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Statement of Compliance with Pre-Lodgement Advice

PROPOSED DEVELOPMENT LOT CONSOLIDATION & EXPANSION OF EXISTING INDUSTRIAL FACILITY

AT LOT 11 & 12 DP 1087962, 24-27 LAMBRIDGE PL, PENRITH NSW 2750

October 2017

The following is a response to items discussed in 'Pre-Lodgement Advice' dated 13th January, 2017.

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KEY ISSUES AND OUTCOMES

PLANNING REQUIREMENTS

- *The proposal involves the 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*
Refer to Part 4.2 of Statement of Environmental Effects (S.E.E.) by Key Urban Planning
- *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 supporting the height variation.*
Refer to Part 5.3 – 'Water Management' of S.E.E. for summary, and 'Water Management Report' by ACOR for detailed information.
- *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 these requirements by way of design excellence, compatibility with other buildings in the area and other justification for Council to consider supporting the height variation*
Refer to Part 4.7 of S.E.E. by Key Urban Planning, along with Appendix A for Clause 4.6 written request to vary height limit.
- *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.*
A schedule of external finishes can be found at Sheet A-502 'External Colour Schedule' in Architectural Drawings.
- *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.*
Refer to Part 4.7 and 4.9 of the S.E.E. by Key Urban Planning which describes the design qualities of the roof.
- *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.*
A minimum 4m setback has been provided along the public boundary of the site to Lambridge Pl which is indicated on Sheet A-500 'Landscape Plan' and A-501 'Landscape Plan Details' by Ezzy Architects Pty Ltd.
- *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.*
Refer to Ezzy Architects Pty Ltd documentation.
- *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.*
Parking spaces and vehicular access complies with AS2890. Refer to Part 5.6 of S.E.E. by Key Urban Planning. Turning circles for trucks can be found at sheets A-203 'Truck Refuelling Plan' and A-204 'Truck Turning Circles'.
- *You will need to outline potential noise generated from the operation of forklifts and its ongoing operation of the facility in your submission.*
Refer to Acoustic Statement by BGMA Acoustic Consultants.
- *You are required to also provide details of waste generated from the facility and waste collection management.*
Refer to part 5.4 of the S.E.E. which describes the waste management process for the project. A Waste Management Plan has also been provided as part of the application.

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.*
Refer to the Site Contamination Report by MARTENS Geotechnical Consultants.
- *Submission of soil erosion and sediment control management for the development.*
Refer to Water Management Report by ACOR
- *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.*
Refer to SEPP 33 Report by HAZKEM

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 I- 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 O/O 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.*

Refer to Water Management Report by ACOR.

All 'Engineering Requirements' are covered in in both the Water Management Report and the Water Management Plan by ACOR Consultants. This covers the detail required for a 'Stormwater Concept Plan', and an associated MUSIC-Link report is also attached at Appendix B of the report to support the report and calculations.

Following further discussions with council, an OSD is no longer required to be provided to service the proposed development. Refer to pg.13 of Water Management Report by ACOR for more information.

After receiving reviewed flood-model information, the 1% AEP overland floodwaters impact the site at elevation 24.4m AHD, which is lower than the estimated 25.4m AHD.

- *A detailed site survey is required for the existing Lot 11 DP1087962*

Detailed Site Survey provided by CBH Surveyors and is attached to this application.

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 onsite 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.

Parking spaces and vehicular access complies with AS2890. Refer to Part 5.6 of S.E.E. by Key Urban Planning. Turning circles for trucks can be found at sheets A-203 'Truck Refuelling Plan' and A-204 'Truck Turning Circles'. These turning circles indicate the largest vehicle that is intended to service the development is the Articulated Vehicle as per AS2890, and the drawings aforementioned demonstrate how a forward entry and exit to and from Lambridge Place is satisfied.

Roadworks

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

This will be applied for at Certification stage.

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.

No earthworks or retaining walls are proposed as part of this development. Fill complies with council DCP.

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 DAICC 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 DAICC 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.

Refer to Sheet A-202 'Floor Plans and Travel Distances' which depicts a centred access way for forklifts to pass throughout racking area. Exit travel distances now comply with D1.4 of the BCA, and this has been confirmed in the BCA and Access Compliance Report by Consult Code Solutions, which also covers the requirements of the BCA in relation to accessibility for persons with a disability.

A Section J report by Application Solutions has been provided as part of this application. External walls on the north are designed to be 3m away from the boundary, thus rendering a fire rated wall to be unnecessary.

DOCUMENTS REQUIRED

- ✓ *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*
- ✓ *a 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*

- ✓ *ONE (1) x printed and 2 x CD copies of your development application*