

Penrith DCP 2014 Assessment Table

Proposed Extension of Existing Warehouse Facility
24-27 Lambridge Place, Penrith (Lot 11 & 12 DP1087962)



Penrith Development Control Plan (DCP) 2014									
Development Control		Compliance	Planning Assessment						
Part C - City-wide Controls									
C1 - Site Planning and Design Principles									
1.1.2 - Key Areas with Scenic and Landscape Values									
<p>1) New proposals on land identified in the LEP Scenic and Landscape Values Map (including gateway sites) or on land zoned E1 National Parks and Nature Reserves or E2 Environmental Conservation, are to submit a visual impact assessment with their development application. This assessment involves describing, analysing and evaluating the visual impacts of the proposed development, and identifying measures to minimise the impacts and ensure the development is sympathetic to the scenic and landscape character of the area.</p> <p>2) Table C1.2 below identifies what type of visual impact assessment must be prepared and who can prepare it. The Submission Requirements Appendix provides details on the requirements for both types of visual impact assessment. In the table below, there are some parameters that require an opinion or determination from Council. In this regard, applicants will need to contact Council's Development Services Department for advice.</p>		YES	<p>The Site is identified as "Land with scenic and landscape values".</p> <p>The proposed development has been designed to result in minimal adverse impacts on the existing landscape and scenic character of the area. Appropriate landscaping treatment has been provided within the front setback and the extension designed to be compatible with the built form in the surrounding locality.</p> <p>The proposed development exceeds the maximum building height permitted, however this is a result of the nature of the use and the existing Site constraints being flood prone land. Nonetheless, the proposed extension has been designed to be commensurate in form and scale with the extension warehouse and surrounding industrial development. Sympathetic finishes and materials have been employed to minimise visual impacts.</p> <p>Given the configuration and location of the Site, it is considered that the development will not impact scenic values when viewed from nearby major roads or public space.</p>						
<table border="1"> <thead> <tr> <th>Category</th> <th>Definition</th> <th>Type of Visual Impact Assessment (VIA)</th> <th>Who can prepare it?</th> </tr> </thead> <tbody> <tr> <td>1</td> <td> <ul style="list-style-type: none"> New single dwelling houses or significant alterations and additions to single dwelling houses Dual occupancy and secondary dwellings Minor alterations and additions to commercial and industrial development as determined by Council Other minor development as determined by Council </td> <td>VIA 1</td> <td>The designer of the development</td> </tr> </tbody> </table>				Category	Definition	Type of Visual Impact Assessment (VIA)	Who can prepare it?	1	<ul style="list-style-type: none"> New single dwelling houses or significant alterations and additions to single dwelling houses Dual occupancy and secondary dwellings Minor alterations and additions to commercial and industrial development as determined by Council Other minor development as determined by Council
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C2 - Vegetation Management		
2.1.6 - Trees and New Development - Site Planning and Design		
<p>The following controls apply where the removal of trees and other vegetation is proposed as part of a development application for a proposed use permissible under the relevant zone of Penrith LEP 2010:</p> <ul style="list-style-type: none"> a) Australian Standard AS 4970-2009 Protection of Trees on Development Sites should be considered, and b) The siting and layout of a development should consider, at the initial concept stage, the location of trees and other vegetation (including on adjoining land) and favour their retention. c) Buildings, Asset Protection Zones and Effluent Management Areas are to be sited on existing cleared land, where possible. d) Where a stand of trees is to be retained, any associated native understorey should also be retained. e) Trees and vegetation should be retained on steeply sloping sites (slopes greater than 20%) or where there is unstable soil to minimise erosion or geo-technical instability. (See also the controls in the Land Management section of this Plan relating to Geotechnical Stability). f) Trees and vegetation must be retained along watercourses (See also the controls in the Water Management section of this Plan, relating to Riparian Corridors). g) An application is required to address the effect of the proposed development on existing vegetation, the landscape character and the scenic quality of the locality. h) Trees and vegetation must be retained where they shield existing or proposed buildings from views from public areas. i) Trees and vegetation must be retained where they form part of the landscape character of an area, including on or near ridgelines. j) Any proposed building or structure are to be located outside the tree protection zone for retained trees. Council may consider a variation based on an appropriate arboricultural assessment. 	YES	<p>The proposed development seeks to relocate one (1) street towards the west to accommodate the extension of the driveway.</p> <p>The relocation of the tree is considered necessary to accommodate two-way vehicle entry and exit into the Site.</p> <p>It is considered that the relocation of the tree will not significantly impact the health and viability of the tree.</p> <p>All proposed buildings and structures are located outside the tree protection zone for retained trees.</p>



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<p>k) Hard (or impervious) surfaces are not permitted under the drip line of any tree.</p> <p>l) Where possible services (and particularly pipes carrying water/moisture) are to be located outside the tree protection zone of any tree to be retained. Council may consider a variation based on an appropriate arboricultural assessment.</p> <p>m) Wherever trees or vegetation are removed (with consent) as a consequence of the development, an equal or greater number of replacement trees that grow to a similar or greater height or canopy should, where practical, be incorporated into the landscaping design of the new development.</p> <p>n) The siting and layout of a development should also consider, at the initial concept stage, bushfire risk. (See the Bushfire Management section of the Plan).</p>		
C3 - Water Management		
3.1.3 - Proposed Industrial Land Uses		
<p>The following controls apply to new industrial buildings and significant alterations/additions to industrial buildings:</p> <p>a) All proposed industrial buildings with a roof area greater than 200m² are required to install a rainwater tank of minimum capacity of 100,000 litres on the site for re-use of water in irrigation, industrial processes, toilet flushing or for other non-drinking purposes through a separate reticulated water supply system.</p> <p>b) All proposed industrial sites with a hard surface area (including roof area, driveways, parking areas, loading bays, covered storage areas, etc.) greater than 1,000m² shall submit a water management plan which estimates required water needs, and includes an investigation into the feasibility of the measures listed below, outlines those to be adopted on the site and explains why any measures not adopted were unable to be implemented:</p>	<p>YES</p>	<p>The proposed development has a building roof area of 1,111m². A 20,000L rainwater tank is proposed for storage and reuse throughout the development.</p> <p>A Water Sensitive Urban Design (WSUD) and Flood Management Report has been provided (Appendix 6) which details the water management needs and provides appropriate management measures.</p> <p>Given the height of the proposed development, a rooftop garden is not appropriate or practical. Sufficient measures to manage the associated run-off from the rooftop has been proposed to negate the requirements for a rooftop garden.</p>



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<p>i) Rainwater tanks connected to roof and gutter systems and installed to enable reuse of rainwater for irrigation, industrial processes, toilet flushing or other non-drinking purposes;</p> <p>ii) Stormwater detention systems installed and maintained to enable the reuse of stored water for irrigation, industrial processes, toilet flushing or other non-drinking purposes, and to minimise the impact of runoff from the site;</p> <p>iii) Roof gardens, either for recreational purposes or as a means to reduce hard stand area.</p> <p>c) Any proposed industrial development with a roof area greater than 600m² must submit a documented investigation into the feasibility of a roof garden to reduce hard surface area and associated run off.</p>		
3.2.1 - Approval to Discharge Contaminants		
<p>Water discharge from any development must not contain contaminants, unless necessary licences and/or approvals are obtained from relevant government authorities. All liquids (including water) produced and/or discharged from the site shall not contain pollutants above acceptable levels. Acceptable levels will be determined at the time of consideration of individual proposals by Council, the Office of Environment and Heritage and, if required, Sydney Water.</p>	YES	Given the nature of the proposed use, the water discharge from the proposed development will not contain contaminants.
3.2.2 - Addressing Potential Catchment Impacts		
<p>All applications to Council, where there is the potential to impact upon a water system, are required to identify in the application the relevant water systems in the catchment area of the site that may be affected and address how any potential impacts will be mitigated/avoided.</p>	YES	A Water Sensitive Urban Design (WSUD) and Flood Management Report has been provided (Appendix 6) which details the proposed water management measures to ensure that the development will not unreasonably impact any existing water systems.
3.2.4 - Council Approval Requirements for WSUD Systems		
<p>Development types required to meet water conservation and stormwater quality and quantity targets are defined in Table C3.1. The performance criteria required to be met are listed below under subsection '5) WSUD Development Controls'. Affected developments must submit a WSUD</p>	YES	A Water Sensitive Urban Design (WSUD) and Flood Management Report has been provided (Appendix 6).



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<p>b) Modelling for the determination of the mean annual loads of land uses must be undertaken in MUSIC and in accordance with the associated WSUD Technical Guidelines.</p> <p>c) Any changes to the flow rate and flow duration within the receiving watercourses as a result of the development shall be limited as far as practicable. Natural flow paths, discharge point and runoff volumes from the site should also be retained and maintained as far as practicable.</p> <p>d) Impervious areas directly connected to the stormwater system shall be minimised. Runoff from impervious areas such as roofs, driveways and rainwater tank overflows shall be directed onto grass and other landscaped areas designed to accept such flows.</p> <p>C. Stormwater Quantity - Stream Forming Flows</p> <p>a) The post development duration of stream forming flows shall be no greater than 3.5 times the pre developed duration of stream forming flows. The comparison of post development and pre development stream flows is commonly referred to as the Stream Erosion Index (SEI). The approach to evaluating the SEI is outlined in the associated WSUD Technical Guidelines.</p>	YES	<p>The above ground On-Site Detention (OSD) has been designed such that the post development rate of runoff for all storm events up to and including the 50 year ARI does not exceed the rate of runoff from the pre-developed Site.</p>
3.5.7 - Industrial/Commercial - New Development (Flood Planning)		
<p>a) Where the application is for an extension to an existing building on land at or below the flood planning level or for new development that can be classed as infill development, Council may approve of the development with floor levels below the 1% AEP (100 year ARI) flood if it can be demonstrated by the applicant that all practical measures will be taken to prevent or minimise the impact of flooding. In considering such applications and determining the required floor level, Council shall take into account such matters as:</p> <p>i) The nature of the business to be carried out;</p> <p>ii) The frequency and depth of flooding;</p>	YES	<p>The proposed warehouse building provides a finished floor level of 26.300m, satisfying the 0.5m minimum freeboard required from the 100 year ARI flood level for habitable floors.</p>



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iii) The potential for personal and property loss; iv) The utility of the building for its proposed use; v) Whether the filling of the site or raising of the floor levels would render the development of the property unworkable or uneconomical; vi) Whether the raising of the floor levels would be out of character with adjacent buildings; and vii) Any risk of pollution of water from storage or use of chemicals within the building. b) Any portion of the proposed building extension subject to inundation shall be built from flood compatible materials.		
3.5.13 - Overland Flow Flooding		
a) Council has undertaken a Penrith Overland Flow Flood 'Overview' Study. Consideration must be given to the impact on any overland flow path. Generally, Council will not support development obstructing overland flow paths. Development is required to demonstrate that any overland flow is maintained for the 1% AEP (100 year ARI) overland flow. A merit based approach will be taken when assessing development applications that affect the overland flow. b) Council's Stormwater Drainage Specification for Building Developments provides information on the details required in the preparation of an overland flow study.	YES	A Water Sensitive Urban Design (WSUD) and Flood Management Report has been provided (Appendix 6) which demonstrates that the development will maintain the overland flow path.
3.6.1 - Natural Environment (Stormwater Management and Drainage)		
a) Runoff must not be discharged into bushland areas, including threatened ecological communities. b) Pipe outlets shall be treated with measures to dissipate stormwater velocity, except where waters enter a formed channel or similar structure that is unlikely to be damaged by water flowing in at high velocity.	YES	A Water Sensitive Urban Design (WSUD) and Flood Management Report has been provided (Appendix 6) which demonstrates compliance with Council's Stormwater Drainage Policy.



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c) Permeable ground surfaces are to be maintained as far as possible, and where suitable conditions exist, stormwater is to be infiltrated on-site.		
3.6.2 - Drainage		
<p>a) Council's Stormwater Drainage Specification for Building Developments provides details on drainage requirements including on-site detention, new drainage systems and the like.</p> <p>b) The development of any lot should take into account the existing drainage patterns of the area, including any localised ponding, and whether the proposed development is likely to affect:</p> <ul style="list-style-type: none"> i) Access to the site; ii) Drainage on adjoining properties; iii) Localised nuisance flooding on adjoining properties; and iv) Natural overland flow or drainage paths. <p>c) In areas where there are no defined drainage patterns, Council may require the applicant to liaise with the adjoining owners regarding the construction of a drain or channel to an existing watercourse. This may include the provision of drainage easements.</p> <p>d) Depending on the scale of the proposed development, the applicant may be required to address the following matters in their application:</p> <ul style="list-style-type: none"> i) The drainage capacity available for the site (e.g. if the site is connected to a centralised stormwater system, the existing drainage network capacity); ii) Where capacity may be limited, appropriate drainage measures, including possible on-site detention (determined by liaising with Council's Development Engineering Unit and receiving detailed advice from a qualified engineering consultant); iii) If the site is affected by drainage constraints, the current stormwater discharge and likely future discharge. In this regard, a report prepared by a qualified engineer will be required and should demonstrate that the development will not overload trunk drains during peak storm events or cause localised flooding; 	YES	<p>A Water Sensitive Urban Design (WSUD) and Flood Management Report has been provided (Appendix 6) which demonstrates compliance with Council's Stormwater Drainage Policy.</p> <p>A Salinity Investigation Report has been provided (Appendix 13) which considers the existing soil types and associated constraints. The report determines that the soils are non-saline and that a site-specific salinity management and/or a soil management plan are not required.</p>



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<p>iv) If the proposed development will result in additional pollutant loading (and the appropriate licences have been obtained from the relevant government authorities), details demonstrating that the drainage systems have adequate capacity for those pollutants and runoff will comply with the water quality requirements referred to in this Plan; and</p> <p>v) Any required easements across neighbouring properties. Where easements are required, Council requires the submission of the adjoining owner's consent with the development application.</p> <p>e) If the site does not have access to Council's stormwater drainage system, all drainage should be designed to ensure that the intensity, quantity and quality of surface runoff is not detrimental to downstream properties and watercourses. A legal point of discharge will be required.</p> <p>f) If the site has access to Council's stormwater drainage system, all roof and surface water that is not recycled for use on the site must be discharged into Council's stormwater drainage system. No surface drainage will be permitted to discharge across Council's footways or reserves or enter adjoining land.</p> <p>g) The applicant should demonstrate how existing soil type and associated constraints (e.g. salinity and poor percolation) have been considered in the drainage design).</p> <p>On-Site Stormwater Detention (OSD)</p> <p>a) Council's Stormwater Drainage Specification for Building Developments provides details on drainage requirements for on-site detention.</p> <p>b) Adequate stormwater systems shall be designed and constructed to ensure that, for all rainwater events up to and including the 1:100 Average Recurrence Interval (ARI) event, new developments and redevelopments do not increase stormwater peak flows in any downstream areas.</p>	<p>YES</p>	<p>A Water Sensitive Urban Design (WSUD) and Flood Management Report has been provided (Appendix 6) which demonstrates compliance with Council's Stormwater Drainage Policy and OSD requirements.</p>



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<p>c) On-site stormwater detention systems must release water after any rainfall event to maximise future capacity and, therefore, cannot include rainwater tanks, water retention basins or dams.</p> <p>d) Detention storage is to be located at a level that is above the 1:5 ARI flood level.</p> <p>e) On-site detention systems are to be designed using a catchment wide approach. Advice should be sought from Council's Development Engineering Unit in this regard.</p> <p>f) On-site stormwater detention mechanisms should have a maintenance program in place.</p> <p>g) Onsite stormwater detention mechanisms should be placed on the title of the relevant allotment/property to ensure their retention and maintenance.</p> <p>New Drainage Design</p> <p>a) Any new piped drainage system shall be designed to control minor stormwater flows under normal operating conditions for an ARI of 5 years.</p> <p>b) Any new drainage system shall be designed to control major stormwater flows under normal operating conditions for an ARI of 100 years.</p> <p>c) Council's Stormwater Drainage Specification for Building Developments provides details on drainage requirements for on-site detention.</p>	YES	<p>A Water Sensitive Urban Design (WSUD) and Flood Management Report has been provided (Appendix 6) which demonstrates compliance with Council's Stormwater Drainage Policy.</p>
3.8.1 - General Requirements		
<p>a) Rainwater tanks must not exceed 3m in height above ground level (including stand).</p> <p>b) Rainwater tanks must not collect water from a source other than gutters or down pipes on a building or a water supply service pipe.</p> <p>c) Rainwater tanks must be structurally sound.</p> <p>d) The rainwater tank, and any stand for the tank, must:</p>	YES	<p>The rainwater tanks have been designed to comply with the applicable controls.</p>



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<ul style="list-style-type: none"> i) Be assembled and installed in accordance with the manufacturer's specifications; and ii) Not rest on a footing of any building or other structure on the property including a retaining wall. e) Rainwater tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of construction of a rainwater tank. f) A rainwater tank must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures. g) A rainwater tank must utilise a non-reflective finish. Materials and colours should complement those used on the dwelling house and any other buildings on the land. h) Plastic rainwater tanks are not to be used in bushfire prone areas. i) Rainwater tanks on land zoned E3 Environmental Management or E4 Environmental Living must have a maximum total capacity for the entire property of: <ul style="list-style-type: none"> i) 90,000 litres (where the property has an area of 10 hectares or greater); or ii) 45,000 litres (where the property has an area of less than 10 hectares). 		
C4 - Land Management		
4.3.2 - Requirements for Erosion and Sediment Control		
<ul style="list-style-type: none"> a) Soil erosion and sediment control measures are to be provided on-site before the commencement of any earthworks or development activity, in accordance with the approved ESCP. These must be maintained throughout the course of construction until disturbed areas have been revegetated and the soil stabilised. The applicant will be required to provide certification to this effect, which is to be lodged with Council prior to construction. b) All erosion and sediment control measures are to be installed to the satisfaction of Council or the proposed Certifier, in accordance with best management practices recommended by recognised 	YES	A Soil Erosion and Sediment Control Plan has been included in Appendix 6 which demonstrates compliance.



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<p>authorities (including Managing Urban Stormwater - Soils and Construction).</p> <p>c) The work supervisor is responsible for ensuring that all erosion and sediment control measures are implemented in accordance with conditions of approval and are maintained until a final inspection has indicated that the site is sufficiently rehabilitated and stabilised. d) The decision to install a particular mechanism to prevent erosion and/or sedimentation depends on the location and type of activity proposed and may vary from site to site.</p> <p>d) Council may require erosion and sediment control works to be carried out in addition to, or in variation from, the approved ESCP, should circumstances necessitate it. Any variations are to be approved by Council and implemented in accordance with this Penrith Development Control Plan 2014 C4 Land Management C4-9 C4 Land Management section and current best practice guidelines (including Managing Urban Stormwater - Soils and Construction), where relevant.</p> <p>e) All erosion and sediment control measures should be maintained for the duration of the specified maintenance period. An established, stabilised ground cover must be in place and approval should be obtained from the Certifying Authority before removing erosion and sediment control measures.</p>		
4.3.3 - Additional Measures for Large Sites		
<p>Where an application is for a site over 2,500m² and there will be substantial earthworks, the applicant is required to address a number of additional measures in the ESCP, including:</p> <p>a) Identify all areas likely to cause pollution of waterways from the transport of stormwater run-off containing sediment and silt and implement appropriate devices to stop the risk of pollution;</p> <p>b) Divert clean water around the construction site to prevent contamination;</p>	N/A	No substantial earthworks are included in the proposed development.



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<ul style="list-style-type: none"> c) Retain as much natural vegetation as possible and limit site disturbance; d) Control stormwater that enters the construction site from upstream; e) Divert stormwater from undisturbed upper slopes onto stable areas; f) Retain and stockpile all excavated topsoil on site for future landscaping and to minimise risk of erosion; g) Prevent sediment/silt from entering adjoining public or private property (especially drains) by installing sediment control devices at the low side of sites and wash down areas; h) Provide a single, stabilised entry/exit point to the site; h) Prevent sediment, including building materials, from reaching the road or Council's stormwater system. Sediment is to be removed by sweeping, shovelling or sponging. Under no circumstances shall sediment be hosed; i) Where a work zone permit over public property is applicable, ensure that appropriate debris control devices are implemented to prevent spillage of building materials into stormwater drains; j) Compact all drainage lines when backfilling; k) Connect downpipes to the stormwater system as early as possible; l) Revegetate all disturbed areas, after on-site works are completed, in order to stabilise the surface; and n) Maintain all sediment control devices during earthworks and construction to standards acceptable to Council. 		
4.4.1 - Preventing Contamination		
<ul style="list-style-type: none"> 1) Development applications for new or for expanding existing developments may be required to include information on the potential for the activity to contaminate. 2) Environmental impact assessments are required to address the potential and likelihood of contamination. 3) In assessing development applications for activities which could be potential sources of contamination, Council will ensure it is 	YES	A Detailed Site Investigation has been undertaken (Appendix 4) on the Site which determines that the land is suitable in its current state for the purposes of the proposed development and no remediation works are required to be undertaken.



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<p>satisfied that the proposed technical and management controls will be adequate to prevent contamination. Conditions of consent may be imposed by Council to ensure adequate controls are applied to an activity or development.</p> <p>4) Periodic environmental audits of activities may be required as a condition of consent by Council</p>		
C5 - Waste Management		
5.2.4 - Non-Residential Development Controls		
<p>1) These controls will apply to commercial, industrial and any other non-residential development.</p> <p>2) For any building comprising three or more storeys and not containing dwellings, a suitable system for the interim storage and transportation of waste and recyclables from each storey to the waste storage/collection area is to be integrated within the building's design.</p> <p>3) Waste storage and collection areas should be:</p> <p>a) Flexible in their design so as to allow for future changes in the operation, tenancies and uses;</p> <p>b) Located away from primary street frontages, where applicable;</p> <p>c) Suitably screened from public areas so as to reduce the impacts of noise, odour and visual amenity; and Penrith Development Control Plan 2014 C5 Waste Management C5-13 C5 Waste Management d) Designed and located to consider possible traffic hazards (pedestrian/vehicular) likely to be caused by the storage and collection of waste.</p> <p>4) The following features will need to be considered in the design of waste storage and collection areas:</p> <p>a) Dry recyclables including containers, paper, cardboard and toners for printers and photocopiers should be separated from other waste, for recycling;</p> <p>b) Food scraps should be placed in specialised containment bins and collected on a regular basis (particularly where large volumes of perishable wastes are generated);</p>	<p>YES</p>	<p>A Waste Management Plan (Appendix 11) has been provided which:</p> <ul style="list-style-type: none"> Documents the procedures that will be undertaken to manage the waste generated as part of the development works; Provides details of the quantities and classification of waste and wastewater to be generated on Site; Provides details on waste storage, handling and disposal, including the location of waste storage and management facilities; and Provides details of the measures to be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>.



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<p>c) Refrigerated garbage rooms should be provided where there are large quantities of perishable wastes and infrequent collections; and</p> <p>d) Clinical or hazardous and liquid waste should be placed in specialised containment bins and collected by specialised services.</p> <p>5) Grease traps must be provided where there is a likelihood of liquid waste entering the drainage systems (contact Sydney Water to obtain trade waste requirements).</p> <p>6) Communal storage/collection facilities are recommended where:</p> <p>a) The design makes it difficult for all tenants to have ready access to a collection point; or</p> <p>b) The site characteristics restrict vehicle entry.</p> <p>7) Where a communal facility exists, each tenant should have a designated area which is clearly signposted.</p> <p>8) Should a collection vehicle be required to enter the property, the driveway and manoeuvring area must be suitable for a collection vehicle in terms of both its strength and design.</p> <p>The system for waste management must be compatible with the collection service(s) to be used whether Council or private contractor.</p> <p>Swept paths demonstrating adequate manoeuvring area are to be provided with the application.</p>		
5.3.1 – Site Management		
<p>1) Proposals involving demolition and/or construction (including earthworks) are to include a Waste Management Plan which addresses the following issues:</p> <p>a) Minimising site disturbance and eliminating unnecessary excavation;</p> <p>b) Where applicable, stripping topsoil from areas subject to excavation and storing it on site for re-use;</p> <p>c) Identifying all waste likely to result from the works on site and opportunities for the reuse or recycling of materials;</p> <p>d) Where construction is proposed, determining:</p>	YES	As above.



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<p>i) Opportunities for the use of prefabricated components and recycled materials;</p> <p>ii) Approximate volumes of materials to be used and incorporating these volumes into a purchasing policy so that the correct quantities are purchased;</p> <p>iii) Delivery arrangements of materials so that materials are delivered 'as needed' to prevent the degradation of materials through weathering and moisture damage; and</p> <p>iv) Opportunities to return excess materials to the supplier or manufacturer;</p> <p>e) Considering the method of demolition to be utilised so that selective deconstruction is implemented, enabling effective recycling of materials;</p> <p>f) Identifying the area(s) on site to be used for the storage of materials, separating the areas for recycling and disposal (giving consideration to access, slope, drainage, location of waterways, stormwater outlets and vegetation);</p> <p>g) Ensuring that separated materials are to be kept uncontaminated to guarantee the highest possible reuse value;</p> <p>h) Considering where excess fill material will be disposed of, the quantity and quality of the excess material and the method of transport to be used;</p> <p>i) Identifying and providing measures to prevent the occurrence of windblown litter, dust and stormwater pollution;</p> <p>j) Where applicable, ensuring that:</p> <p>i) Contractors are arranged for the transport, processing and disposal of waste and recycling; and</p> <p>ii) Evidence, such as weighbridge dockets and invoices for waste disposal or recycling services, is retained and available for presentation to Council Officers upon request.</p>		



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5.3.2 – Selection of Building Materials		
<p>1) Choose materials with low embodied energy properties and/or materials that have been salvaged/recycled for the construction/fit out of the development. Table C5.1 on the following page identifies the building materials that can be reused/recycled. Examples include:</p> <ul style="list-style-type: none"> a) Concrete that utilises slag and fly ash content. b) Structural and reinforced steel that uses recycled steel content. c) Bulk insulation products that contain recycled content, such as recycled glass in glasswool. <p>2) Choose certified plantation or engineered timber materials, and avoid unsustainable imported timber (such as western red cedar, oregon, meranti, luan or merbau).</p> <p>3) Choose low volatile organic compound (VOC) materials, including low/no VOC paints and coatings, floor coverings and underlays, as materials with a high VOC or containing hydrofluoro-carbons can become volatile at room temperature contributing to poor indoor air quality and thus affecting the health of occupants.</p>	YES	A Schedule of Materials and Finishes has been provided (Appendix 1) which details the use of appropriate building materials.
5.3.3 – Designing for Waste Minimisation		
<p>1) The design of developments should incorporate principles on how waste can be minimised in the design by:</p> <ul style="list-style-type: none"> a) Incorporating the use of modular components; b) Minimising excavation and fill (See the “Land Management” section of this Plan); c) Using prefabricated frames, trusses and cladding; d) Using standard material sizes or negotiating with manufacturers for the supply of non-standard material sizes; e) Selecting materials that do not require finishes; f) Grouping wet areas together to minimise the amount of pipe work required; g) Implementing measures to prevent the occurrence of windblown litter, dust and stormwater pollution; h) Incorporating existing trees/shrubs into the landscape plan; 	YES	A Waste Management Plan (Appendix 11) has been provided which details the proposed measures to be implemented to minimise waste.



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i) Designing for de-construction; j) Incorporating facilities for the source separation of wastes and recyclables (both internal and external); and k) Designing waste storage areas complementing the development and the surrounding streetscape.		
5.3.4 - Siting and Design of Waste Storage and Collection Areas		
1) Waste storage and/or collection areas (or the required space for these facilities) should be available both on-site and within individual tenancies of all developments for the source separation of waste, recyclables and compostable materials. 2) The expected volumes of waste and recyclables generated by the construction and ongoing use of the development, including individual tenancies, must be calculated. The selection of appropriate waste equipment and the floor area requirements for waste storage will need to be an integral element of the design for the development. 3) Space must be provided to allow for the storage, access and manoeuvring of waste bins to facilitate ease of use and servicing. 4) Waste and recycling containers must be stored at all times on the site unless Council has issued an approval under the Local Government Act 1993 to store waste in a public place. 5) All waste management facilities must comply with the Building Code of Australia and relevant Australian Standards. 6) The nominated collection area for the development on-site is to be clearly nominated on scaled site plans accompanying the development application.	YES	A Waste Management Plan (Appendix 11) has been provided which: <ul style="list-style-type: none"> • Provides details on waste storage, handling and disposal, including the location of waste storage and management facilities; and • Provides details of the measures to be implemented to ensure that the development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>.
5.3.5 - Management of Waste Storage and Collection Areas		
1) Administrative arrangements for ongoing waste management must be provided, including signs. 2) Waste storage and/or collection areas (including individual containers) should be suitably signposted so as to ensure appropriate use.	YES	As above.



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3) The responsibility for the ongoing management of waste facilities must be determined prior to the commencement of construction work on a development.		
C6 - Landscape Design		
6.1.3 - Minimising Soil Erosion		
a) Landscaping works must comply with the 'Erosion and Sedimentation' in the 'Land Management' section of this DCP, including the submission of an Erosion and Sediment Control Plan where required under that section. b) Care should be taken when undertaking landscaping works to ensure that soil from the site and any that may be brought to the site is not lost into the drainage system or surrounding environs as this may impact on indigenous flora and fauna and local waterways. c) Sediment control measures are to be installed prior to any excavation on site. These measures are to be maintained throughout construction of the landscaping works and until the landscaping is established.	YES	A Soil Erosion and Sediment Control Plan has been provided (Appendix 6) which demonstrates compliance.
6.1.4 - Avoidance of Excavation and Filling		
a) Landscape works must comply with the 'Site Stability and Earthworks' controls in the 'Land Management' section of this DCP. b) Landscaping works should minimise any earthworks by accommodating the natural landform and utilising designs that require minimal cut and fill, particularly around existing trees to be retained.	YES	The proposed development involves minimal earthworks.
6.1.6 - Species Selection		
a) Plant selection for all landscaping works must consider and will be assessed for its suitability to existing site conditions such as soils, aspect, drainage and micro-climate. b) Native species is encouraged for any landscape design. c) The use of exotic or introduced species may be considered if they are part of a site's and locality's existing landscape character and there is a low chance of spreading into native bushland.	YES	Planting selection has considered the existing Site conditions and will not include those listed in the Noxious Weeds Act 1993 or environmental weeds. A variety of trees, shrubs and ground covers have been proposed.



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d) If a site has remnant native bushland or is located adjacent to native bushland, the plant species that should be used in the landscape design should be those that occur in the bushland, preferably provenance stock. e) Species selected should not include those listed in the Noxious Weeds Act 1993 or on the list of environmental weeds (see Appendix F4 Technical Information to this DCP). f) Planting should consist of a variety of trees, shrubs and ground covers to contribute to biodiversity		
C7 - Culture and Heritage		
N/A	N/A	N/A
C8 - Public Domain		
N/A	N/A	N/A
C9 - Advertising and Signage		
N/A	N/A	N/A
C10 - Transport, Access and Parking		
10.5.1.1 - Provision of Parking Spaces		
a) Parking provided on site is to meet AS 2890 and where appropriate, AS 1428. b) For any proposed development, Council will require the provision of on-site car parking to a standard appropriate to the intensity of the proposed development as set out in Table C10.2 below.	YES	In accordance with the PDCP 2014, 40.1 car parking spaces are required to be provided for the proposed development, based on a total gross floor area of 4,010m ² . 40 spaces are currently provided on the Site. The proposed development includes the provision of 23 additional spaces. As result, 63 spaces will be provided on the Site which complies. The parking spaces have been designed to comply with the Australian Standards and relevant controls. A Traffic Report (Appendix 7) has been provided which demonstrates compliance.



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Penrith Development Control Plan (DCP) 2014		Compliance	Planning Assessment												
Development Control															
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Other Uses	In accordance with RMS Guidelines or if there are no parking guidelines for a specific use, then a site specific car parking analysis will be required. This may require the applicant to submit a car parking report from a suitably qualified traffic consultant.														
<p>c) Within rural zones, the range of possible uses of land is very broad. Car parking is to be provided in accordance with Table C10.2: Car Parking Rates. If parking rates for the use is not listed, it will be the applicant's responsibility to demonstrate that adequate parking is provided.</p> <p>d) For commercial developments providing employment for 20 people or more, bicycle parking is to be in secure and accessible locations, and provided with weather protection. The following associated facilities are to be provided:</p> <ul style="list-style-type: none"> i) Change and shower for cyclists and are to be conveniently located close to the bicycle storage areas. ii) Where the building is to be strata-titled, the bicycle storage facilities and shower/ change facilities are to be made available to all occupants of the building. <p>e) For existing developments, a new use must not commence or the floor area increased until the required car park spaces have been provided on the site, corresponding to the land use outlined in Table C10.2.</p>															



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<p>f) In the absence of specific requirements relevant to particular developments, the parking requirements in the RTA's "Guide to Traffic Generating Developments" (as updated) and Australian Standard AS 2890.1 and 2 - 2004 should be referred to as a guide. In the absence of all data, the applicant should revert to the use of first principles.</p> <p>g) Where relevant, development shall provide on-site loading facilities to accommodate the anticipated heavy vehicle demand for the site.</p> <p>h) Stacked parking will not be permitted for visitor spaces for any development.</p> <p>i) Stacked parking in commercial or industrial development may be permitted for employee spaces only, provided the number of stacked spaces does not account for more than 10% of the total required parking spaces.</p> <p>j) Car parking above ground level is to have a minimum floor to ceiling height of 2.8m so it may be adapted to another use in the future.</p> <p>k) Car parking and associated internal manoeuvring areas provided over and beyond the requirements of this DCP shall be calculated as part of the development's gross floor area.</p> <p>l) Where possible, natural ventilation is to be provided to underground parking areas with ventilation grilles and structures that are:</p> <ul style="list-style-type: none">i) integrated into the overall façade and landscape design of the development;ii) located away from the primary street façade; andiii) oriented away from windows of habitable rooms and private open space areas. <p>m) Proposals for basement parking areas are to be accompanied with a geotechnical report prepared by an appropriately qualified professional and any other supporting information to the Development Application.</p>		



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n) For all residential development at least one car parking space for each dwelling shall be covered the second space may be "stacked" or "tandem" or located on a driveway.		
10.5.1.2 - Design of Parking and Manoeuvring Areas		
<ul style="list-style-type: none"> a) Car space dimensions must comply with the relevant Australian Standards. b) The movement of pedestrians throughout the car park should be clearly delineated and be visible for all users of the car park to minimise conflict with vehicles. The car parking and manoeuvring layout should be in accordance with the provisions of AS 2890.1 - 2004. c) Provision of parking spaces for disabled persons should be in accordance with the Access to Premises Standards, the Building Code of Australia and AS2890. d) Council will require all car parking areas to be constructed of hard standing, all weather material, with parking bays and circulation aisles clearly delineated. e) Vehicle access is to be integrated into the building design as to be visually recessive. f) It will be necessary for the method of treating and minimising runoff from parking and access areas to be addressed as part of any development application (See the section entitled 'Stormwater and Drainage' in the Water Management Section). g) For development in the R4 High Density Residential zone, use semi-pervious materials for all uncovered parts of driveways and parking areas to assist with stormwater infiltration. h) Large car parking areas (more than 5 vehicles) should be visually separated from access roads and from the buildings they serve by planting and other landscaping and should not be visually prominent from public roads, either through separation or screening. i) All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn. 	YES	The vehicle access, parking, manoeuvring and loading facilities have been designed to comply with the Australian Standards and relevant controls. A Traffic Report (Appendix 7) has been provided which demonstrates compliance.



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<p>j) Council may require the provision of internal directional signs to assist site visitors in locating parking areas.</p> <p>k) For residential development, other than a single residence, the minimum space width shall provide for full door opening in accordance with Table B1 of AS2890.1 - 2004.</p> <p>l) The design of the car park should ensure that passive surveillance is possible and, where appropriate, incorporate active measures such as cameras and security patrols. Car parks should be designed to minimise dark areas through the provision of appropriate lighting.</p> <p>m) Access to security parking shall be designed to ensure the access mechanism is accessible to the vehicle driver on the entry side of the driveway.</p> <p>n) Provision should be made for all vehicles to enter and exit a secure (i.e. boom-gated) area in a forward direction.</p> <p>o) Visitor parking should be provided outside the secured parking areas.</p> <p>p) The design of car parks should ensure adequate separation of staff/visitor parking and loading dock circulation areas for heavy vehicles.</p> <p>q) Vehicular ramps less than 20m long within developments and parking stations must have a maximum grade of 1 in 5 (20%). Ramp widths must be in accordance with AS2890.</p> <p>r) Access ways to underground parking should be sited to minimise noise impacts on adjacent habitable rooms, particularly bedrooms.</p> <p>s) Loading docks associated with the development shall be provided on-site, with all loading and unloading activities occurring on-site.</p> <p>t) All loading and unloading areas are to be:</p> <ul style="list-style-type: none">i) integrated into the design of developments,ii) separated from car parking and waste storage and collection areas,iii) located away from the circulation path of other vehicles,		



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<ul style="list-style-type: none">iv) provided separately for commercial/retail and residential uses, where part of a mixed use development, andv) designed for commercial vehicle circulation and access complying with AS 2890.2.u) Vehicular access to the loading / unloading area(s) is preferred off rear lanes, side streets and right of ways. Where appropriate, consider a single vehicular access point for the loading/unloading area(s) and waste collection area(s).v) Secure multi-deck car parks should incorporate communication devices such as:<ul style="list-style-type: none">i) Intercoms at boom gates;ii) Public address systems;iii) Telephones; oriv) Emergency alarms.w) To ensure users of secure multi-deck car parks are easily able to determine the location of exit and access points, security intercoms or similar and appropriate signage are to be included.x) All surfaces in the car park should be painted in light coloured paint or finished in light grey concrete to reflect as much light as possible.y) All potential entrapment points should be avoided, e.g. under stairs, blind corners and wide columns. Adequate lighting and mirrors should be used when certain design features are unavoidable.z) Access, parking, manoeuvring and loading facilities for commercial and industrial development shall be in accordance with AS 2890.2 - 2004 and accommodate vehicle types as outlined in Table C10.3.		



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<table border="1"> <thead> <tr> <th>Site Area</th> <th>Design Vehicle</th> </tr> </thead> <tbody> <tr> <td>Up to 1,500m²</td> <td>Medium Rigid Vehicle (MRV)</td> </tr> <tr> <td>1,500m² to 4,000m²</td> <td>Heavy Rigid Vehicle (HRV)</td> </tr> <tr> <td>Greater than 4,000m²</td> <td>Articulated Vehicle</td> </tr> </tbody> </table> <p>Additional guidelines for the design of car parking areas can be found within the Policies, Guidelines and Procedures for Traffic Generating Development published by the RMS.</p> <p>aa) Council may require a development to cater for vehicles larger than the minimum specified above where the development is for uses such as a transport depot, warehouse, etc. All service vehicles must enter and exit the development site in a forward direction.</p>	Site Area	Design Vehicle	Up to 1,500m ²	Medium Rigid Vehicle (MRV)	1,500m ² to 4,000m ²	Heavy Rigid Vehicle (HRV)	Greater than 4,000m ²	Articulated Vehicle		
Site Area	Design Vehicle									
Up to 1,500m ²	Medium Rigid Vehicle (MRV)									
1,500m ² to 4,000m ²	Heavy Rigid Vehicle (HRV)									
Greater than 4,000m ²	Articulated Vehicle									
10.5.2 - Access and Driveways										
1) General Requirements		YES	The vehicle access and driveway has been designed to comply with the Australian Standards and relevant controls. A Traffic Report (Appendix 7) has been provided which demonstrates compliance.							
<p>a) 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. (This does not apply to single dwellings).</p> <p>b) The entry and exit from the site should provide for appropriate traffic sight distance in both directions, in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively.</p> <p>c) The design of the development driveway should take into consideration the traffic volumes of the surrounding road network.</p> <p>d) Driveways should be:</p> <ul style="list-style-type: none"> i) Provided from lanes and secondary streets rather than the primary street, wherever practical; ii) Located taking into account any services located within the road reserve, such as power poles, drainage inlet pits and existing street trees; iii) Setback a minimum of 6m from the perpendicular of any intersection of any two roads; and 										



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<p>iv) Located to minimise noise and amenity impacts on adjacent residential development.</p> <p>e) The driveway crossing and access roads shall be designed in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively.</p> <p>f) Driveway widths must comply with the relevant Australian Standards.</p> <p>g) Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard (AS2890.1).</p> <p>h) Access to basement parking shall have an entry threshold a minimum of 300mm above the top of the kerb. The threshold shall be increased within areas of flooding or local overland flows to a minimum of 300mm above the flood level. The design of the development shall ensure that floodwater cannot enter the car park in a 1% Annual Exceedance Probability (AEP) flood event.</p> <p>i) The required threshold should be set within the property to prevent cross fall greater than 4% within the footway area.</p> <p>j) No direct access will be permitted to the M4 Western Motorway.</p> <p>2) Design</p> <p>a) For rural subdivisions, the width of sealed surface shall be determined at the time of subdivision taking into consideration the intensity of use, landscaping proposals, servicing requirements and drainage design. Roads should be designed to enhance the rural character and long stretches of straight road should be avoided.</p> <p>b) All driveways (including in rural and environmental zones) are to be sealed from the point of the public road up to and including the hard-stand parking areas.</p> <p>c) The design of rural driveways shall ensure that stormwater is not impounded, concentrated or redirected onto adjoining properties.</p>	<p>YES</p>	<p>The vehicle access and driveway has been designed to comply with the Australian Standards and relevant controls. A Traffic Report (Appendix 7) has been provided which demonstrates compliance.</p>



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<p>3) Construction Standards</p> <p>a) Roads shall be constructed to Council's standards in consultation with Council's Engineering Services Unit and Council's 'Guidelines for Engineering Works - Development and Subdivision'.</p> <p>b) Design drawings should be accompanied by details of the erosion and sediment control measures that are to be implemented during construction.</p>	YES	The vehicle access and driveway will be built in accordance with Council's standards. An Erosion and Sediment Control plan has been provided (Appendix 1).
<p>6) Responding to Topography</p> <p>a) Natural contours should be followed when designing and constructing driveways. Driveways should be located to retain as much of the property's vegetation as practicable.</p> <p>b) Any new private access roads or driveways that connect to a public road should be sealed with asphalt or another suitable surface from the public road to prevent erosion and minimise dust and dirt transfer.</p>	YES	The driveway has been designed to follow the natural contours of the Site.
C11 - Subdivision		
N/A	N/A	N/A
C12 - Noise and Vibration		
12.4.1 - Industrial and Commercial Development		
<p>a) Council will not grant consent to any noise generating industrial development, commercial development or licensed premises unless it can be demonstrated that:</p> <p>i) The development complies with the relevant State Government authority or agency standards and guidelines for noise, as well as any relevant Australian Standards;</p> <p>ii) The development is not intrusive (as defined in the EPA's Industrial Noise Policy);</p> <p>iii) Road traffic noise generated by the development complies with the provisions of Section 12.1 Road Traffic Noise of this Section;</p>	YES	An Acoustic Report (Appendix 10) was undertaken as part of DA17/1202 which provided a detailed assessment of likely acoustic impacts of the expansion of the warehouse facility as originally proposed. The report concluded that based upon the on-site measurement of operational noise levels, upon of on-site operations and upon the predicted emissions, that the proposed expansion of the warehouse would not adversely impact on far distant residential area nor upon nearby



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<p>iv) The development complies with rail noise and vibration criteria (refer Section 12.2 Rail Traffic Noise and Vibration of this Section); and v) The development does not adversely impact on the amenity of the area or cause sleep disturbance.</p> <p>Noise Impact Statements - specific requirements</p> <p>a) All development applications where the above controls are relevant are required to provide a Noise Impact Statement prepared by a qualified acoustic consultant in accordance with the requirements set out in the DA Submission Requirements Appendix of this DCP.</p> <p>b) b) The Noise Impact Statement should demonstrate acoustic protection measures necessary to achieve an indoor environment meeting residential standards, in accordance with relevant noise criteria, as well as relevant Australian Standards.</p>		<p>commercial/industrial premises and will be within the noise limits indicated in the NSW Industrial Policy.</p> <p>Given the development as now proposed results in an overall reduction in scale, it is considered that there will be no additional adverse noise impacts. Notwithstanding, an addendum to the Acoustic Report is being prepared at the time of writing which will be provided when available.</p>
C13 - Infrastructure and Services		
N/A	N/A	N/A
Part D - Land Use Controls		
4.1 - Key Precincts		
N/A	N/A	N/A
4.2 - Building Heights		
Must satisfy height controls in LEP	Appropriate on merit	Refer to the C14.6 Variation Request contained in Appendix 5 .
4.3 - Building Setbacks and Landscape		
1) Setbacks	YES	The proposed development is setback 9.780m from Lambridge Place with landscaping proposed within this setback.
<p>a) Setbacks for industrial development are to be in accordance with the standards specified in Table D4.1. These 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:</p>		



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<p>i) Is within a setback which is at least 13m wide and set behind a landscaped area which is at least 4m wide; ii) Promotes the function and operation of the development; iii) Enhances the overall design of the development by implementing design elements, including landscaping, that will screen the parking area and is complementary to the development; and iv) Does not detract from the streetscape values of the locality.</p> <p>Table D4.1: Building Setbacks for Industrial Development</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Minimum Building Setback</th> </tr> </thead> <tbody> <tr> <td>Lots fronting: • Castlereagh Road • Mulgoa Road</td> <td>20 metres</td> </tr> <tr> <td>Lots fronting: • Andrews Road • Old Bathurst Road</td> <td>15 metres</td> </tr> <tr> <td>Lots adjacent to: • Nepean River (Precinct 7 - Emu Plains) • Western Railway (Precincts 7 and 8 – Emu Plains)</td> <td>10 metres</td> </tr> <tr> <td>Lots within the vicinity of "Craithes" (within Precinct 4 - North Penrith, west of Castlereagh Road)</td> <td>See Figures D4.10 and D4.11</td> </tr> <tr> <td>Lots adjoining "Combewood" (within Precinct 5 – North Penrith, east of Castlereagh Road)</td> <td>See Figure D4.12</td> </tr> <tr> <td>All other locations</td> <td>9 metres</td> </tr> <tr> <td>Secondary road frontages</td> <td>5 metres</td> </tr> </tbody> </table> <p>2) Visual Impact of Buildings and Hardstand Areas</p> <p>a) The landscape design within setbacks should consider the scale of the building and where appropriate, select and locate plants to help reduce the bulk and scale of the building.</p>	Location	Minimum Building Setback	Lots fronting: • Castlereagh Road • Mulgoa Road	20 metres	Lots fronting: • Andrews Road • Old Bathurst Road	15 metres	Lots adjacent to: • Nepean River (Precinct 7 - Emu Plains) • Western Railway (Precincts 7 and 8 – Emu Plains)	10 metres	Lots within the vicinity of "Craithes" (within Precinct 4 - North Penrith, west of Castlereagh Road)	See Figures D4.10 and D4.11	Lots adjoining "Combewood" (within Precinct 5 – North Penrith, east of Castlereagh Road)	See Figure D4.12	All other locations	9 metres	Secondary road frontages	5 metres	<p>YES</p>	<p>Appropriate landscaping has been proposed within the front setback to minimise the visual impact of the proposed warehouse extension and hardstand</p>
Location	Minimum Building Setback																	
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<p>b) The visual impact of large expanses of wall should be reduced in scale by architectural treatment as well as by dense grove planting or other landscape design solutions.</p> <p>c) Where an industrial development contains large expanses of hardstand or paved areas, the applicant must demonstrate how the development application reduces the 'heat effect' and visual impact of these large expanses.</p> <p>3) Vegetation and Landscape</p> <p>a) The siting and layout of a development should preserve all on-site trees, significant strands of vegetation, and remnant or native bushland in accordance with the requirements of the Vegetation Management and Landscape Design sections of this DCP. Where this is not practical, the development application must justify the loss of vegetation and outline what measures are to be taken to replace it.</p> <p>b) Development of land on the site of a heritage item or within the vicinity of a heritage item should occur in a manner that will not result in damage or destruction of vegetation associated with that item.</p> <p>c) Applicants should refer to the Landscape Design section of this DCP regarding the implementation and maintenance of landscaping for the site.</p> <p>d) Smaller scale and less visually prominent planting should be provided to add variety and interest in the appearance of the site.</p> <p>e) Landscape materials should cause minimal detrimental visual impact, and the use of subtle coloured materials and block or brick paving is encouraged.</p> <p>f) Paving and structures shall complement the architectural style of existing buildings.</p>	<p>YES</p>	<p>areas. In addition, a variety of external finishes have been incorporated to minimise this impact.</p> <p>It is considered that the proposed landscaping within the southern and eastern setbacks will reduce heat effects of the hardstand parking area.</p> <p>Appropriate landscaping has been proposed which considers the existing condition of the Site and is generally consistent with the landscaping contained within the surrounding industrial development.</p>



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<ul style="list-style-type: none"> g) Outdoor staff break areas should be provided and integrated into landscape areas. These areas should be provided with shade and reasonable amenity. h) Shade trees should be provided in outdoor staff break areas and along pedestrian paths and walkways. i) Plant species should be carefully selected to meet service authority requirements in easement locations. 		
4.4 - Building Design		
<ul style="list-style-type: none"> 1) 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 (now part of the National Australian Built Environment Rating System (NABERS)). <ul style="list-style-type: none"> a) NABERS can be used to rate commercial offices, shopping centres and hotels. b) Green Star can be used for projects from apartment buildings to schools, university buildings, hospitals, offices, shopping centres and industrial facilities. 2) 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; and appropriately reflect the important gateway entry roles of these precincts and the visually important access routes to the City. 3) 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. 4) 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 (see Figure D4.13). 	YES	<p>If required, the development may be conditioned to achieve no less than a 4 star rating under Green Star or 4.5 star rating under NABERS.</p> <p>The proposed development incorporates an attractive architectural design with a variety of external finishes have been incorporated to minimise visual impacts. The design of the extension is generally consistent with existing warehouse and industrial development in the surrounding area. The proposed design will not result in any unreasonable impacts on the surrounding locality.</p> <p>No change to the existing office and administration components is proposed.</p> <p>All loading areas are located away from Lambridge Place and will be screened from view by the proposed landscaping.</p>



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<p>5) Large unrelieved expanses of wall or building mass will not be supported by Council. They should be broken up by the use of suitable building articulation, fenestration or alternative architectural enhancements.</p> <p>6) Particular care should be taken in regard to:</p> <ul style="list-style-type: none">a) Designing roof elements; andb) Locating plant and mechanical equipment including exhausts, so as screen them from a public place. <p>7) Architectural features, consistent with the overall design of the building, may be used to:</p> <ul style="list-style-type: none">a) Highlight entrances to buildings; andb) Accentuate pedestrian areas and provide improved climatic amenity, particularly for buildings that will experience high volumes of pedestrian movements, using techniques such as verandahs and awnings (see Figure D4.13). <p>8) The development must incorporate a variety of external finishes in terms of both colour and type of material used. The external finishes (walls, roof, awnings etc.) of the development are to be:</p> <ul style="list-style-type: none">a) Made from durable high quality, low maintenance, non reflective materials;b) Compatible with the overall design and form of the development;c) Selected for all built forms to ensure the entire development presents a homogeneous form;d) Considered in association with proposed plantings and landscape treatment;e) Considered for their ability to provide visual relief in large wall surfaces and elevations; andf) Selected to ensure the development complements the surrounding environment while reducing the temptation to vandalism and graffiti. <p>9) Courtyard and screen walls should be in the same material as the building facades.</p>		



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<p>10) Development within Precincts 4, 7, 8 and 9 identified as having high scenic or visual quality (see Section 4.2 of this Section under 'Controls') shall use primarily natural and earthy tones for external finishes.</p> <p>11) Development applications for new buildings or additions to existing buildings are to be accompanied by a Schedule of External Finishes and Colours, demonstrating compliance with the above requirements.</p> <p>12) Any office and administration component is to be located to the main frontage of the building and be designed as an integral part of the overall building, rather than a 'tack on' addition.</p> <p>13) The main office administration component is to have a designated entry point that is highly visible and directly accessible from visitor parking and the main street frontage.</p> <p>14) The entry, design and layout of the main office or administration component is to consider the principles of Universal Design and incorporate, if possible:</p> <ul style="list-style-type: none">a) A level or graded path from the car park area to the entrance;b) A level entry (no steps);c) An accessible toilet;d) Easy access doors and corridors; ande) Accessible placement of switches, power points and window controls. <p>15) Where the nature of the industrial development will attract clients/visitors to the site, consideration should be given to incorporating the above accessibility features into that part of the building likely to be used by clients/visitors.</p> <p>16) All loading areas should be located towards the rear of allotments. Where possible, loading areas should be screened from the view of main road frontages through physical and/or vegetation screening (see Figures D4.7 and D4.9).</p>		



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4.5 - Storage of Materials and Chemicals		
<p>1) 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. In addition, when assessing development applications involving external storage of goods, Council will take into consideration:</p> <ul style="list-style-type: none"> a) The proposed height and on-site arrangement of stored goods; b) The visual impact of the storage area and how this is proposed to be minimized (orientation, screening with landscaping and/or solid fencing, etc.); c) Access arrangements; and d) Safety issues. <p>2) For sites with multiple frontages, either to roads or to the main western railway line, the location and orientation of external storage areas shall minimise visual impact from all potential view points (see Figures D4.9 and D4.14).</p> <p>3) Rain water tanks are not to be visually intrusive from the main street frontage or other public areas (see Figures D4.9 and D4.14).</p> <p>4) If the development involves the storage of chemicals on the site, a Chemical Use and Storage Report may be required (see Appendix F3 'Submission Requirements' for further details). A chemical use and storage report will not be required when:</p> <ul style="list-style-type: none"> a) The use of chemicals is for routine cleaning and the chemicals to be used are of household or hospital grade; b) The total quantity of chemicals to be routinely used or stored on the site does not exceed 100 litres; c) The chemicals to be used or stored are not of sufficient acidity, alkalinity or strength to cause significant harm on skin contact, or to the environment if a spill were to occur; and d) The application outlines the methods proposed to be used to minimise the potential for spills. 	<p>YES</p>	<p>No external storage is proposed. No hazardous materials or chemicals are to be stored on the site.</p> <p>The rainwater tanks will be screened from the street by the proposed warehouse and landscaping.</p>



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4.6 - Accessing and Servicing the Site		
<p>1) New industrial developments with direct access onto Castlereagh Road, the Great Western Highway or Parker Street will need to provide a deceleration lane in accordance with the Roads and Traffic Authority Guidelines.</p> <p>2) Development on newly created allotments that front Castlereagh Road, the Great Western Highway, Parker Street or a classified road shall ensure that:</p> <p style="margin-left: 20px;">a) The allotment of land was created in accordance with a subdivision approved pursuant to this DCP; and</p> <p style="margin-left: 20px;">b) Access to the allotment is in accordance with the access arrangements approved with the subdivision.</p> <p>3) Industrial development shall, where appropriate, be designed to:</p> <p style="margin-left: 20px;">a) Allow all vehicles to enter and leave the site in a forward direction;</p> <p style="margin-left: 20px;">b) Accommodate heavy vehicle parking and manoeuvring areas;</p> <p style="margin-left: 20px;">c) Avoid conflict with staff, customer and visitor vehicular and cycle movements; and</p> <p style="margin-left: 20px;">d) Ensure satisfactory and safe operation with the adjacent road system.</p> <p>4) In determining access and servicing requirements, Council will take the following into consideration:</p> <p style="margin-left: 20px;">a) The location, type and scale of the proposed development;</p> <p style="margin-left: 20px;">b) The compatibility of the location and design of the car park with adjoining properties;</p> <p style="margin-left: 20px;">c) Traffic Authority Guidelines and comments of the Local or Regional Traffic Committee(s); and</p> <p style="margin-left: 20px;">d) The potential for the development to generate heavy vehicle movements.</p> <p>5) Full details of the volume, frequency and type of vehicle movements shall be submitted with the development application.</p> <p>6) In general, turning circles will be required to be provided to accommodate the largest type of truck which could reasonably be</p>	YES	<p>The proposed development relies on the existing access points from Lambridge Place.</p> <p>A Traffic Report has been provided (Appendix 7) which details compliance with the relevant Australian Standards and controls relating to vehicle manoeuvrability, movements, loading and access.</p>



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<p>expected to service the site. All developments must be designed and operated so that a standard truck may complete a 3-point or semicircular turn on the site without interfering with parked vehicles, buildings, landscaping or outdoor storage and work areas. Large scale developments shall be designed to accommodate semi-trailers. In the case of the conversion of an existing development, should it appear that a truck turning circle may prove difficult, a practical demonstration may be required.</p> <p>7) Council will assess the suitability of manoeuvring areas provided for large vehicles by reference to the Standard Vehicle Turning Templates which appear in Figures A.5a (small rigid truck), A.7a (large rigid truck) and A.9a (large articulated truck) of the Roads and Maritime Services publication "Policies Guidelines and Procedures for Traffic Generating Developments".</p> <p>8) Adequate space is to be provided within the site for the loading, unloading and fuelling (if applicable) of vehicles. These areas shall be screened from the road.</p> <p>9) Car parks, aisles and manoeuvring areas shall be designed with function and safety in mind, and have minimum dimensions conforming with the Australian Standards 2890 Parking Facilities. The relevant parts of this standard are AS2890.1 Off-street parking, AS2890.2 Commercial vehicle facilities and AS2890.3 Bicycle parking facilities. In addition, the following elements should also be considered:</p> <p>Where the nature of the industrial development will attract clients/visitors to the site, the following elements shall be included in the car park design:</p> <p>a) The internal (vehicular) circulation network is to be free of disruption to circulating traffic and ensure pedestrian safety</p> <p>b) The car park should, where possible, be designed with wheel stop kerbs only, rather than a barrier kerb between parking areas and pedestrian pathways;</p>		



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<p>c) c) The movement of pedestrians throughout the car park is clearly delineated by all users of the car park and minimises conflict with vehicles; d) Where parking spaces are to be provided for people with disabilities, these spaces are to be:</p> <ul style="list-style-type: none">i) Suitably located near entrances to the building, lifts and access ramps (if required);ii) Provided in accordance with AS1428.1 Design for Access and Mobility; andiii) Supplemented by the installation of appropriate tactile pavement treatments where required;		
4.7 - Fencing		
<p>1) The location and design of fences, including the materials used to construct the fencing, should:</p> <ul style="list-style-type: none">a) Be sympathetic to the natural setting and character in form, materials and colour;b) Maximise natural surveillance from the street to the building and from the building to the street;c) Minimise the opportunities for intruders to hide;d) Not impede the natural flow of stormwater drainage;e) Be located wholly on the property and not encroach on another property without the consent of the adjoining property owner(s). This includes land that may be owned by Penrith City Council or another public authority;f) Be constructed of non-combustible materials if located in an asset protection zone or in an area identified in a bushfire risk management plan; andg) Be structurally adequate, in accordance with the Building Code of Australia, and meets the Dividing Fences Act 1991. <p>2) Fencing proposals that require development consent shall be:</p> <ul style="list-style-type: none">a) positioned behind the landscaping and not along the front property boundary (as illustrated in Figure D4.16);b) in circumstances where on-site detention is required within the front setback then consideration can be given to locating fencing	YES	Additional fencing is proposed along the southern and eastern side boundary which is consistent in height, location and style with the existing fencing on the Site.



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<p>along the property boundary however, consideration must be given to the existing streetscape character; and</p> <p>c) a maximum height of 2.1m and of an "open" nature, e.g. decorative metal and coloured dark grey or black, or complement the adjacent fencing type.</p> <p>3) Fencing may be positioned along the front property boundary only if:</p> <p>a) the site is not located on, facing or fronting:</p> <p>i) Andrews Road, Castlereagh Road, Christie Street, Forrester Road, Great Western Highway, Mulgoa Road, Old Bathurst Road, Parker Street or any other classified road or major road; or</p> <p>ii) The main road or collector road of the industrial precinct; and</p> <p>iii) it is decorative fencing that has an open style appearance (metal, pool type fencing); and</p> <p>iv) the fencing is complementary to the landscaping.</p> <p>4) Fencing shall be integrated with the overall design of the development and associated security structures, where possible.</p> <p>5) Where site security is required, fencing shall be constructed of black plastic coated 'Chain-link' fence or an approved alternative such as a metal palisade type fence. The overall height of fencing shall be no more than 2.4m. 'Chain-link' or similar fences are not suitable to the site frontage.</p> <p>6) Consideration shall be given to the site's front fence being a reduced height particularly around the visitor or employee parking. Alternatively, the front of the premises shall be open to the street to provide a sense of address and to contribute to the streetscape.</p> <p>7) Gates, security structures, letter boxes and signage must complement the fencing and be considered in the overall design of the development.</p> <p>8) Landscaping adjacent to front fencing shall not form a tall dense screen, except where required to screen outdoor storage areas or plant and equipment.</p> <p>9) For fencing behind the building setback line, Council will consider:</p>		



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<p>a) Solid fencing up to a height of 2m;</p> <p>b) Fencing up to a maximum of 2.5m (measured from natural ground level), provided that any fencing above 2m is of an open style;</p> <p>c) Council may require such fencing to be screened with landscaping if viewed from the street or any public area, such as public open space. Appropriate landscaping can, for example, assist in minimising the occurrence of graffiti.</p> <p>10) Barbed, razor or electric wire can be considered behind the building setback line, but must be mounted on the inside of the fence, so as not to be significantly visible from the street. Electric fencing must display appropriate warning signs and otherwise comply with all relevant legislation and standards.</p> <p>11) On sites abutting non-industrial lots, these variations will not generally be supported because of their impact on the amenity of the adjoining property or non-industrial streetscape.</p> <p>12) Fencing along secondary streets, unless of an open style design, must be setback behind the required landscaping.</p> <p>13) Service yards visible from a street must be adequately screened.</p>		
4.8 - Lighting		
<p>1) Lighting details shall be provided as part of any relevant development application.</p> <p>2) Lighting design should address the principles of CPTED (see the Site Planning and Design Principles section of this DCP) where there is significant pedestrian activity, late night work shifts or safety and security issues.</p> <p>3) 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>4) External lighting shall be provided around doorways and windows, and in areas where goods and equipment are stored outside.</p>	YES	A Lighting Plan has been included in Appendix 1 which demonstrates compliance.



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5) Where premises are used outside daylight hours, car parks and entrances shall be adequately illuminated. 6) Lighting is to be designed or directed so as to not cause light spill onto adjoining sites where there could be an impact on the adjoining site's operations, safety or amenity. 7) The use of lighting poles and fixtures in adjacent developments should be considered for improved precinct amenity. 8) 8) All lighting shall comply with Australian Standard AS4282.		

