

## Detailed information about proposal and DA submission material

### 1 The proposal

1.1 The Development Application (DA) has been lodged by Charter Hall for the following works:

- Demolition of the existing site structures, removal of all trees and site preparation works
  - Construction and occupation of an industrial warehouse facility containing 2 adjoining units as follows:
    - Building 1 is located at the southern portion for the site with a 20,190 sqm warehouse and ancillary 600 sqm office over 2 levels
    - Building 2 is located at the northern portion for the site with a 11,325 sqm warehouse and ancillary 600 sqm office over 2 levels
  - Three driveways are proposed which provide access from Huntingwood Drive to the car parking areas and loading bays as follows:
    - The western driveway provides ingress and egress to the site and loading bays for all trucks. Access to the 59 'provisional spaces' is also provided via this driveway.
    - The central driveway provides ingress and egress to the 85 car parking spaces located at the southern portion of the site and allocated to Building 1. This car parking area includes 2 accessible car parking spaces and bicycle storage racks.
    - The eastern driveway provides ingress and egress to the 91 car parking spaces located at the northern portion of the site and allocated to Building 2. This car parking area includes 1 accessible car parking space and bicycle storage racks. This car parking area also has access to the western loading area, which results in a 'circulation ring road' effect which also provides access to emergency vehicles.
- Note: The Applicant has recently advised that the site may be occupied by a single warehouse occupant who is anticipated to create demand for 196 car parking spaces for the use of their staff and visitors. Therefore, there will be a surplus of 39 available car parking spaces at all times.
- Stormwater drainage works which connect to the existing stormwater drainage system and which consist of a 1,200 mm diameter stormwater pipe and easement under the driveway of the adjoining property to the east, 34 Huntingwood Drive, Huntingwood. This pipe is located approximately 115 m from the southern site boundary and discharges into the Council owned drainage reserve further to the east.
  - Site landscaping and associated retaining structures and fencing.
  - Three business identification signs and one pylon sign are proposed.

1.2 Building 1 is set back 9.1 m to 19 m to the Huntingwood Drive frontage. This front setback area is landscaped and accommodates a new electrical substation and sprinkler tank and pump house.

1.3 The building setback to the eastern boundary is 11.1 m, and the setback area comprises an access driveway and tiered retaining structures (with a maximum height of 3m for each tier

and a 1.5 m landscaped separation between each tier) to respond to the change in levels to the adjoining property to the east, being up to 6.3 m in height.

- 1.4 The building setback to the western boundary is 42 m to Building 1, 37 m to Building 2 and 21.5 m to the office of Building 2. This area accommodates the manoeuvring area for the loading bays and is capable of accommodating 19 m long semi-trailers, which are the largest vehicles expected to access the site.
- 1.5 The building setback to the rear boundary varies from 21 m to 39.5 m due to the irregular shape and angle of the rear boundary. This rear setback area comprises a car parking area and screen landscaping.
- 1.6 Offices 1 and 2 each have an outdoor courtyard for the use of staff which includes some landscaping and shading devices.
- 1.7 The proposed hours of operation are 24 hours a day, 7 days a week.
- 1.8 The Applicant has indicated that the tenant or occupier of each unit is not known at this stage and that this application does not include internal fitout works. The internal fitout of each unit is intended to be undertaken by the Applicant as Complying Development once a tenant or tenants have been confirmed. Therefore, this proposal is for light industrial warehousing activities. The units are capable of being separately occupied, however will remain on the same property title.
- 1.9 The proposed built form comprises extensive façade lengths which are broken up by varying colorbond panels in light and dark shades of grey, vertical alucobond panels in white, painted concrete wall panels, glazing and translucent acrylic sheeting for the office areas.
- 1.10 Landscaping plans indicate a selection of low maintenance shrubs and groundcovers and feature tree planting within the setback areas to Huntingwood Drive and Great Western Highway frontages, as well as the side setback areas. The proposal seeks to provide boundary fencing in the form of 1.8 m high black anodised palisade security fencing along the Huntingwood Drive boundary.
- 1.11 To accommodate the proposed building and car parking levels, a mix of cut and fill is proposed in response to the slope of the site which results in the importation of approximately 57.400 m<sup>3</sup> of fill. The change in levels also results in battering and retaining walls at the perimeter of the site.
- 1.12 Three illuminated pylon signs are proposed to be located within the Huntingwood Drive street setback area at each of the three driveways. The contents of the pylon signage are to include the property address, Charter Hall logo and tenant logos. The dimensions of the proposed pylon signs is as follows:

Type	Width	Height	Area	Location
Pylon Sign	1.4m	4 m	5.6 sqm	Heavy Vehicle Entrance
Pylon Sign	1.3 m	3.5 m	4.55 sqm	Unit 1 Entrance
Pylon Sign	0.8 m	2.8 m	2.24 sqm	Unit 2 Entrance

- 1.13 Directional / way finding signage for vehicles and pedestrians is also proposed within the site.
- 1.14 One business identification wall sign is also proposed to be erected on the southern façade of Building 1 with an area of 1.8 sqm (with a height of 1 m and a width of 1.8 m).

- 1.15 The site is capable of being serviced by existing water, sewerage and power connections, with augmentation of these services as required, including a new substation at the southern portion of the site.
- 1.16 The applicant has submitted an Assessment of Traffic and Parking Implications prepared by Transport and Traffic Planning Associates. The report provides a traffic impact assessment that includes a review of the surrounding road network, traffic controls, traffic conditions and transport services, provision of car parking, impacts of the projected traffic generation from the development on the capacity of the surrounding road network and access, internal circulation and servicing to the site. The assessment concludes that the traffic generation of the proposed development will not present any adverse traffic implications, the proposed parking provision will be adequate for the needs of the development and the proposed internal circulation and parking arrangements will be appropriate to design standards and the needs of all vehicles which will access the development.
- 1.17 The application is supported by a Due Diligence Geotechnical Investigation prepared by JK Geotechnics which provides recommendations in support of the proposal with regard to preparation and earthworks, retaining walls, footings, on-grade floor slabs, and additional geotechnical input required.
- 1.18 The applicant has stated that any noise generated by the proposal is unlikely to result in any acoustic disturbance for sensitive receivers. The nearest residential receiver is approximately 780 m to the north of the site and 1,045 m to the north-east of the site. The applicant also states that, to ensure the acoustic amenity of the area is maintained, the proposed development will comply with the relevant Australian Standards and the requirements of the NSW Industrial Noise Policy published by the Environment Protection Authority.
- 1.19 A Civil Engineering Report prepared by Costin Roe Consulting was submitted by the applicant addressing stormwater management, stormwater quality controls and erosion and sediment control. This confirms that the development has been designed to satisfactorily deal with the management of stormwater quantity and quality and will not create any adverse flood impacts for the site, surrounding properties and regional detention basin.
- 1.20 A Stage 1 Environmental Site Assessment prepared by Environmental Investigation Services was also submitted by the Applicant. This assessment included soil sampling, the results of which did not encounter any concentrations of contaminants above the Site Assessment Criteria (SAC) adopted for this assessment. This report states that areas of environmental concern (AEC) were identified on site as a result of fill materials at the southern section of the site, use of pesticides for agricultural purposes prior to 1988 and former buildings demolished prior to 1988 which may have consisted of hazardous building materials. However, the AEC identified a relatively low risk to the site receptors. Therefore, the Report concludes that the site can be made suitable for the proposed development provided that their recommendations are implemented to address the data gaps and to better characterise the risks, as detailed at Attachment 6. Subject to conditions of consent, the report concludes that the site can be made suitable for the proposed development without any limitations in accordance with the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 as amended 2013.