

Ref: 1272 Env

Friday 9th February 2018

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposal: Industrial Unit Development
Lot 1 2060 Castlereagh Rd Penrith

THE SITE

The site is triangular shaped located between Castlereagh Rd and Camden St at the intersection with Old Castlereagh Rd North Penrith. The site is comprised of cleared and grassed vacant land on the northern 2/3 with area of 5912m² and the existing Alpha Catering premises building on the southern section with a site area of 3580m² giving a total site area of 9492m².

The site is the consolidation of Lots 7,8,9,10 and 12 DP127989, Lot 460 DP616419 and Lot 6 DP862636 to be known as Lot 1 DP 1230098 2060 Castlereagh Road, Penrith.

The site is also known as 6-24 Camden St.

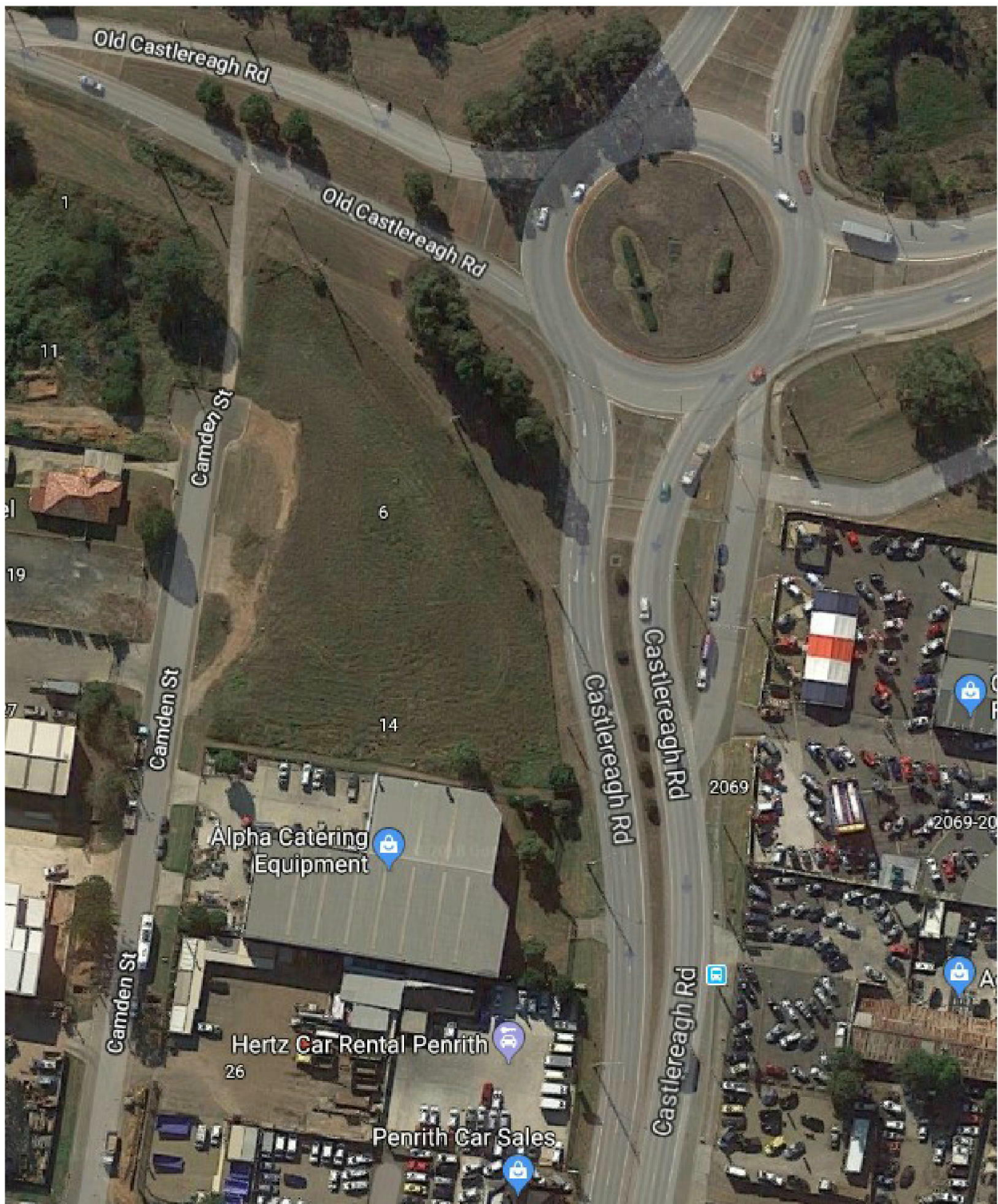
The site has approximately 175m frontage to Castlereagh Rd, 4.6m frontage to Old Castlereagh Rd, and 145m frontage to Camden St.

The site is mostly flat with levels approximately 24.6-24.3 m AHD. with gradual fall in a northerly direction. Stormwater drainage is available to Castlereagh Rd and Camden Sts.

The existing building Alpha Catering building is a concrete tilt panel 2 storey structure approx. 9.5m in height approximately 20yrs old. It is accessed from Camden st with ground level carparking and loading bay access available. It is proposed to retain this building and to add additional warehouse space at the rear and an additional structural second floor level over its whole footprint.

This area, currently zoned IN1 in LEP 2010, has been industrially zoned since the previous LEP 1996 and existing surrounding development is of Industrial usage with new and older developments whilst the eastern side of Castlereagh Rd has several motor vehicle dealerships. The proposed development will have no negative impact on these surrounding developments.

All utilities for Water, Sewer and Electricity are available and adequate to serve the development.



The Site: Lot 1 Castlereagh Rd Penrith (6-24 Camden st) 2060 Castlereagh Rd, Aerial View



The Site View 1: Castlereagh Rd, Penrith



Site View 2: Castlereagh Rd, Penrith



Site View 3: Castlereagh Rd, Penrith



Site View 4: Old Castlereagh Rd, Penrith



Site View 5: Camden St Extension, Penrith



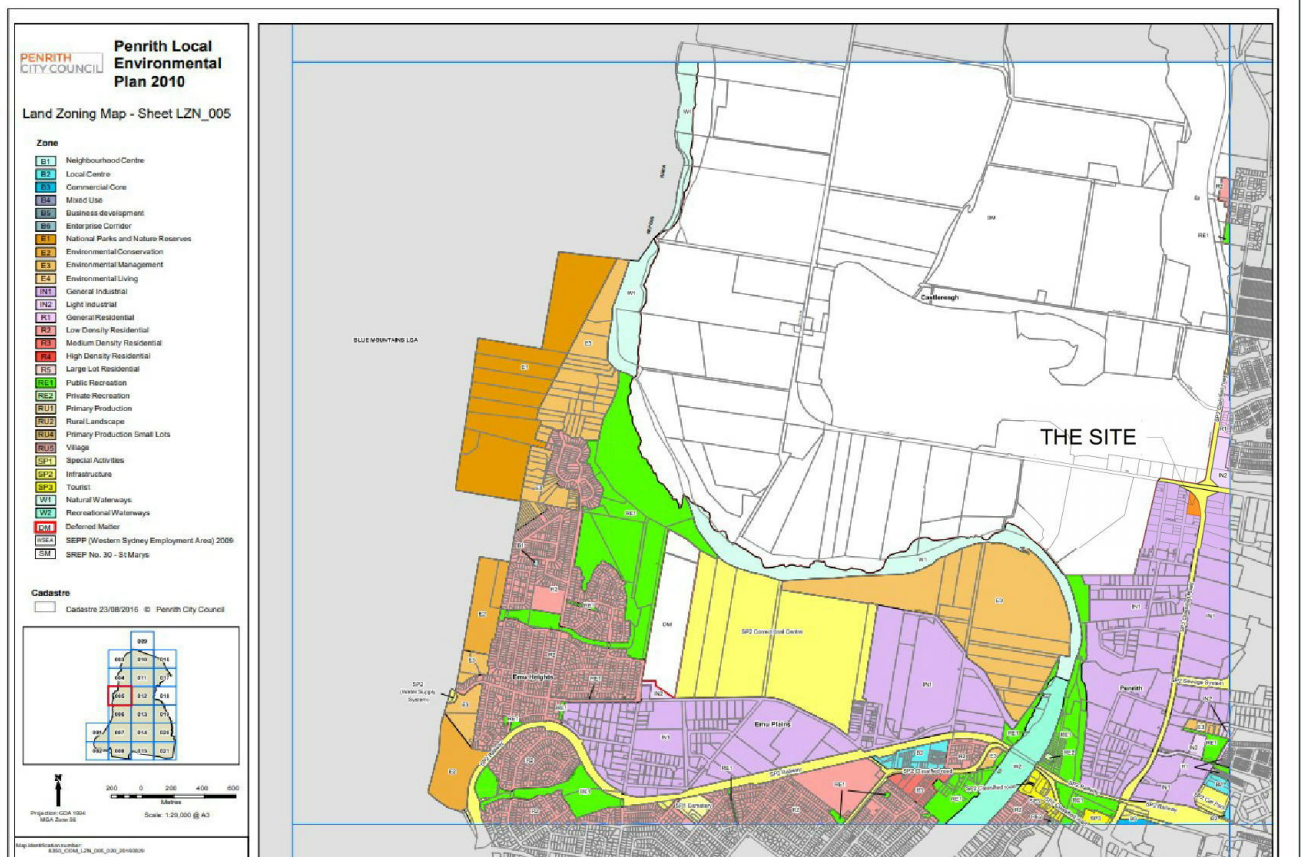
Site View 6: Camden St, Penrith



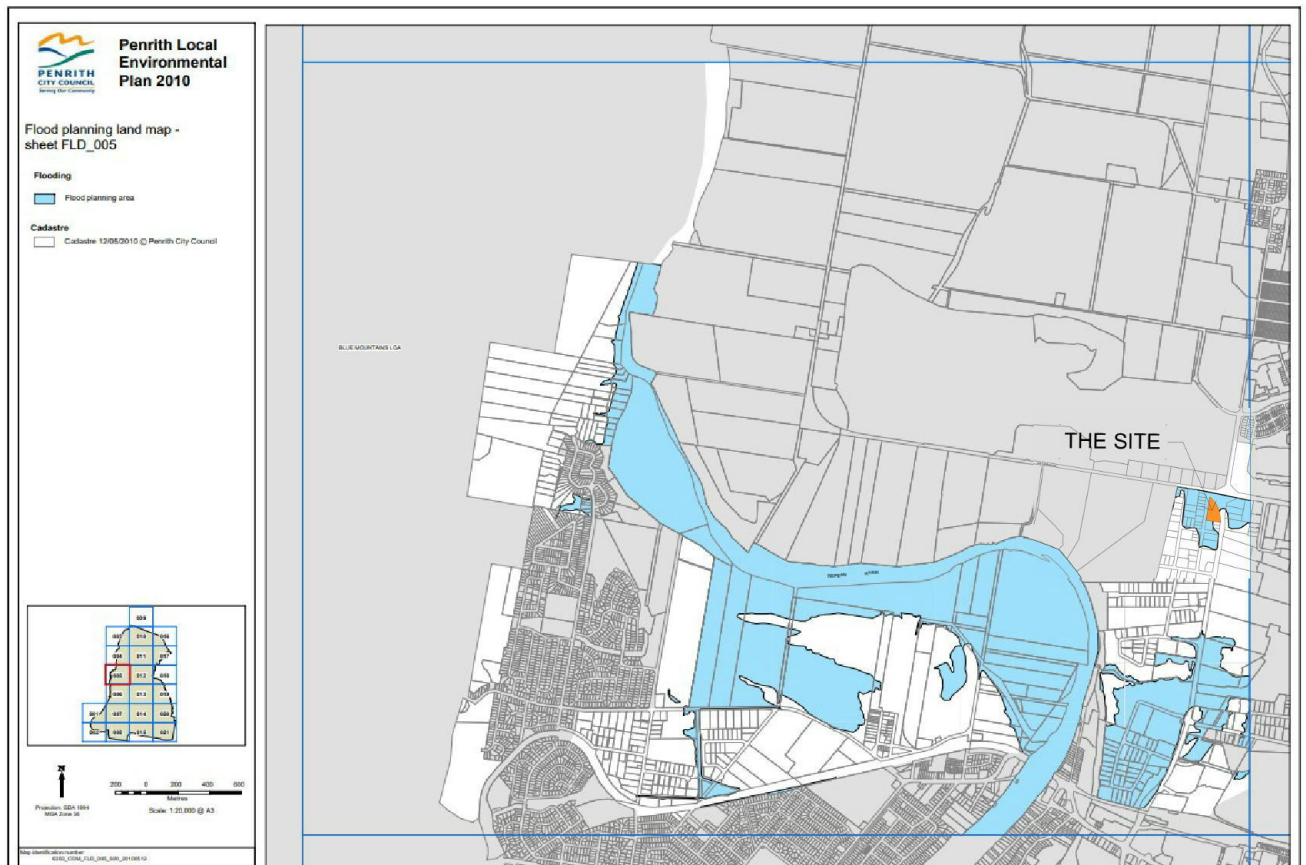
Site View 7: Camden St, Penrith



Site View 8: Camden St, Penrith



PLEP LAND ZONING IN1 GENERAL INDUSTRIAL



PLEP FLOOD PLANNING MAP

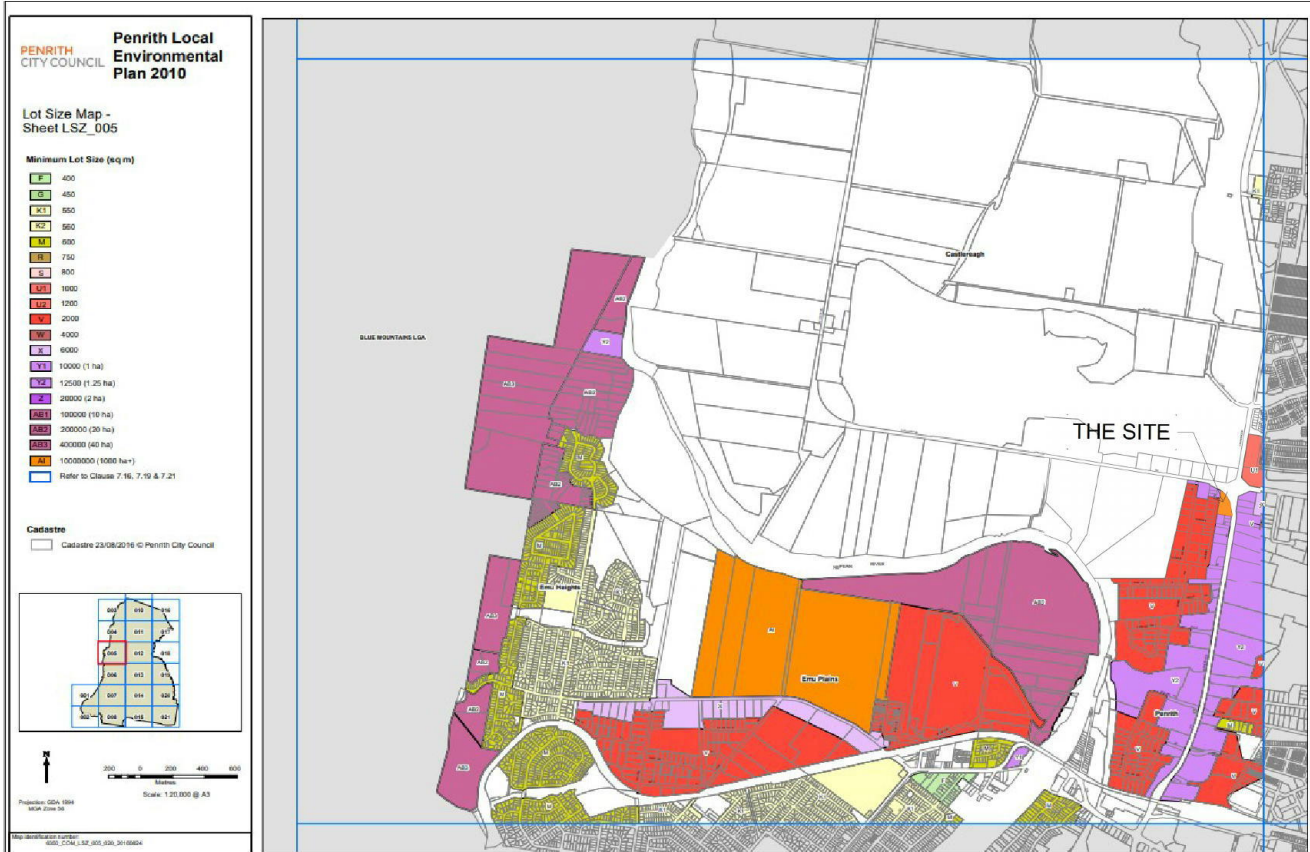
PLEP HEIGHT OF BUILDINGS MAP



PLEP HERITAGE MAP



PLEP LOT SIZE MAP



THE PROPOSAL

The proposal is for the construction of 6 Industrial/Warehouse Units in 2 stages comprising loading bay areas, ground level warehouse / factory area and mezzanine areas for administration/office type usage. In addition, a complete first floor area is proposed which covers the whole of Stage 1 of the development. This has an area of 5200m² and is proposed as a Storage and Display area and High Tech Light Industrial usage.

The buildings are 12.0m high, RC tilt up panel construction with metal roofing and glazed entry and mezzanine areas.

The general industrial unit sizes vary from approximately 356m² to 520m². Mezzanine sizes vary from 150m²-300m².

All units contain disabled access WC and kitchenette facilities with lift access from the basement parking area to the ground and first floor levels of the building.

Car parking for the development is contained in a basement level car park comprising 94 spaces including 2 disabled spaces with lift access to the building and also ground level parking on the Castlereagh Road frontage containing 44 spaces including 2 disabled spaces, giving a total of 138 spaces.

Access to the development is from Camden Street comprising existing heavy vehicle access driveways to the existing Alpha Catering premises, light motor vehicle entry/exit ramp to the basement car park, 2 heavy vehicle access driveways from Camden Street to the new building and a light vehicle exit from the front car park area to Camden Street.

The development is designed to cater for MRV and HRV trucks with access only for AV trucks and including garbage trucks.

Currently Camden Street sealed section ends in a hammerhead configuration which is quite unsatisfactory for the industrial use of the area – providing insufficient turning area for heavy vehicles and thus it is proposed that the sealed road section be extended through to form an intersection with Old Castlereagh Road to provide much more convenient access in and out of this industrial area.

We understand Old Castlereagh Road has been declassified by the RMS and is now classed as a Local Road in Council jurisdiction. The creation of this intersection will enable much improved access and obviate the need for heavy vehicles to effect U-turn manoeuvres at the closed end of Camden Street.

Proposed buildings are setback approximately 17-19 m from the main eastern boundary to Castlereagh Road in line with the existing Alpha Catering Building, 9.0m to the north east boundary primarily facing Old Castlereagh Road and 5.0m varying to 14m to the Camden Street frontage. The entire frontage to Castlereagh Road and the 5m part of the Camden Street frontage is fully landscaped.

In addition, the intersection of Castlereagh Road and Old Castlereagh Road has approximately 28m of landscaped area, whilst the Camden Street frontage due to the artificially narrow width of the sealed area has landscape footpath width in excess of 6m.

The proposed new buildings will comprise high quality glazed frontages to Castlereagh Road wrapping around the corner facing Camden Street and are targeted to high quality corporate industrial businesses. The units all have rear loading bay/warehouse facilities with heavy vehicle access directly from Camden Street.

Stage 1 will also include extension of the basement parking area under the rear of the existing Alpha Catering building with a ground mezzanine and first floor addition over the basement addition. Stage 2 will include the addition of a first floor above this entire building up to the 12m height limit to match the new Stage 1 buildings.

STATUTORY SITUATION

The land is zoned IN1 General Industrial under Penrith Local Environmental Plan 2010

The Objectives of the Zone and compliance of the proposal are as follows:

Zone IN1 General Industrial

1 Objectives of zone

- 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.

2 Permitted without consent

Nil

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Car parks; **Depots**; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; **General industries**; **Hardware and building supplies**; **Industrial retail outlets**; **Industrial training facilities**; **Industries**; Kiosks; Landscaping material supplies; **Light industries**; Neighbourhood shops; Places of public worship; Plant nurseries; Recreation areas; Roads; Rural industries; **Self-storage units**; **Signage**; **Storage premises**; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; **Warehouse or distribution centres**

4 Prohibited

Hazardous industries; Offensive industries; Any other development not specified in item 2 or 3

The Zoning therefore permits several Industrial/Warehouse and associated uses as highlighted above and approval is sought for this wide range to permit future flexibility of tenure.

The proposal complies with the following relevant LEP requirements as follows:

Part 4 Principal development standards

4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows:
 - (a) to ensure that lot sizes are compatible with the environmental capabilities of the land being subdivided,
 - (b) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,
 - (c) to ensure that lot sizes and dimensions allow developments to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views,
 - (d) to regulate the density of development and ensure that there is not an unreasonable increase in the demand for public services or public facilities,
 - (e) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.
- (2) This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.
- (4A) Despite subclause (3), development consent must not be granted for the subdivision of land in Zone R2 Low Density Residential unless each lot to be created by the subdivision would have:
 - (a) if it is a standard lot—a minimum width of 15 metres, or
 - (b) if it is a battle-axe lot—a minimum width of 15 metres and a minimum area of 650 square metres.
- (4B) Despite subclause (3), development consent must not be granted for the subdivision of land in Zone R3 Medium Density Residential unless each lot to be created by the subdivision would have:
 - (a) if it is a standard lot—a minimum width of 12 metres, or
 - (b) if it is a battle-axe lot—a minimum width of 15 metres and a minimum area of 450 square metres.
- (4C) For the purposes of this clause, if a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.

No torrens subdivision is applied for.

4.3 Height of buildings

- (1) The objectives of this clause are as follows:
 - (a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,
 - (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public areas, including parks, streets and lanes,
 - (c) to minimise the adverse impact of development on heritage items, heritage conservation areas and areas of scenic or visual importance,
 - (d) to nominate heights that will provide a high quality urban form for all buildings and a transition in built form and land use intensity.
- (2) 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](#).

Proposed Building height is 12.0m Complies

4.6 Exceptions to development standards

- (1) The objectives of this clause are as follows:
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.
- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Secretary must consider:
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:
 - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
 - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

Note.

When this Plan was made it did not include Zone RU3 Forestry or Zone RU6 Transition.

- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following:
 - (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning*

Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,

(c) clause 5.4,

(ca) clause 6.1, 6.2, 6.6, 6.7, 6.16, 7.7, 7.17, 7.21, 7.24 or Part 9.

The proposal does not seek any Clause 4.6 Exceptions to development standards.

The development has no proposed use which would class it as designated development.

The development is not integrated development.

Part 5 Miscellaneous provisions

5.10 Heritage conservation

Note.

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

(1) **Objectives** The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Penrith,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent** Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
 - (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
 - (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
 - (d) disturbing or excavating an Aboriginal place of heritage significance,
 - (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
 - (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- (3) **When consent not required** However, development consent under this clause is not required if:
- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
- (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.
- (4) **Effect of proposed development on heritage significance** The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (5) **Heritage assessment** The consent authority may, before granting consent to any development:
 - (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
 require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- (6) **Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) **Archaeological sites** The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):
 - (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (8) **Aboriginal places of heritage significance** The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:
 - (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
 - (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

- (9) **Demolition of nominated State heritage items** The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:
- (a) notify the Heritage Council about the application, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:
- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
 - (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
 - (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
 - (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
 - (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

The site adjoins Old Castlereagh Rd at its northern end. Old Castlereagh Rd west of Camden St is listed on the Heritage map as item 261. The heritage listing includes the alignment of the road and the status of the road in colonial times 1803 and 1810. This listing has historical significance however the road has clearly been re built since those times and the heritage significance is considerably diminished if not lost all together.

It is proposed to reinstate the intersection of Camden st and Old Castlereagh Rd, however the proposal will have no impact on the heritage status of the road west of Camden st.

Part 7 Additional local provisions

7.1 Earthworks

- (1) The objectives of this clause are as follows:
 - (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
 - (b) to allow earthworks of a minor nature without separate development consent.
- (2) Development consent is required for earthworks unless:
 - (a) the work is exempt development under this Plan or another applicable environmental planning instrument, or
 - (b) the work is ancillary to other development for which development consent has been given.
- (3) Before granting development consent for earthworks, the consent authority must consider the following matters:
 - (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,
 - (b) the effect of the proposed 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 proposed 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.

Note 1.

The [National Parks and Wildlife Act 1974](#), particularly section 86, deals with disturbing or excavating land and Aboriginal objects.

Note 2.

[Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River \(No 2—1997\)](#) requires development consent for the “Filling of land, including submerged aquatic land, by raising the ground level through disposal of spoil from any landfill method (such as mining, dredging or refuse dumping), whether or not to enable the construction of a road or the erection of buildings or pylons or any other structure, where filling exceeds 1 metre in depth, or an area of 100 square metres”.

The Proposal will excavate for a basement carpark and construct the proposed buildings but will not have any impact on the items of issue indicated in this section.

7.2 Flood planning

- (1) The objectives of this clause are as follows:
 - (a) to minimise the flood risk to life and property associated with the use of the land,
 - (b) to limit uses to those compatible with flow conveyance function and flood hazard,
 - (c) to manage uses to be compatible with flood risks,
 - (d) to enable safe and effective evacuation of land,
 - (e) to ensure the existing flood regime and flow conveyance capacity is not compromised,
 - (f) to avoid detrimental effects on the environment that would cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or waterways.
- (2) This clause applies to the following land:
 - (a) land at or below the flood planning level,
 - (b) land identified as “Flood planning land” on the [Clause Application Map](#).
- (3) Development consent is required for any development on land to which this clause applies.
- (4) Development consent must not be granted for development on land that is at or below the flood planning level unless the consent authority is satisfied that the development:
 - (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.
- (5) Development consent must not be granted for development on land identified as “Flood planning land” on the [Clause Application Map](#), unless the consent authority is satisfied that the development will not adversely affect the safe and effective evacuation of the land and the surrounding area.

(6) A word or expression used in this clause has the same meaning as it has in the NSW Government's *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.

(7) In this clause:

flood planning level means the level of a 1:100 ARI (average recurrence interval) flood event plus 0.5 metres freeboard.

This site is indicated on councils flood planning map however the natural ground levels of 24.3 – 24.6m AHD are higher than the 1:100 flood planning level for this site of 23.9m AHD. This is indicated in the ACOR consultants Flood Risk Assessment Report included with this application. The proposed floor levels are 25.0 m AHD which is well above the prescribed 500mm freeboard of 24.4m AHD. Access ramps to the basement Carpark are approximately 24.6 m AHD which are well above the 24.4m freeboard.

7.5 Protection of scenic character and landscape values

(1) The objectives of this clause are as follows:

(a) to identify and protect areas that have particular scenic value either from major roads, identified heritage items or other public places,

(b) to ensure development in these areas is located and designed to minimise its visual impact.

(2) This clause applies to land identified as “Land with scenic and landscape values” on the [Scenic and Landscape Values Map](#).

(3) 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 proposal will provide high quality industrial development with positive visual impact from the surrounding roads and will have no negative impact on any heritage items or public places.

The Development is subject to Penrith DCP 2014 Part C3 Water Management as follows:

3.1 Water Cycle/Water Conservation

Two 50,000 lt Rainwater tanks are proposed for water harvesting reuse for toilets and landscape watering

3.2 Catchment management and Water Quality

WSUD is required and this is provided with the installation of WSUD filters downstream in line with the OSD system indicated on the Stormwater drainage plans

3.6 Stormwater Management and Drainage

Drainage of the lot is via a stormwater system designed by the engineer and discharging into the street system in Camden St. OSD is required and a WSUD filter system is proposed to be located at the north western front of the site.

The Development is subject to Penrith DCP 2014 Part C5 Waste Management as follows:

5.1 Waste Management Plans

The Application is supported by a Waste Management plan as required

5.2.4 Non Residential Development Controls

The proposed industrial units will locate waste storage bins within their own premises and not in the external apron area, for private collection.

The Development is subject to Penrith DCP 2014 Part D Industrial Development as follows:

4.1 Key Precincts

The site is located in Precinct 4 North Penrith west of Castlereagh Rd

4.2 Building Heights 12 m maximum

Proposal is 12.0m high -Complies

In addition the building is 900m from the Nepean River and is not visually obtrusive to the river

4.3 Building Setback and Landscape

Table D4 Setbacks

Castlereagh Rd 20.0m	proposed 17.0-19.0	Non Compliance
The new Building setback generally matches or is in excess of the setback line of the existing building with setbacks varying between 17.0 and 19.0m in response to the irregular boundary alignment. The front 4.0m of the setback is landscape treatment as required by the DCP.		

Old Castlereagh Rd 9.0m

proposed 9.0m

Complies

Camden St 5.0m

proposed 5.0m

Complies

Landscaping is proposed to all setback areas except that sections required for heavy and light vehicle access.

4.4 Building Design:

Extensive glazing windows and door openings are proposed in all visible elevations. Glazed windows and entry doors and colorbond roller shutter doors provides visual relief to large wall expanses. The metal roof overhang treatment and projecting mezzanine and first floor also provide visual relief and shading to the walls and glazed areas..

The basement and ground level carparks and entry area with lifts and no steps provides access for disabled persons to the unit areas which also have accessible toilets on the ground floor.

4.5 Storage of Materials and Chemicals:

No external storage areas are proposed, the units provide Heavy Rigid Vehicle access through roller doors to warehouse loading areas.

4.6 Accessing and Servicing the Site:

Access to the site is via the road entries off Camden St with widths of 12.0m. Heavy rigid vehicles (HRV) and Articulated Vehicles (AV) are able to turn around within the carpark area which provides entry and exit to the site in a forward direction.

The Loading bay areas of the units are able to handle vehicles up to Heavy Rigid Vehicles (HRV) but not Articulated Vehicles (AV).

Total building tenancy floor area is 9302m². This generates 124 car spaces @75m² per space for industrial uses. In addition 18 spaces have been built over on the existing building carpark which need to be incorporated in the new layout. Therefore we require a total of 142

spaces which have been provided in the proposed layout including 4 disabled spaces, with 44 spaces at front of buildings on ground floor level and 98 spaces in the basement level. Pedestrian access is provided from basement level to the upper floors via exit stairs and passenger lift. In addition we propose 2 goods lifts from ground and basement level to upper floor levels.

4.7 Fencing

Proposed fencing will be open style metal palisade fencing 1.8 high to match the existing fencing in front of the Alpha catering building.

4.8 Lighting

External lighting is proposed on pole lights located in the building landscape setbacks. Poles are proposed at 6m height.

The lighting shall be designed in accordance with AS 4282 “Control of the obtrusive effects of outdoor lighting” (1997)