



Our Ref: PL17/0002 and ECM common number  
Contact: Gavin Cherry  
Telephone: (02) 4732 8125

13 January 2017

Mr Alex Krnjulac  
Gibson Six Pty Ltd  
24-27 Lambridge Place  
PENRITH NSW 2750

Dear Mr Krnjulac

**Pre-lodgement Advice  
Proposed Development Lot Consolidation & Expansion of Existing  
Industrial Facility  
Lot 12 DP 1087962 , Address 24-27 Lambridge Place PENRITH NSW 2750**

We welcome your initiative to undertake a project in the Penrith Area.

Thank you for taking part in Council's pre-lodgement meeting on 12 January 2017. The meeting was useful for Council in gaining an understanding of your proposal.

You are advised that should the items in the attached information be addressed, your application should be suitable for submission and consideration.

As I am sure you are aware, Council's full assessment and determination can only be made after you lodge an application.

If we can help you any further regarding the attached advice, please feel free to contact me on (02) 4732 8125.

Yours sincerely

Pukar Pradhan  
**Senior Environmental Planner**

## PROPERTY AND PLANNING INFORMATION

<b>Attendees</b>	<b>Proponent</b> Alex Krnjulac Robyn Gibson (Gibson Six Pty Ltd) <b>Penrith City Council</b> Pukar Pradhan – Senior Environmental Planner Kelly Anne-Edmonds – Principal Planner Mark Cremona – Senior Development Engineer Ryan Maestri – Building Surveyor Chris Martyn – Administration Officer
<b>Proposal</b>	Lot Consolidation & Expansion of Existing Industrial Facility
<b>Address</b>	Lot 12 DP 1087962 , 24-27 Lambridge Place PENRITH NSW 2750
<b>Zoning and permissibility</b>	zone No 4(a) General Industrial LEP 2010
<b>Site constraints</b>	Flood affected land
<b>Development Type</b>	Local Development

## KEY ISSUES AND OUTCOMES

The proposal is to address the following issues:

### RELEVANT EPI's POLICIES AND GUIDELINES

Planning provisions applying to the site, the provisions of all plans and policies are contained in **Appendix A**.

### PLANNING REQUIREMENTS

- The proposal involves construction of additional storage area building for the existing Cold Storage and distribution facility on site. Warehouse and distribution centres are permissible in the zone IN1 General Industrial under LEP 2010 and the proposal is ancillary to the existing use and permissible with consent.
- The site is flood affected by main stream and local flooding and you must demonstrate that the development is consistent with Council's Development Control Plan for Flood Liable Land. Please refer to Part C.3 of DCP 2014 *Water Management* for guidelines.
- I draw your attention to Part D.4.3 of LEP 2010 and part 4.2 of DCP 2014 which limits building heights to only 12m. The proposed building height is over 16m and 4m above the maximum allowed building height of 12m for that area by the LEP 2010 and DCP. Any variation of the building height will need to demonstrate why Council should vary this requirements by way of design excellence, compatibility with other buildings in the area and other justification for Council to consider

supporting the height variation.

- The building design currently presented appears to have no architectural merit and will need to be improved with inclusion of architectural elements/fenestrations or other design solutions to justify why the [proposed height is a good outcome for the area. You will need to provide a coloured elevation and schedule of external finishes with the application.
- Part 5.6 of the LEP 2010 required development to provide good architectural roof features. You will need to consider this in your design of the roof. You may consider using hip roof with low slope and parapet for storage building which will assist you to lower the overall building height close to 12m also improve its overall design.
- Part D 4.3 of the DCP requires buildings to provide adequate building setback and provision of landscape buffer along the front boundary. You are required to include 4m wide landscaping area along the street frontage (Cul De Sac) and provide a mix of high canopy and low planting within the landscape area.
- Part D 4.4 of the DCP requires buildings to be of good design. You are requested to use some architectural elements/fenestrations in the facades to avoid large blank areas and to improve its aesthetic of the building and compatible with the existing buildings and overall development.
- You will need to provide adequate onsite parking spaces for the additional floor space area provided on site. Please refer to Part C 10 of the DCP for compliance with onsite parking spaces requirement. You are required to demonstrate parking compliance of the whole development and delineate all parking spaces for staff and visitors including turning circles compliance with the AS2890 in the Statement of Environmental Effects and on your site plan.
- Parking spaces and vehicular access are to comply with AS2890.
- You will need to outline potential noise generated from the operation of forklifts and its ongoing operation of the facility in your submission.
- You are required to also provide details of waste generated from the facility and waste collection management.

#### **ENVIRONMENTAL MANAGEMENT REQUIREMENTS**

- Aerial time photographs indicate that there has been unauthorised fill material placed on site. You will need to provide details of the fill materials placed on site e.g. quantity and source and that the fill is suitable for the site and will not have any adverse impact on the overland flow to nearby properties. You will need to address Clause 7.1 of the LEP 2010 in this regard.
- The application is to address all relevant requirements under State Environmental Planning Policy 55 Remediation of Land (SEPP 55). Council cannot consent to any development unless these requirements have been satisfied.
- Submission of soil erosion and sediment control management for the

development.

- You have indicated that there will be on ground fuel storage tank located on the site. You will need to address SEPP 33 and demonstrate that the fuel tank facility is not a Hazardous and Offensive development in your submission.

## **ENGINEERING REQUIREMENTS**

- The site is affected by mainstream and local flooding
- Natural ground levels on Lot 11 of DP 1087962 have been altered within the 1 in 100 year overland flow path

### General

- Council's engineering requirements for subdivisions and developments, including policies and specifications listed herein, can be located on Council's website at the following link:  
<http://www.penrithcity.nsw.gov.au/Our-Services/Planning-and-Development/Engineering-Requirements-for-Subdivisions-and-Developments/>
- All engineering works must be designed and constructed in accordance with Council's *Guidelines for Engineering Works for Subdivisions and Developments - Part 1- Design* and Council's *Engineering Construction Specification for Civil Works*.

### Stormwater

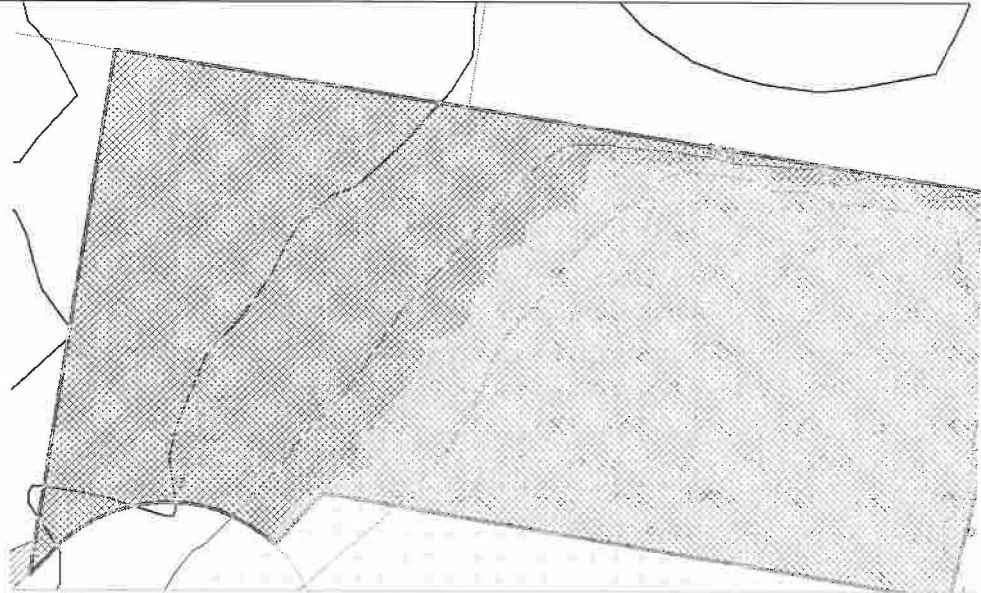
- Stormwater drainage for the site must be in accordance with the following:
  - Council's Development Control Plan,
  - *Stormwater Drainage for Building Developments (Working Draft)* policy, and
  - *Water Sensitive Urban Design Policy and Technical Guidelines*.
- A stormwater concept plan, accompanied by a supporting report and calculations, shall be submitted with the application
- This development may require an easement to drain water over downstream properties dependant on the stormwater management strategy. Any proposed easement to drain water must be registered prior to the issue of an operational consent.
- On-site detention is required to be provided for the site. The Site Storage Rate is 280cbm/Ha with a Permissible Site Discharge of 120L/s/Ha. It is noted that the site currently has an OSD system located on Lot 12 of DP 1087962. The proposal indicates the consolidation of Lot 11 & 12, currently Lot 11 is not serviced by an OSD system.
- A water sensitive urban design strategy prepared by a suitably qualified person is to be provided for the site. The strategy shall address water conservation, water quality, water quantity, and operation and maintenance.

### Mainstream Flooding

- The site is affected by mainstream flooding from Nepean River.
- Information currently held by Council indicates mainstream 1% AEP flood level affecting the above property is estimated to be 24.0m AHD based on the Paclib Industrial Site Andrews Road, Penrith Flooding and Stormwater Issues Report Issue No. 3, Patterson Britton & Partners July 2004. However, the mainstream 1% AEP flood level affecting the above property is estimated to be 25.4m AHD based on the Nepean River RUBICON Flood Model, WBS 1994. Also please note that Council is currently reviewing this flood information.
- All plans for the site shall have levels and details to AHD.
- The application must demonstrate that the proposal is compatible with the State Government Floodplain Development Manual and Council's Local Environmental Plan and Development Control Plan for Flood Liable Lands.

#### Local Overland Flows

- The site is affected by local overland flows.
- Information currently held by Council indicates that the 1% AEP water surface level affecting the Lot 11 of DP 1087962 is estimated to be 24.40 m AHD (please note that this level is subject to change should further modelling be undertaken). The applicant should ensure that this information is reviewed by a suitably qualified engineer.
- All plans for the site shall have levels and details to AHD.
- The proposed new building to be located on the existing lot 11 will conflict with the local overland flows that traverse the site. An assessment by a suitably qualified engineer must be provided to demonstrate that the development will not impact the existing 1 in 100 year overland flow path. The extent of the 1 in 100 year local flooding can be found on Council's 2006 Flood Study and can be accessed on our website. It appears that filling has occurred on eastern portion of the site which should generally require to remain at existing ground levels (as noted by Council's system), any alteration to the ground levels will require the preparation of an overland flow report.
- The application must demonstrate that the development proposal is consistent with Council's Development Control Plan for Flood Liable Land.
- A detailed site survey is required for the existing Lot 11 DP 1087962



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### Traffic

- The application shall be supported by a traffic impact assessment prepared by a suitably qualified person addressing, but not limited to, traffic generation, access, car parking, and manoeuvring.
- The application must demonstrate that access, car parking, and manoeuvring details comply with AS2890 Parts 1, 2 & 6 and Council's Development Control Plan.
- The proposed development shall be designed to be serviced by an Articulated Vehicle.
- The application shall be supported by turning paths in accordance with AS2890 clearly demonstrating satisfactory manoeuvring on-site and forward entry and exit to and from the public road.
- At the time of this advice B-Double access is prohibited to Lambridge Place. The application must clearly identify the largest vehicle that is intended on servicing this development.

### Roadworks

- The development will require the following external road works:
  - Heavy Duty vehicular crossing

### Earthworks

- No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.
- Earthworks and retaining walls must comply with Council's Development Control Plan.
- Proposed fill material must comply with Council's Development Control Plan.

## BUILDING REQUIREMENTS

- The forklift access pathway through the racking shall be relocated further to the southern end of the proposed warehouse to ensure exit travel distances comply with D1.4 of the BCA.
- The proposed additions will need to comply with Section J of the BCA, a Section J report will be required as part of any DA/CC documentation.
- The proposed addition will need to comply with the requirements of the BCA with relation to accessibility for persons with a disability. An access report will be required as part of any DA/CC documentation.
- Advisory: Should the northern wall of the proposed addition be constructed closer than 3 metres to a property boundary, there will be a requirement to protect the fire exit door openings in accordance with C3.4 of the BCA and to provide a fire rated external wall.

### Documents to be submitted with development application

- Survey Drawing
  - Site Plan
  - Floor Plan(s)
  - Elevation and Section Plans
  - Statement of Environmental Effects
  - SEPP 33 if required
  - Notification Plan
  - Stormwater Concept Plan
  - Waste Management Plan
  - WSUD Strategy
  - Landscape Plan
  - Traffic and Parking Assessment
  - Contamination Assessment (in SEE)
  - Schedule of External Materials and Finishes
  - Access Statement
  - BCA Compliance Statement (National Construction Code)
  - Signage Details (if proposed)
  - Operational Plan of Management
  - Acoustic Statement
- Six printed and 2 x CD copies of your development application

Please refer to Council's Development Application checklist, as attached, for further details of submission requirements and ensure that plans submitted illustrate consistent detail.

Please ensure you contact Council's duty officer on 4732 7991 to make an appointment for lodgement of this application.

**ALL DOCUMENTS ON THE REQUIRED DISCS**

	<b>MUST BE IN PDF FORMAT</b>
<b>Fees</b>	Please call the Development Services Department Administrative Support on (02) 4732 7991 to enquire about fees and charges.

#### **APPENDIX A**

- Sydney Regional Environmental Plan no 20 – Hawkesbury Nepean River (no 2 - 1997)
- State Environmental Planning Policy. No 55 – Remediation of Land
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

- SEPP-33

#### **\*\* Important Note \*\***

*The pre-lodgement panel will endeavour to provide information which will enable you to identify issues that must be addressed in any application. The onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of an application.*

*Information given by the pre-lodgement panel does not constitute a formal assessment of your proposal and at no time should comments of the officers be taken as a guarantee of approval of your proposal.*

It is noted that there is no Development Application before the Council within the meaning of the *Environmental Planning and Assessment Act 1979*. This response is provided on the basis that it does not fetter the Council's planning discretion and assessment of any Development Application if lodged. It is recommended that you obtain your own independent expert advice.

The response is based upon the information provided at the time of the meeting.