

Appendix 16 – Compliance with General Controls of Erksine Park Employment Area DCP

Objectives	Comment	Requirements	Comment
<p>Part 2: Drainage</p> <p>(a) To ensure that an adequate and environmentally acceptable method of removing surface water and stormwater is implemented;</p> <p>(b) To ensure that development in the Employment Area does not result in the pollution of waterways and that the transportation of pollutants is minimised;</p> <p>(c) To ensure that development in the Employment Area does not create or exacerbate problems relating to saline or highly erodible soils;</p> <p>(d) To protect, restore and maintain the physical and biological integrity of the waterways; and</p> <p>(e) To ensure the overall drainage system is designed to minimise, to acceptable levels, the risk of local flooding.</p>	<p>The proposed stormwater drainage design for the site has been prepared by Brown Consulting. Brown Consulting has ensured that the objectives and development controls for drainage have been addressed in their Concept Stormwater Concept Plan Report and Drawings.</p> <p>Appropriate methods of removing stormwater, treating polluting materials and maintaining the integrity of existing waterways have been proposed.</p>	<p>(a) Design drainage and water quality control in accordance with Council's preferred option within the DCP. Map 1 of the DCP highlights that drainage from the western parts of the EPEA should be directed to South Creek, while drainage from the eastern parts of the EPEA should be directed to Ropes Creek.</p> <p>(b) Land which forms part of the road frontage building setback areas may be considered for inclusion within the drainage land.</p> <p>(c) All stormwater control system elements shall demonstrate environmentally sensitive soft engineering best practice in keeping with the ecologically sensitive nature of the EPEA.</p> <p>(d) All pollution controls facilities shall be designed, installed and maintained in such a manner that control runoff from the site and prevent accidental and deliberate discharges of harmful substances from local waterways.</p>	<p>The South Eastern Creek Streamworks and Stormwater Concept Plan reports prepared by Brown Consulting contain the relevant information with respect to the proposed stormwater systems, stormwater generation, calculations of the design stormwater model and gross pollution treatment techniques. The stormwater design addresses the development standards of the DCP and achieves the objectives of the DCP in a manner consistent with the overall drainage regime for the EPEA currently implemented on adjoining sites.</p> <p>Provision is made on site for water quality and quantity controls.</p> <p>The site is within the South Creek catchment as defined in the DCP.</p> <p>Stormwater management strategies for the site are outlined in the reports prepared by Brown Consulting contained in Appendices 3 and 4.</p>

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		<ul style="list-style-type: none"> (e) Drainage is to be designed to address the preferred Western Catchment draining to South Creek and the Eastern Catchment discharging to Ropes Creek. (f) The values, objectives and options for managing stormwater quality shall conform with the overall guiding framework contained with the South Creek Stormwater Management Plan. Flood mitigation strategies shall achieve no net increase in flood peaks, over existing conditions. (g) The level of water quality control, the priority pollutants and the relative performance criteria detailed in the Stormwater Management Plan are to be observed. (h) The design of pollution control devices must comply with the Treatable Flow Rate (TFR) for the site and the target pollutants (litter, sediments, nutrients, fine particulates and free oil and grease). (i) Catchments in excess of 5 ha are to provide detailed hydrological calculations using the runoff produced by the 50th percentile rainfall event and verifying the ability of the pollutant traps to retain the minimum criteria of the highlighted pollutants (j) A detailed investigation of the loading rates for gross pollutants is required. 	

Objectives	Comment	Requirements	Comment
<p>Part 3: Subdivision</p> <p>(a) To achieve the maximum flexibility for siting and location of buildings and to achieve an appropriate density of development;</p> <p>(b) To provide opportunities for parcels of land of varying sizes and dimensions to satisfy market demand and the needs of the development industry;</p> <p>(c) To ensure that subdivision design takes into account biodiversity considerations and facilitates minimum impact development to protect remnant native vegetation on the site and on adjoining land;</p> <p>(d) To preserve the natural topography and physical characteristics of the land;</p> <p>(e) To provide opportunities for large lot subdivision within the Employment Area;</p> <p>(f) To ensure that development occurs in a logical and staged manner;</p> <p>(g) To minimise the number of road entry points to designated roads and the northern access road, thereby allowing more efficient traffic management;</p> <p>(h) To create the opportunity for “individual” design solutions and innovation and efficient subdivision layout;</p> <p>(i) To create opportunities for large land parcels to be developed in a co-ordinated, unified manner, featuring elements such as a common landscape theme/treatment, similar architectural treatments, and where</p>	<p>(a) The proposed subdivision is for two large lots for industrial development and one residue allotment. Maximum flexibility is achieved for the location of subsequent buildings on the proposed lots.</p> <p>(b) The proposed large lot subdivision allows for subsequent subdivision into varying sized lots.</p> <p>(c) Development in the EPEA will have minimal effects on native vegetation through the implementation of the EPEA Biodiversity Management Plan.</p> <p>(d) The proposed development takes into account the topography of the site, however, the slope of the site is gentle and is not an impediment to the development.</p> <p>(e) Large lot subdivision is proposed for the current application.</p> <p>(f) The subdivision is not proposed to be staged, however, it is a logical course of action for the future sale of the land.</p> <p>(g) No application is made for any new road connections.</p> <p>(h) The subsequent subdivision of further (smaller) lots has the opportunity for innovative and efficient layout.</p>	<p>(a) Lots fronting biodiversity areas or corridors are to have on-site drainage controls to prevent nutrient and erosion impacts on the bushland.</p> <p>(b) Lot design should maximise the conservation of natural features of the site including fauna habitats, rare or threatened plant habitats and designated biodiversity areas.</p> <p>(c) Lots adjoining or containing natural watercourses are required to maintain or establish riparian zones.</p> <p>(d) Perimeter roads are desirable from the point of view of bushfire control.</p> <p>(e) Minimum allotment sizes should be designed as follows:</p> <p style="margin-left: 20px;">a. Land zoned 4(e) South of Erskine Park Road and Lenore Lane:</p> <p style="margin-left: 40px;">- Minimum Allotment Size - 1 hectare</p> <p style="margin-left: 40px;">- Minimum Frontage – 60 metres</p> <p>(f) Exemptions from the above requirements for minimum allotment size and frontage will be made for lots created for “utility installations” or “utility undertakings”.</p>	<p>(a) The Stormwater Management Reports prepared by Brown Consulting provide a comprehensive stormwater solution for proposed building pad levels and lots to be subdivided. Individual drainage designs will apply for lots to be created under separate DAs to Council for subdivision or buildings. The stormwater flows through the biodiversity corridors in the Biodiversity Management Plan</p> <p>(b) The proposed development has been designed having regard to the proposed biodiversity conservation areas proposed as part of the EPEA Biodiversity Strategy 2005 with respect to the conservation of natural flora and fauna.</p> <p>(c) An existing watercourse is proposed to be realigned. The realigned creek design allows the implementation of suitable vegetation planting to create a new riparian zone within the biodiversity conservation area.</p> <p>(d) The proposed storage and distribution building contains a perimeter road.</p> <p>(e) The proposed building pad levels are well in excess of the required minimum area and frontage to allow for suitable future subdivision.</p>

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<p>possible, shared parking areas; and</p> <p>(j) To protect, restore and enhance riparian corridors.</p>	<p>(i) The future landscaping will adopt common themes through-out the site and the future design of car parking location will ensure that parking areas generally abut each other.</p> <p>(j) The development facilitates the restoration and enhancement of riparian corridors. The proposal has been designed in accordance with the EPEA Biodiversity Strategy 2005 and permits the preservation of existing urban bushland by replanting trees in suitable locations and realigning an existing creek.</p>		<p>(f) No separate lots are required or have been identified for utility services at this stage.</p>
<p>Part 4: Transport and Carparking</p> <p>(a) To create a road network which enables a safe and efficient access for all users, while minimising thorough traffic on minor roads;</p> <p>(b) To incorporate sustainable landscape and drainage opportunities in the design of the transport network;</p> <p>(c) To encourage the use of efficient alternative transport, including public transport, bicycles, and pedestrians;</p> <p>(d) To provide traffic facilities to give safe and efficient access to Mamre Road and Erskine Park Road;</p> <p>(e) To provide for a future road link to the Western Sydney Orbital and to provide all properties within this estate a direct</p>	<p>The proposed development is accessed from the existing road system.</p>	<p><u>Internal Road System</u></p> <p>(a) Contribute through Section 94 levies to the construction of:</p> <p>a. <u>Stage 1:</u> Three signalised intersections, the reconstruction of Lenore Lane to a four lane industrial road standard and construction of the first 200m and roundabout for the Western Access Road.</p> <p>b. <u>Stage 2:</u> Upgrading of Lenore Lane to an arterial road and extending over Ropes Creek.</p> <p>(b) The two main access roads shall be located, designed and constructed</p>	<p>(a) Reasonable Section 94 Contributions will be made toward the construction of the identified road links required by the Contributions Plan in conjunction with subsequent industrial development.</p> <p>(b) Access to the allotments is proposed to be from the Northern Access Road (Lenore Lane).</p> <p>(c) Access points to the site have been designed to provide safe and efficient ingress and egress to the site.</p>

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<p>connection to this link road;</p> <p>(f) To minimise the number of road entry points to designated roads and the northern access road thereby allowing more efficient traffic management; and</p> <p>(g) To maintain the capacity of the State Arterial Roads (Erskine Park Road and Mamre Road) by minimising the number of access points.</p>		<p>generally in accordance with Map 2 – Traffic Strategy.</p> <p>(c) Access points shall be located so as to optimise safety, traffic flow and landscape opportunity.</p> <p>(d) Access control shall be applied to the south side of the northern access road (Lenore Lane) so that only three points of access are available.</p> <p>(e) All parking shall be provided either on site or in centralised off road locations.</p> <p>(f) Access to Mamre Road will only be permitted at the Western Access Road (the Crown Road Reserve). No other access will be permitted.</p> <p>(g) All intersections within the internal road network shall incorporate traffic facilities, which promote safe and efficient traffic movements.</p> <p><u>Car Parking Requirements</u></p> <p>Provide car parking in accordance with the rates specified in the DCP. These rates may be varied where it is satisfied that strict compliance is unnecessary and for major developments, the RTA's "Guide for Traffic Generating Development" may be referred to.</p>	<p>(d) Not applicable.</p> <p>(e) Parking is provided on site for the proposed storage and distribution facility forming part of the Stage 1 Works project application.</p> <p>(f) Not applicable.</p> <p>(g) Complies.</p> <p>The Traffic Impact Assessment addresses the number of car parking spaces proposed. While the number of proposed car parking spaces (264 spaces) is less than that required in the DCP (475 spaces), the Traffic Report finds that the number of parking spaces proposed is sufficient for the intended use.</p>

Objectives	Comment	Requirements	Comment
Part 5: Site Development and Urban Design			
<u>Height</u> (a) to encourage building forms that respond to the topography of the site and the relative position of the allotments to other allotments; (b) to ensure a scale of buildings which minimises the impact of development on adjoining residential areas; and (c) to minimise the impact of development on views from adjoining residential area.	(a) The storage and distribution building form is not stepped for access and operational reasons. Cut and fill is proposed to create efficient spaces for future building. (b) The nearest residential dwellings are well separated from the proposal, being 300m south of the proposed storage and distribution building and screened by the natural topography and vegetation. (c) As above.	(a) Maximum height in the southern 4(e) and 4(e1) zones will be determined on merits. (b) On sloping sites, buildings should be designed, where possible, so as to 'step' up or down to avoid visual impact on ridges.	(a) The proposed building height is 13.55m from ground floor level to the roof ridge. (b) It has not been practical to 'step' the building because of the need to maintain level access within the building.
<u>Site Coverage</u> (a) to limit the density of development; (b) to encourage open space and landscaping.	(a) the density of the development has been limited by the need for access and circulation, car parking, setbacks and landscaping. (b) As above.	(a) Site coverage shall not exceed 50%. (b) Where land is included in biodiversity corridors, that land can be included in site coverage calculations.	(a) Site coverage of proposed storage and distribution facility in the Stage 1 Works is 45% based on an indicative site area. The concept plan seeks to achieve an overall building footprint of 50% of the site area (b) Noted.
<u>Setbacks</u> (a) to provide an open streetscape with substantial areas for landscaping.	(a) the streetscape adjacent to the proposed new cul-de-sac and the building setback area will be landscaped.	(a) Compliance with the setback standards of the DCP. (b) No development in the building setbacks (other than those items identified by the DCP)	(a) The proposed setbacks are compliant with the DCP. (b) No development within the building setbacks are proposed other than those items listed as acceptable by the DCP (landscaping, drainage works, utility services, etc).

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<p><u>Urban Design</u></p>		<p>In assessing development proposals, Council will have regard to the quality of building design and materials (type and colour).</p> <p>The use of large, uninterrupted areas of metal cladding or untreated concrete surfaces for wall construction is not supported. Applicants shall vary materials or finishes for external walls to provide attractive streetscapes and quality building designs. Council may limit the use of a single construction material to 50% of a wall surface area.</p>	<p>The development exhibits a satisfactory standard of architectural design by utilising quality materials and finishes, and architecturally expressing the structure of the building by visually reinforcing entrances, office components and loading areas. The design exhibits façade articulation to street frontages in an interesting composition which is a key component of quality building design.</p> <p>The purpose of this control is to introduce an option to use other materials when use of one material on 100% of a wall surface may not be appropriate. The following break up of external wall finishes is proposed.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2" style="background-color: #d3d3d3;">MATERIAL</th> <th colspan="4" style="background-color: #d3d3d3;">% OF WALL SURFACE AREA COVERED</th> </tr> <tr> <th style="background-color: #d3d3d3;">N</th> <th style="background-color: #d3d3d3;">W</th> <th style="background-color: #d3d3d3;">S</th> <th style="background-color: #d3d3d3;">E</th> </tr> </thead> <tbody> <tr> <td style="background-color: #d3d3d3;">Colorbond</td> <td>20 %</td> <td>25 %</td> <td>5%</td> <td>30 %</td> </tr> <tr> <td style="background-color: #d3d3d3;">Painted pre-cast panel</td> <td>65 %</td> <td>75 %</td> <td>95%</td> <td>60 %</td> </tr> <tr> <td style="background-color: #d3d3d3;">Glass</td> <td>15 %</td> <td>-</td> <td>0%</td> <td>10 -</td> </tr> </tbody> </table> <p>On the basis of the above a variety of</p>	MATERIAL	% OF WALL SURFACE AREA COVERED				N	W	S	E	Colorbond	20 %	25 %	5%	30 %	Painted pre-cast panel	65 %	75 %	95%	60 %	Glass	15 %	-	0%	10 -
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		<p>Details of external materials and finishes shall be submitted with the Development Application.</p> <p>External materials should not have an index of reflectivity above 20%.</p> <p>Energy efficient design principles should be employed in all building designs.</p> <p>Walls shall be articulated to provide more varied streetscapes, where visible from public roads or adjacent residential areas.</p> <p>Part of the cross-section of buildings shall be projected to reduce apparent height and scale of external walls, including:</p> <ul style="list-style-type: none"> (i) awnings and/or upper storeys that project above footpaths; (ii) roofs with eaves that project 	<p>wall finishes are proposed.</p> <p>Details shown on attached architectural plan DA-05.</p> <p>Complies and can also be imposed as a condition of approval.</p> <p>The development employs the principles of energy efficient design, which comprises:</p> <ul style="list-style-type: none"> • use of passive and active solar design methods to increase the comfort of buildings and minimise energy consumption from non-renewable energy sources; • use of ecologically sound building materials that are renewable, energy efficient and can reduce fossil based energy consumption. <p>The building is articulated to the street frontage. The building is well removed from residential areas and screened by other buildings, topographic features and landscaping.</p> <p>Awnings and colonnades are devices which are more suited to buildings where high volumes of pedestrian traffic exist. This site is one where pedestrian volumes are low and the building is generally appreciated from within a vehicle.</p>

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		<p style="text-align: center;">beyond external walls;</p> <p>(iii) colonnades.</p> <p>Building elevations with frontage to a street must present a building form of significant architectural and design merit.</p> <p>Entrances to buildings must be highlighted by architectural features consistent with the overall design of the building.</p> <p>Particular care should also be taken in:</p> <p>(i) designing roof elements; and locating plant and mechanical equipment including exhausts, so as to reduce their visual impact from elevated locations.</p> <p>External material colours to be consistent with the following palette of colours developed for the Erskine Park Employment Area:</p> <ul style="list-style-type: none"> • Earth Tones – stone colours, browns, muted greens, sand, dark 	<p>The building exhibits satisfactory architectural and design merit. The design of the building incorporates a variety of structural elements, materials and colours, which will add visual interest when viewed from the street.</p> <p>The entrance to the development will be via the end of a newly constructed road. Landscaping is provided along this new road and at the entrance driveways to the development and within the car parking areas that front the development. The entrance building is of acceptable design with the glazing modulated to provide visually recognisable patterns, rhythm and texture to the overall design.</p> <p>The roofline is a simple design with little architectural embellishment, however, this does not diminish the architectural design of the development as a whole. No plant is proposed on the roof.</p> <p>Materials colours identified on the elevations are subdued and earthy tones.</p>

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		<p>red, plums; and</p> <ul style="list-style-type: none"> • Cool Tones – soft greys, grey/blues. <p>(a) Signage will be required to comply with Penrith DCP – Advertising Signage and shall be constructed of durable materials; designed in conjunction with the buildings; restricted to one sign per premises; and wholly contained within the site.</p> <p>(b) Decorative masonry entrance walls and high quality Estate signage shall be provided at the intersection of Mamre Road at the proposed Western Access Road and funded by S.94 Contributions.</p> <p>(c) Any building directory signage installed by developers shall be of a high quality.</p> <p>External lighting shall be designed to ensure that light is wholly contained within the property boundaries. Full details of the proposed lighting shall be submitted with the CC.</p>	<p>Signs will comply with the provisions of this DCP. No signage is proposed as part of this application.</p> <p>External lighting will be required as the development will operate 24 hours a day.</p> <p>Details of proposed lighting will be lodged at the Construction Certificate stage when the requirements for lighting will be known. All relevant Australian Standards will be satisfied.</p>

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<p><u>Fencing</u></p> <p>(a) to ensure that the security needs of the development are satisfied in a manner which compliments the surrounding landscape design and streetscape quality.</p>	<p>External security fencing will be provided and integrated into the landscape design.</p>		
<p><u>Services</u></p> <p>(a) to ensure that adequate services are available to facilitate the development; and (b) to ensure the co-location of services where possible.</p>	<p>Existing services (electricity, telecommunications, gas, water and sewerage) are readily available surrounding the site and can be easily augmented for the proposed development.</p>	<p>(a) Conditions of development consent shall be imposed that require that satisfactory arrangements are made with Sydney Water, Integral Energy, the relevant telecommunications carriers and site drainage.</p> <p>(b) Council will require that electricity and telecommunications mains be placed underground.</p> <p>(c) Council will require that all new premises be provided with state of the art telecommunications infrastructure utilising optic fibre or DSL technology.</p>	<p>Existing services can be readily augmented as required for future development.</p>
<p>Part 6: Environmental Quality</p> <p><u>Noise Pollution</u></p> <p>(a) to establish design criteria for noise emissions from industrial or other employment-generating development within the Erskine Park Employment Area;</p>	<p>The noise impacts of the proposed storage and distribution facility are considered in Appendix 6.</p>	<p>(a) Machinery and activities considered to produce noise emissions from a premises shall be adequately sound proofed so that noise emissions are</p>	<p>The requirements of the DCP can be readily achieved in the detailed design of the proposed storage and distribution building. A noise assessment of the</p>

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<p>(b) to establish acoustic environmental goals for existing and future adjacent residential areas; and</p> <p>(c) to establish noise contributions for individual allotments within the employment zones when related to residential boundaries.</p>	<p>This acoustic assessment comments on the desired noise criteria for the site and the likely generation of noise resulting from the proposal.</p> <p>All building works to be undertaken for infrastructure, site regrading, servicing and landscaping works are to comply with the appropriate EPA construction noise level criteria.</p>	<p>in accordance with the PoEO Act, 1979.</p> <p>(b) The use of mechanical plant and equipment in the 4(e1) zone may be restricted. Developers in all zones should ensure through design of their development that no offensive noise is emitted.</p> <p>(c) A noise impact statement may be required where it is considered likely that a development may cause an adverse impact on nearby rural or residential areas.</p> <p>(d) All development shall comply with Council's DCP on Environmental Noise and relevant EPA guidelines.</p> <p>(e) An acoustic design report shall be required for developments that are likely to generate high noise levels or which are those specified in the Environmental Noise DCP.</p>	<p>proposed development has been undertaken.</p>
<p><u>Waste Management</u></p> <p>(a) to ensure that new development demonstrates appropriate waste management planning; and</p> <p>(b) to establish appropriate means of waste avoidance, reuse, recycling/reprocessing and disposal in the construction phase and ongoing use of the site.</p>	<p>Whilst waste will be generated during the construction and preparation works on the site, where possible, it is proposed to reuse and recycle waste materials such as removed vegetation and earth resulting from the construction works.</p> <p>Waste management associated with the use of the proposed storage and distribution facility will be addressed in relation to a subsequent application for</p>	<p>(a) Compliance with the requirements of the Penrith DCP 2000 – Controls for the Management and Minimisation of Waste.</p> <p>(b) A Waste Management Plan shall be submitted for DAs involving building works.</p> <p>(c) Incinerators will not be permitted.</p> <p>(d) Adequate storage for waste materials shall be provided on site</p> <p>(e) Proposed arrangements for waste removal submitted with DAs.</p>	<p>A Waste Management Plan will be prepared prior to the commencement of construction and prior to the occupation of the building by a specific use.</p>

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	the specific use of this facility.		
<p><u>Soil Erosion and Sediment Control</u></p> <ul style="list-style-type: none"> (a) to reduce the amount of sediment and contaminated water flowing from sites; (b) to minimise site disturbance during construction and the end land use; (c) to, where possible, preserve existing vegetation from damage or removal; and (d) to encourage prompt rehabilitation of development sites by use of revegetation strategies. 	<p>The proposed site works will incorporate appropriate erosion and sedimentary controls. Procedures will be adopted to ensure that contaminated water does not flow from the site, that existing vegetation is protected and that site disturbance is minimised. Refer to the Stormwater Concept Plan prepared for the development.</p>	<ul style="list-style-type: none"> (d) Compliance with the controls of Penrith Erosion and Sediment Control DCP and accompanying Code of Practice for Soil Erosion and Sediment Control. (e) Development consent will not be issued unless Council is satisfied that appropriate sediment control measures will be implemented during the construction phase of the development. 	<p>Soil erosion and sediment control policies and procedures are addressed in the Stormwater Concept Plan prepared by Brown Consulting.</p>
<p><u>Air Pollution</u></p> <ul style="list-style-type: none"> (a) to maintain existing air quality and improve local air quality where possible; and (b) to ensure future development does not adversely affect existing air quality. 	<p>Details of the existing air quality in the St Marys region are contained in the Environmental Assessment. The patterns of air quality throughout the year are shown and are considered to be representative of the Erskine Park area.</p> <p>The proposed use of the building included in the project application is storage and distribution. This is not expected to generate air pollution. Pollution generation from developments on the site will be taken into account during the assessment of future applications for industrial uses.</p>	<ul style="list-style-type: none"> (a) The emission of air impurities is to be controlled and limited to the standards allowed by the PoEO Act. (b) Applicants may be required to provide information detailing the potential impact of their development on air quality in the region. (c) Applicant should be able to demonstrate that the most efficient means of minimising emissions are being utilised. 	<p>Application is made for the construction of a storage and distribution facility on the site. As this is the case, air quality of the area is not likely to be significantly affected by the proposed development.</p> <p>Where emissions may be made by site vehicles and the like, these emissions will be controlled in accordance with the PoEO Act.</p> <p>Site construction works do have the potential to create dust distance over the site and produce vehicle emissions, however, with suitable site practices these air impurities can be minimised.</p>

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<p><u>Storage, Transportation and/or Processing of Chemical Substances</u></p> <p>(a) to ensure that the use, storage or transportation of any chemical substances do not have any detrimental impact on the environmental quality of the surrounding area; and</p> <p>(b) to ensure any proposed development involving the storage, transportation and processing of chemical substances shall have regard to the requirements of State Environmental Planning Policy No. 33 – Hazardous and Offensive Development.</p>	<p>No application is made for the development of any of the proposed building pad for uses that involve the storage, transportation or processing of any chemical substances.</p>	<p>Various details are required as stipulated in the DCP for any application involving the storage, transportation and/or processing of chemical substances.</p>	<p>No application is made for the development of any proposed building pad for uses that involve the storage, transportation or processing of any chemical substances.</p>
<p><u>Stormwater Pollution Control</u></p> <p>(a) to protect and maintain water quality in the Employment Area catchment; and</p> <p>(b) to ensure that industrial developments are designed to prevent pollutants entering the stormwater disposal system.</p>	<p>The Stormwater Concept Plans prepared by Brown Consulting addresses the generation and quality of stormwater across the site.</p>	<p>(a) Developments shall be designed so that all liquid waste and spillage are contained and properly disposed of.</p> <p>(b) Only clean and unpolluted water shall be allowed to enter Council's stormwater disposal system.</p>	<p>(a) No spillage of liquid waste is likely from the proposed development.</p> <p>(b) The Stormwater Concept Plan adopts criteria for the gross pollutant treatment of stormwater.</p>
<p><u>Energy Conservation</u></p> <p>(a) to encourage development designed to minimise energy usage; and</p> <p>(b) to encourage development to consider the application of energy efficient technology and systems.</p>	<p>To the largest extent possible, the proposed layout of the storage and distribution facility has been designed to be energy efficient.</p>	<p>(a) Development must demonstrate that the following have been taken into account:</p> <ol style="list-style-type: none"> a. Potential for effluent re-use; b. Water minimisation techniques, including water recycling; 	<p>The Stormwater Concept Plan for the site prepared by Brown Consulting has identified opportunities for recycling rainwater for use in irrigation fire fighting and other non-potable uses.</p>

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<p><u>Contaminated Land</u></p> <p>(a) to identify contaminated land; and (b) to encourage the proper management of such land.</p>	<p>Investigations undertaken by HLA-Envirosciences in their Phase 1 Environmental Site Audit prepared for the entire CSR Erskine Park Estate have shown the site is clear of any contaminated material to a standard suitable for the proposal and subsequent use for industrial activities.</p>	<p>(a) Development Applications for contaminated land will be assessed in accordance with the provisions of the Environmental Planning and Assessment Act (Contaminated Land) 1996.</p> <p>(b) Contaminated land shall be required to be remediated prior to development proceeding on site. Remediation shall involve the treating and/or mitigation of the contaminants.</p>	<p>The development has been assessed against compliance with SEPP 55 in the EA.</p>
<p><u>Trading/Operating Hours of Premises</u></p> <p>(a) to ensure the amenity of adjoining residential and rural areas is preserved; and (b) to ensure the Employment Area is provided the flexibility in trading/operating hours to ensure it is competitive and productive.</p>	<p>Application is made for the operation of the proposed warehouse facility 24 hours a day, 7 days per week. In relation to amenity impacts of noise generation on adjoining residential and rural areas, an Acoustic Assessment Report has been prepared by ERM to confirm that the operations of the new facility will not impact upon any nearby sensitive uses.</p>	<p>(a) Construction works (all development) shall generally be restricted to the following: a. Monday to Friday: 7am – 6pm b. Saturday: 7am – 1pm c. No work on Sundays or Public Holidays</p> <p>(b) The hours of operation of a premises shall be dealt with on a merits basis.</p>	<p>(a) The hours of construction work will not exceed the nominated hours of the DCP without prior approval of Council and the DEC.</p> <p>(b) The hours of operation are proposed to be 24 hours a day, 7 days per week. The Acoustic Assessment Report prepared by ERM demonstrates that the proposed facility will not incur any disturbance to existing sensitive uses in the vicinity.</p>
<p>Part 7: Biodiversity</p> <p><u>Biodiversity Management Strategy</u></p>		<p>(a) Where a development is located</p>	

Objectives	Comment	Requirements	Comment
<p>(a) to promote the conservation or urban bushland in accordance with the aims and objectives specified in Clause 2 of Penrith Local Environmental Plan 1994 (Erskine Park Employment Area);</p> <p>(b) to protect and preserve native vegetation and biological diversity in the Erskine Park Employment Area in accordance with the principles of ecologically sustainable development;</p> <p>(c) to retain native vegetation in parcels of a size and configuration which will enable the existing plant and animal communities to service in the long term;</p> <p>(d) protect and enhance habitat for threatened species and endangered ecological communities; and</p> <p>(e) maintain and enhance corridors for fauna and flora.</p>	<p>The proposal has regard to the adoption of the EPEA Biodiversity Strategy 2005 by the DEC and the subsequent Biodiversity management Plan prepared to implement the strategy. This corridor strategy aims to protect, preserve and enhance existing core areas of vegetation in a large and wide area in accordance with ecologically sustainable development principles.</p> <p>The biodiversity corridor under the EPEA Strategy differs from that indicated on Map 3 of the DCP. The revised strategy achieves the objectives of the DCP notwithstanding it applies to a different area than that shown in Map 3.</p>	<p>within, or may otherwise affect an area of native vegetation, the following information will be required to accompany a DA:</p> <ul style="list-style-type: none"> • Vegetation survey of the land undertaken by a qualified person; • Fauna survey of the site undertaken by a qualified person; • An “eight part test”; • A Plan of Management for the land containing the native vegetation outlining how it is proposed to be conserved and managed in the future. <p>(b) No clearing of native vegetation should occur within biodiversity areas or biodiversity corridors as identified in Map 3 of the DCP, unless otherwise permitted by Clause 17 of Penrith LEP 1994 (Erskine Park Employment Area).</p> <p>(c) Plans of Management for native vegetation should ensure that biodiversity areas and adjoining land retain dominant native species and allow natural processes to continue. Management of biodiversity areas should have regard to the value of the vegetation as fauna habitat.</p> <p>(d) Areas of native vegetation (desirable minimum width of 100 metres) with a width-to-length ratio as small as possible, should be retained or allowed to naturally regenerated so</p>	<p>(a) These details have been provided in the Flora and Fauna Impact Assessment contained in Appendix 6. In this regard, surveys of existing vegetation and fauna surveys have been undertaken for the CSR site and the adjoining Crown Road Reserve. A Vegetation Management Plan also accompanies the application at Appendix 12 and provides for the planting and maintenance of the proposed Biodiversity Conservation Corridor. An important element of the EPEA Biodiversity Strategy is a management plan for the management and enforcement of the biodiversity corridors.</p> <p>(b) The development is consistent with the adopted EPEA Biodiversity Strategy 2005 that proposes a biodiversity corridor that differs from that shown on Map 3. The Biodiversity Strategy adopted in principle by Penrith Council and the DEC provides the basis for seeking dispensation from strict adherence to the DCP. The proposed development and the EPEA Biodiversity Strategy achieve the objectives of the DCP.</p> <p>(c) A Vegetation Management Plan has been prepared and accompanies the application at Appendix 12.</p> <p>(d) Land disturbed by the proposed site works within the biodiversity area</p>

Objectives	Comment	Requirements	Comment
		<p>as to provide fauna habitat.</p> <p>(e) Where land disturbance occurs, natural regeneration is the preferred method of rehabilitation.</p> <p>(f) Locally indigenous species should be used for revegetation and restoration of native bushland.</p> <p>(g) Measures are to be taken to avoid fragmentation of vegetation in biodiversity and biodiversity corridors areas by roads, tracks, services, and the like.</p> <p>(h) Road signs should be erected where corridors cross roads to alert motorists to the significance of fauna at these sites.</p> <p>(i) Non-essential roads and tracks in biodiversity corridors are to be closed and rehabilitated.</p> <p>(j) Local native seed and other plant material is to be collected for rehabilitation works and propagation of subsequent landscape works.</p> <p>(k) All buildings and improvements adjoining biodiversity areas should be located so as to minimise risk of loss from wildfire.</p> <p>(l) Riparian regeneration corridors are to be established along the two creeklines.</p>	<p>under the application will be regenerated with natural vegetation consistent with the Biodiversity Conservation Corridor Strategy.</p> <p>(e) All disturbed areas nominated for vegetation retention and rehabilitation will be suitable regenerated by proposed replanting with indigenous vegetation to ensure the natural landscape is preserved.</p> <p>(f) Locally indigenous species will be used in the rehabilitation of disturbed areas.</p> <p>(g) No fragmentation of the proposed biodiversity corridor is planned.</p> <p>(h) Not applicable.</p> <p>(i) Not applicable.</p> <p>(j) Subject to agreement by the DEC, native propagation is to occur by seed collection.</p> <p>(k) The proposed building has been designed to provide separation from the source of fire and a perimeter road provides access to the rear (southern side) of the building.</p> <p>(l) Although the proposed development is not aligned along either South Creek or Ropes Creek, an unnamed creek within the development zone is to be relocated.</p>

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<p>Part 8: Landscaping</p> <p><u>Landscape Design</u></p> <p>(a) to retain and enhance locality and regionally significant cultural and ecological values;</p> <p>(b) to create a landscape character and amenity that is appropriate to the scale and nature of the development; and</p> <p>(c) to develop an overall landscape that is derived from natural and cultural features contained within the site and immediate environs.</p>	<p>Landscape concept plans included in the South Eastern Creek Stormwater Report (Appendix 3) for the proposed creek realignment have been designed to create a natural character with indigenous species cognisant with the ecological values of the core habitat contained within the proposed Biodiversity Corridor.</p> <p>Landscape concepts for the storage and distribution facility are shown indicatively on the architectural plans and a more detailed landscape plan to be prepared for approval prior to construction certificate.</p>	<p>(a) Existing trees are to be retained wherever possible. The siting and layout of a development at the initial concept stage must consider the location of trees with a view to their preservation.</p> <p>(b) The existing vegetation to be retained must be protected from soil compaction, root, trunk and limb damage, soil contamination and changes in surface level that will affect the health of the specimen.</p> <p>(c) Protection measures are to be installed prior to the commencement of any earthworks. A manproof, sturdy and durable chainwire fence of sufficient height shall be erected 1 metre beyond the dripline of each specimen for the full circumference of all vegetation to be protected.</p>	<p>Existing vegetation across the site is to be removed to permit future development of industrial uses in accordance with the current zoning. Preservation and revegetation of a Biodiversity Corridor, including the relocation of an existing watercourse, proposes tree preservation in suitable groups where biodiversity can flourish undisturbed. To this end, the provisions of the DCP with respect to tree preservation will not apply to the site but will rather apply to existing vegetation to be retained in the proposed Biodiversity Corridor.</p>
<p><u>Landscape Areas</u></p> <p>(a) to provide functional areas of planting that enhance the presentation of a building;</p> <p>(b) to screen undesirable views;</p> <p>(c) to reduce building energy consumption;</p> <p>(d) to provide outdoor staff amenity facilities;</p>	<p>Indicative landscaping concepts for the proposed storage and distribution facilities have been provided in the application drawings. It is proposed that additional details will be submitted for the approval of Council prior to</p>	<p>(a) A framework planting of endemic canopy and shrub species is to be established for all developments. Consideration to be given to features such as bird attracting qualities, aromatic foliage and flowers, and</p>	<p>The Landscape Concept Plans in Appendix 3 have included detailed planting schedules which provide for replanting of suitable shrubs, understory and canopy species.</p>

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(e) to select tree species that are “low maintenance” planting to reduce the impact of green waste; (f) to provide wildlife habitats; and (g) to contribute to the overall character of the locality.	construction certificate.	habitat value as well as visual qualities, site suitability, and proximity to biodiversity areas or corridors. (b) Smaller scale and less visually prominent planting may include species that are not endemic to the area. This does not apply to development adjoining Biodiversity Areas or within or adjoining Biodiversity Corridors. (c) Property entrances may be highlighted with feature planting and need not be limited to endemic species. (d) Plant species should be carefully selected to meet service authority requirements in easement locations. (e) Plant materials in car parks should be used to provide shade, ameliorate views of large expanses of paved areas and cars, and to identify entrances to car parks. (f) Trees in car parks should be given sufficient area for root development. (g) Narrow strips of landscaped area between an allotment boundary and building, or between parking areas and a building should be avoided. (h) Island planting beds should be interspersed throughout large parking spaces areas. Planting should consist of ground covers, shrubs to 1 metre, shade producing and canopy species. (i) Plant material should be a mix of super-advanced, advanced and	Indicative landscaping concepts for the proposed storage and distribution facilities have been provided in the application drawings. It is proposed that additional details will be submitted for the approval of Council prior to construction certificate.

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		<p>normal nursery stock that will provide a quick effect especially in visually prominent areas.</p> <p>(j) Groundcovers should be considered as a grass alternative in areas not specifically designed for pedestrian use.</p> <p>(k) Building street facades should be complemented with appropriate enframing or screening vegetation.</p> <p>(l) Consideration should be given to solar access and energy conservation, with the appropriate use of deciduous trees.</p> <p>(m) Paving, structures and wall materials should complement the architectural style of buildings on the site and be of local origin where possible.</p> <p>(n) Materials should cause minimal detrimental visual impact, and the use of subtle coloured materials and blocks of brick paving is encouraged.</p>	