road network.

Public domain

The property's presentation in a streetscape context will be enhanced as a consequence of the proposed development. The proposal responds to the built form characteristics of development within the site's visual catchment.

Utilities

Existing utility services will adequately service the development.

Flora and fauna

The proposed development will not result in any unreasonable impact on significant flora and fauna.

Waste collection

The existing commercial waste arrangements for the Bunnings warehouse are sufficient for the proposed addition.

Natural hazards

The site is not affected by any known hazards.

Economic impact in the locality

The existing Bunnings warehouse is a significant generator of employment opportunities and the proposed improvements will ensure that it will continue to provide for full-time and part-time ongoing operations jobs once the works are complete. The proposal will improve the economic viability of the site by allowing it to meet the ongoing needs of local workers and residents in the catchment. The development will contribute to the economic success of surrounding industrial and business activities.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

size, shape and design of allotments?

the proportion of site covered by buildings?

the position of buildings?

the size (bulk, height, mass), form, appearance and design of buildings?

the amount, location, design, use and management of private and communal open space?

landscaping?

The proposed distribution and massing of the addition is the result of a considered analysis of the constraints of the site combined with context of the site and the desire to deliver an improved urban design outcome. The proposed addition represents an appropriate architectural solution for the site which will result in a high quality building that will sit comfortably within the streetscape. The addition maintains compliant street setbacks and maintains deep soil zones for landscaping along each street frontage. The design outcome will contribute positively to the built form quality of the building stock located in the locality.

How would the development affect the health and safety of the occupants in terms of:

lighting, ventilation and insulation?

building fire risk - prevention and suppression/

building materials and finishes?

a common wall structure and design?

access and facilities for the disabled?

likely compliance with the Building Code of Australia?

The proposed development will comply with the provisions of the Building Code of Australia as required by clause 98 of the Environmental Planning and Assessment Regulation 2000. There will be no detrimental effects on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

Construction

What would be the impacts of construction activities in terms of:

the environmental planning issues listed above?

site safety?

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

5.3 The suitability of the site for the development

Does the proposal fit in the locality?

- are the constraints posed by adjacent developments prohibitive?
- would development lead to unmanageable transport demands and are there adequate transport facilities in the area?
- are utilities and services available to the site adequate for the development?

The adjacent development does not impose any insurmountable development constraints. There will be no excessive levels of transport demand created.

Are the site attributes conducive to development?

The site does not have any physical or engineering constraints which would prevent the proposed development from occurring.

5.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that any submissions made in relation to the proposed development will be appropriately assessed by Council.

5.5 The public interest

The proposed development will provide a positive improvement to the site with respect to functionality and streetscape appearance. The development will remain compatible with the locality and maximises the economic viability of the existing site and the proposal is also consistent with the objectives of the relevant planning provisions. For these reasons the approval of the development is considered to be in the public interest.

6.0 CONCLUSION

The relevant matters for consideration under section 79C of the Environmental Planning and Assessment Act 1979 have been addressed in this report and the proposed development has been found to be consistent with the objectives of all relevant planning provisions.

The proposal is permissible with Council's consent within the zone and meets the relevant objectives of the IN1 zone. Careful consideration has been given to the location, size and design of the proposed alterations and additions to the existing Bunnings warehouse to ensure that a high quality outcome will be achieved which is consistent with the character of the area.

The proposed development complies with the intent of the applicable built form controls and responds positively to the particular site circumstances, and will achieve an improvement to the relationship of the building with the surrounding streets without adverse impact to the amenity of adjoining development generally. The proposal provides the opportunity to upgrade the functionality of the site and improve the streetscape presentation of the existing building.

For reasons outlined in this Statement of Environmental Effects the proposed building works at 2182 Castlereagh Road, Penrith should be granted development consent.