

Compliance table with State Environmental Planning Policy (Western Sydney Employment Area) 2009 and Employment Lands Precinct Plan (Lot 11)

CONTROL	REQUIREMENT	PROPOSAL	COMPLIANCE
Clause 20 -Ecologically sustainable development	The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that the development contains measures designed to minimise: (a) the consumption of potable water, and (b) greenhouse gas emissions.	The design of the building ensures that the consumption of potable water and greenhouse gas emissions are reduced.	Yes
Clause 21 - Height of buildings	The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that: (a) building heights will not adversely impact on the amenity of adjacent residential areas, and (b) site topography has been taken into consideration.	The height of the building is considered acceptable and relates to the height of adjoining warehouse and distribution centres within the Interchange Drive Business Park.	Yes
Clause 22 - Rainwater harvesting	The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that adequate arrangements will be made to connect the roof areas of buildings to such rainwater harvesting scheme (if any) as may be approved by the Director-General.	A portion of the roof water (approximately 3.621 HA) will be directed to a 100kL underground rainwater harvesting tank which will supply the reuse of water on site.	Yes
Clause 25 - Public utility infrastructure	(1) The consent authority must not grant consent to	Adequate utility services are available to serve developments	Yes

	<p>development on land to which this Policy applies unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.</p> <p>(2) In this clause, public utility infrastructure includes infrastructure for any of the following:</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the supply of natural gas,</p> <p>(d) the disposal and management of sewage.</p> <p>(3) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure referred to in this clause.</p>	<p>within the Interchange Park Precinct.</p> <p>A condition of consent will be imposed requiring the application to obtain a S73 Certificate from Sydney Water Corporation and Endeavour Energy prior to the issue of the Occupation Certificate.</p>	
<p>Clause 29 - Industrial Release Area—satisfactory arrangements for the provision of regional transport infrastructure and services</p>	<p>(1) This clause applies to the land shown edged heavy black on the <u>Industrial Release Area Map</u>, but does not apply to any such land if the whole or any part of it is in a special contributions area (as defined by</p>	<p>A Transport Infrastructure Contributions Deed exists being ING (now Goodman Property Services) and the RTA (now RMS), dated 12 January 2007. The purpose of the Deed is to address the increased demand on</p>	<p>Yes</p>

	<p>section 93C of the Act).</p> <p>(2) The object of this clause is to require assistance to authorities of the State towards the provision of regional transport infrastructure and services (including the Erskine Park Link Road Network) to satisfy needs that arise from development on land to which this clause applies.</p> <p>(3) Despite any other provision of this Policy, the consent authority must not consent to development on land to which this clause applies unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of regional transport infrastructure and services (including the Erskine Park Link Road Network) in relation to the land to which this Policy applies.</p> <p>(4) Subclause (3) only applies if the land that is the subject of the application for development consent was not being used for industrial purposes immediately before</p>	<p>regional transport infrastructure as a consequence of the development on the Lot 11 Precinct.</p> <p>Progressive contributions will be made as approvals to developed the land are issued, which will be applied towards works or actions to mitigate the traffic and transport impacts of such development, including contributions will be directed towards the improvement of classified roads in the region, an Employee Incentive Program, Travelsmart Program and Bus Subsidy Program.</p> <p>It is noted that the Department of Planning and Infrastructure contributed to the process of formalising this Deed. Accordingly, the Deed satisfies the requirements of this Clause.</p> <p>A condition of consent will be imposed requiring the applicant to satisfy any requirements of the Transport Infrastructure Contribution Deed relating to this site.</p>	
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	<p>the application was made.</p> <p>(5) Subclause (3) does not apply in relation to:</p> <p>(a) any land that is reserved exclusively for a public purpose, or</p> <p>(b) any development that is, in the opinion of the consent authority, of a minor nature.</p>		
Clause 31 - Design principles	<p>In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration whether or not:</p> <p>(a) the development is of a high quality design, and</p> <p>(b) a variety of materials and external finishes for the external facades are incorporated, and</p> <p>(c) high quality landscaping is provided, and</p> <p>(d) the scale and character of the development is compatible with other employment-generating development in the precinct concerned.</p>	<p>The proposal represents a high quality design, with a variety of materials and external finishes. The scale and character of the development is compatible with the surrounding context and quality landscaping is provided.</p>	Yes

Compliance table with Employment Lands Precinct Plan (Lot 11)

CONTROL	REQUIREMENT	PROPOSAL	COMPLIANCE
10.6 Car Parking	Buildings less than 7,500 or less – 1 space per 100sqm GFA Buildings greater than 7,500sqm – 1 space per 200sqm GFA only for the area in excess of 7,500sqm where there is a specific end user which would not demand a higher rate and where employee parking is adequately catered for. Commercial / office 1 space per 40sqm GFA	Total Warehouse area – 55,000sqm Stage 1 – 42,600sqm requires 251 spaces Stage 2 – 12,400sqm requires 62 spaces Office of 550sqm requires 14 spaces Overall the development requires 327 spaces 298 spaces provided Deficient of 29 spaces or 9% of car parking requirement.	No. However it is considered in this instance that the level of car parking is satisfactory. The end user is known as Bunnings, which will be a distribution centre for Bunnings stores within the NSW network. The number of employees will be up to 100 over two shifts with a maximum of 60 staff during the day shift and 40 staff during the night shift. No retail sales will occur at the site, and visitors are expected to be low. It is considered that 298 spaces will be more than sufficient to accommodate for staff from both Stage 1 and 2 and any visitors to the site.
11 Urban Design			
Entrance Treatment	Entries shall be clearly visible and integrated into the design of the building	The entry is clearly defined and has been suitably integrated into the design of the building	Yes
Siting and Setbacks	No building shall be erected on any land within: (i) 20 metres of Wallgrove Road, Old Wallgrove Road and the M4 Motorway (ii) 10 metres from a industrial collector road (iii) 3m side and setbacks to buildings and 2	20 metres from Wallgrove Road 10 metres from Interchange Drive 3 metre side and rear setbacks	Yes

	metres to hardstand surfaces		
	Site coverage shall not exceed 65% of the site area	55.4% or 0.55:1	Yes
Building Heights and Design	Council encourages high aesthetic standards for building design, variations in fascia treatments, façade treatments, rooflines and building materials	The height, size, scale, setbacks and use of the development are consistent with surrounding sites. The design, external materials, colours and finishes achieve articulation and a quality built form and presentation. In addition to this quality landscaping will be provided to create an attractive streetscape.	Yes
External Building Materials and Colour	External finishes should be constructed of durable, high quality and low maintenance materials	A mix of precast concrete, metal cladding and timber panelling / blades has been used with a natural/stone colour palette. Vertical colour banding has been used to break up the bulk of the building.	Yes, it is also noted that the warehouse will not display the Bunnings colours, to ensure the building is not portrayed as a Bunnings store
Ancillary Buildings, Storage and service areas	Open storage areas that are visible from the public domain will not be permitted	There are no open storage areas visible from the public domain.	Yes
Cut and Fill	No cut, fill is permitted within the 10m setback of the boundary	Cut and fill and retaining walls have been approved under DA-12-2287.	NA
Fencing	Where front fencing is required for safety, it shall be setback 1m be decorative, open style and a maximum height of 2.1 metres	A 2.1 metre high palisade fence is proposed along Interchange Drive and along the Estate Road.	Yes
	Fencing alongside boundaries may comprise wire mesh or similar, no greater than a height of 2.1 metres	A 1.8 metre high black PVC coated chain wire fence with three rows of barbed wire (to a height of 2.1m) is provided along the northern and eastern	It is considered given the location of the site to Wallgrove Road, the provision of a 2.1 metre palisade fence would be more appropriate,

		(towards Wallgrove Road) property boundaries	accordingly a condition of consent shall be imposed accordingly. The fencing will be appropriately screened with landscaping capable of growing to a height of 3 metres to ensure the proposal blends into the view line to Wallgrove Road.
Signage	Signage is only to display the corporate logos and company names, shall be a maximum of 10% of any façade wall.	The applicant has advised in the SEE that signage is not proposed under this application	None proposed as part of this DA, a condition of consent shall be imposed requiring any signage to be subject to separate development consent.
Safety and Security	Buildings to be designed to overlook public domain areas and provide casual surveillance.	The proposal has been designed to provide casual surveillance, the office area overlooks the entry area to the site	Yes