

Appendix D

EROSION CONTROL CHECK SHEET

EROSION AND SEDIMENT CONTROL WEEKLY SITE INSPECTION SHEET

LOCATION

INSPECTION OFFICER **DATE**

SIGNATURE

Legend: ☐ OK ☐ Not OK N/A Not applicable

Item	Consideration	Assessment
1	Public roadways clear of sediment.	.....
2	Entry/exit pads clear of excessive sediment deposition.	.....
3	Entry/exit pads have adequate void spacing to trap sediment.	.....
4	The construction site is clear of litter and unconfined rubbish.	.....
5	Adequate stockpiles of emergency ESC materials exist on site.	.....
6	Site dust is being adequately controlled.	.....
7	Appropriate drainage and sediment controls have been installed prior to new areas being cleared or disturbed.	.....
8	Up-slope “clean” water is being appropriately diverted around/through the site.	.....
9	Drainage lines are free of soil scour and sediment deposition.	.....
10	No areas of exposed soil are in need of erosion control.	.....
11	Earth batters are free of “rill” erosion.	.....
12	Erosion control mulch is not being displaced by wind or water.	.....
13	Long-term soil stockpiles are protected from wind, rain and stormwater flow with appropriate drainage and erosion controls.	.....
14	Sediment fences are free from damage.	.....
15	Sediment-laden stormwater is not simply flowing “around” the sediment fences or other sediment traps.	.....
16	Sediment controls placed up-slope/around stormwater inlets are appropriate for the type of inlet structure.	.....
17	All sediment traps are free of excessive sediment deposition.	.....
18	The settled sediment layer within a sediment basin is clearly visible through the supernatant prior to discharge such water.	.....
19	All reasonable and practicable measures are being taken to control sediment runoff from the site.	.....
20	All soil surfaces are being appropriately prepared (i.e. pH, nutrients, roughness and density) prior to revegetation.	.....
21	Stabilised surfaces have a minimum 70% soil coverage.	.....
22	The site is adequately prepared for imminent storms.	.....
23	All ESC measures are in proper working order.	.....

Appendix E

Pre-Application Meeting Minutes

11 September 2018

Our Ref: PL18/0070
Contact: Wendy Connell
Telephone: (02) 4732 7908

11 September 2018

Willowtree Planning
100 Walker Street
NORTH SYDNEY NSW 2060

Dear Andrew

**Pre-lodgement Advice
Proposed Warehouse & Distribution Facility & Related Subdivision & Bulk
Earthworks
Lot 21 DP 1216618 & Lot 2 DP 787827, 15a Lambridge Place PENRITH
NSW 2750**

We welcome your initiative to undertake a project in the Penrith Area.

Thank you for taking part in Council's pre-lodgement meeting on 6 September 2018. The meeting was useful for Council in gaining an understanding of your proposal.

You are advised that should the items in the attached information be addressed, your application should be suitable for submission and consideration.

As I am sure you are aware, Council's full assessment and determination can only be made after you lodge an application.

If we can help you any further regarding the attached advice, please feel free to contact me on (02) 4732 7908.

Yours sincerely

Wendy Connell
Senior Development Assessment Planner

PROPERTY AND PLANNING INFORMATION	
Attendees	Proponent Andrew Cowan- Willowtree Planning Travis Lythall- Willowtree Planning Mark Wilson- Costin Rae Danielle Adams-Bennett – Eco Logical Australia Tim Lewis- Ason Group Penrith City Council Wendy Connell – Senior Environmental Planner Abby Younan- Planning Administration Officer Joshua Romeo – Senior Waste Planning Officer Craig Squires – Supervisor Fire Safety Stephen Masters – Senior Development Engineer Graham Green – Senior Traffic Engineer Paul Reynolds – Team Leader Environmental Health
Proposal	Warehouse & Distribution Facility & Related Subdivision & Bulk Earthworks
Address	Lot 21 DP 1216618 & Lot 2 DP 787827 15a Lambridge Place PENRITH NSW 2750
Zoning and permissibility	IN1 General Industrial - General Industrial under Penrith LEP 2010.
Site constraints	Flooding Easements Covenant/s Bushfire Prone Land (entirely)
Development type	Local Planning Panel
KEY ISSUES AND OUTCOMES	
The proposal is to address the following issues: RELEVANT EPI's POLICIES AND GUIDELINES Planning provisions applying to the site, the provisions of all plans and policies are contained in Appendix A. PLANNING Warehouse & Distribution Centre (Lot 21 DP 1216618) The maximum height permitted under Clause 4.3 Height of buildings of Penrith	

LEP is 12m. The current proposal exceeds this height limit and therefore would need to seek a Clause 4.6 Exceptions to development standards. The site is identified as having scenic and landscape values under clause 7.5 of Penrith LEP.

- The subject site is identified as 'land with Scenic and Landscape Values' under Clause 7.5 Protection of scenic character and landscape values. This proposal should be designed to minimise its visual impact from major roads and other public places. Design considerations should also consider external finishes and colour. A Visual Impact Analysis should support any development application.
- The external elevations need to be broken up by the use of building articulation, fenestration or other architectural treatments, varied materials and finishes for all external walls.
- The office space and entrance should be located near to the carpark.
- Signage should be integrated into the building design.
- A landscape plan prepared by a suitability qualified and experienced landscape professional is required.
- An operational management plan is required to support the 24 hour operation.
- The car parking controls in Penrith DCP 2014 is 1 space per 100 square metres. If a variation to this control is to be sought it will need to be addressed in the SOEE and justified in the Traffic and Parking Assessment.
- The SOEE will need to address how the development will minimise the visual impact of the development from major roads and public places as per clause 7.5 of Penrith LEP 2010.
- A Landscape Plan should support a development application and include tree planning in the car parking area.

Subdivision (Lot 2 DP 787827)

- The proposed subdivision of 1 lot into 21 (accessed via Castlereagh Road) would need to demonstrate that the lot sizes proposed would be able to support the permissible land uses in the IN1 zone. This would need to include the built form requirements, turn paths for vehicles, setbacks and landscape areas.

ENVIRONMENTAL MANAGEMENT

Contamination

- The application will need to be accompanied by a contamination investigation report to demonstrate that the land is suitable for the proposed use. The report will need to be prepared by a suitably qualified and experienced consultant in accordance with relevant NSW EPA guidelines and NEPM 2013. I note that the Crane-Enfield site has plume of contaminated groundwater moving off-site and may impact on the proposed development, particularly the subdivision aspect of the proposal.
- Should remediation be required to make the site suitable for the proposed use, a remediation action plan will also need to be submitted. This applies to the single building aspect and future subdivision.

Acoustics

- An acoustic assessment of the proposal needs to be provided to demonstrate that the proposed development complies with the NSW EPA's *Noise Policy for Industry* and NSW EPA's *Road Noise Policy*. This applies to both the single building and future subdivision aspects of the proposed development.

Fill Importation

- Given the amount of fill proposed to be imported as part of the development, a Fill Management Protocol will need to be provided. The FMP must detail the practices and procedures that will be implemented to ensure that only fill from suitable sources will be sourced, delivered to, and accepted at the site. This will be required for both the single building and future subdivision aspects of the proposed development if fill is going to be imported.

Hazardous Building Materials Assessment

- A HBMA will need to be submitted with the subdivision development application given that there will be a number of structures that will be demolished. As a minimum, the HBMA will need to identify where the types of hazardous materials found in the structures, where they are located, and how they will be managed to ensure the environment and community are protected from adverse impacts.

Odour

- I note the proximity of the proposal to the Sydney Water sewage treatment plant. Given this the site may be exposed to offensive odours. Table 2.1 of the NSW EPA's *Technical Framework: assessment and management of odour from stationary sources in NSW* requires that new developments take into account odour from existing sources. In addition, section 5.2 talks about the need to include potential odour impact assessment as part of subdivisions, where the land to be subdivided is likely to be affected by odour.

As such, an odour assessment prepared in accordance with the NSW EPA's *Technical Framework: assessment and management of odour from stationary sources in NSW* needs to be submitted for both the single building and subdivision proposals.

Biodiversity

- A full flora and fauna assessment will be required to be undertaken for the site including an Assessment of Significance. If submitted to Council after 24th November, 2018 then the application will need to be in accordance with the requirements of the *Biodiversity Conservation Act 2016*.
- The applicant will need to consider any potential impacts on the Regionally Significant Wetland and associated flora and fauna including (but not limited to):
 - Stormwater runoff and Nutrients
 - Altered hydrological regime (including during floods)
 - Weed incursion
 - Noise
 - Light pollution
 - Groundwater impacts
- Preference is for access to the (Stage 1) site to be via Lambridge PI as this would result in significantly reduced impacts on the native vegetation.
- A minimum buffer distance of 40m from the outer edge of the wetland (including any ephemeral areas) to any development activity.
- As this is a wetland that has been identified as Regionally Significant under SREP 20, a full assessment of the proposal against the objectives and requirements of SREP 20 is required.
- The 'moderated condition' wetland at the west of the site is proposed to be fully removed. This is contrary to the Penrith DCP and is not supported. I note the previous DA for this site did not propose removing this wetland.
- Lots 14,13 and 12 of the proposed future subdivision are not currently supported without further detailed assessment of potential impacts on the vegetation and

wetland.

- A landscaping plan will be required and is to use native species of local provenance only. Weed control/management may be required to manage potential spread into the wetland and RFEF (River Flat Eucalypt Forest).
- If clearing of RFEF is proposed, then mitigation or offset measures must be proposed.

ENGINEERING

General

- Council's engineering requirements for subdivisions and developments, including policies and specifications listed herein, can be located on Council's website at the following link:
<https://www.penrithcity.nsw.gov.au/Building-and-Development/Development-Applications/Engineering-requirements-for-developments/>
- All engineering works must be designed and constructed in accordance with Council's *Design Guidelines for Engineering Works for Subdivisions and Developments* and Council's *Engineering Construction Specification for Civil Works*.
- A site survey plan is to be submitted and shall include levels upon adjoining properties, details along the access handle along with details of all drainage infrastructure. The survey plan shall also detail all existing easements and restrictions upon the title.
- The DA submission shall include land owner's consent from Lot 1 DP 747153 (No 126 Andrews Road) and Lot 3 747153 (No 112-124 Andrews Road – Penrith City Council).

Mainstream Flooding

- The site is affected by mainstream flooding from Nepean River.
- Council has undertaken a draft Nepean River Flood Study prepared by Advisian (Worley Parsons Services), dated 16 August 2017. The flood study is proposed to be adopted by Council towards the end of the year. The draft flood study report, appendices and maps are available from Council's website at the following link:
<https://www.yoursaypenrith.com.au/draft-nepean-river-flood-study-public-exhibition>
- Any development shall require the submission of a flood study to assess the impact of the proposed development upon flood flow conveyance through the site for the 1% AEP and 0.5% AEP Nepean River flood events. Assessment of local overland flows is also to be undertaken. The study shall include flood level difference mapping and an assessment of safe velocity / depth ratios through the site and along the access handle.
- Flood safe evacuation access for the 1% AEP flood is to be provided from the development site.
- The development shall not have any adverse flood impacts upon adjoining properties.
- All plans for the site shall have levels and details to AHD.
- The application must demonstrate that the proposal is compatible with the State Government Floodplain Development Manual and Council's Local Environmental

Plan and Development Control Plan for Flood Liable Lands.

- All habitable floor levels shall be a minimum of 0.5m above the 1% AEP flood event.
- A previous development application upon the site by Iplex Pipelines approved under DA13/1174 included a flood study for the site prepared by Worley Parsons (reference 301015-02973-IPLEX FIA, dated 18 September 2014).

Stormwater

- Stormwater drainage for the site must be in accordance with the following:
 - Council's Development Control Plan,
 - *Stormwater Drainage Specification for Building Developments* policy, and
 - *Water Sensitive Urban Design Policy and Technical Guidelines*.
- A stormwater concept plan, accompanied by a supporting report and calculations, shall be submitted with the application
- The application shall demonstrate that downstream stormwater systems have adequate capacity to accommodate stormwater flows generated from the development. This may require the provision of on-site detention to reduce stormwater flows or upgrade of stormwater infrastructure to increase capacity.
- On-site Stormwater Detention (OSD) will be required for the western catchment of the site. The Site Storage Rate (SSR) is 280cbm/Ha with a Permissible Site Discharge (PSD) of 120L/s/Ha.
- A water sensitive urban design strategy prepared by a suitably qualified person is to be provided for the site. The strategy shall address water conservation, water quality, water quantity, and operation and maintenance.

Access

- The applicant is to consult with the adjoining land owner of Lot 1 DP 747153 (No 126 Andrews Road) regarding the upgrade of the driveway access off Andrews Road, including the upgrade of drainage culverts and any road works within Andrews Road.

Earthworks

- No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.
- Earthworks and retaining walls must comply with Council's Development Control Plan.
- Proposed fill material must comply with Council's Development Control Plan.
- The application is to be supported by a geotechnical report prepared by a suitably qualified person and should include, but not be limited to, the following items; ground water movement, salinity and contamination.

Subdivision Works

- The application is to be accompanied by a subdivision concept plan.
- The subdivision layout shall be in general accordance with Council's Development Control Plan.
- The width and design of the access handles shall be in accordance with Council's Development Control Plan.
- The subdivision shall be designed to ensure adequate access and turning paths

are provided for Council's waste collection vehicles.

Traffic

- Castlereagh Road and Andrews Road are RMS classified roads and will require referral to the RMS under SEPP Infrastructure.
- A traffic, access and parking assessment is requested. This is requested to include consultation with the RMS Land Use Section with regard to the RMS requirements for this assessment including Castlereagh Road and Andrews Road intersection works that conform to current and proposed future RMS road widths and alignments.
- Council request that the assessment include a traffic impact assessment of the intersections of Castlereagh Road / Proposed Sub-division Access Road and Andrews Road / Proposed Warehouse Access Road. This should include traffic modelling assessments using SIDRA at these two intersections and assessment of level of service, delays, queue lengths at these intersections and required intersection treatments to accommodate traffic growth to at least 10 years in the future.
- The Traffic, Access and Parking assessment is requested to include advice regarding the type and volume of heavy vehicles accessing the development, management of combined access with existing developments to the east and west on Andrews Road, assessment of bicycle parking, bicycle end of journey facilities, staff and visitor parking and heavy vehicle access and turning swept paths in accordance with AS 2890.1, AS 2890.2, AS2890.3, AS2890.6, AS1428, RMS guidelines and Council Development Control Plan (DCP) C10. Please note that Council DCP C10 Section 10.7 requires provision of secure, accessible, all weather bicycle parking and end of journey facilities (showers, change rooms, lockers) in accordance with Planning Guidelines for Walking and Cycling (NSW Government 2004). Please also note that any proposed reduction in parking space numbers from that set out Council's DCP C10 is requested to be supported by assessment of similar existing developments and parking numbers such as those in Erskine Park Industrial Area and provision of additional parking to allow for potential changes of use in the future.
- The proposed road and sub-division off Castlereagh Road would result in small, narrow lots which would not be suitable for heavy vehicle access and manoeuvring and would not be likely to be supported in the form presented. Other access and lot arrangements are requested to be considered including reconsideration of the proposed warehouse location and lot because it restricts options for possible consolidation and lot / access rearrangements to provide larger, more suitable industrial sub-division lots. Any access from Castlereagh Road would be preferable to be a private driveway access and a shorter private access road. Council would then not inherit the road, drainage, street lighting etc. asset liability for infrastructure that only services the development lots.

BUILDING

- Access to and within the building will need to comply with Part D3 of the BCA

and AS1428.1-2009

- Ensure accessible car parking spaces are located close to the main building
- Hydrant protection and possibly sprinkler protection of the building will be required in accordance with Section E of the BCA, it would be advisable to make enquiries now in consultation with a hydraulic engineer
- Ensure construction and essential services provided comply with the provisions of Volume 1 of the Building Code of Australia and relevant standards

WASTE

The current proposal will consist of a warehouse/distribution facility, access road and subdivision. The waste collection infrastructure is required to be amended in accordance with the specifications outlined below:

Commercial Waste Management

The commercial on-site waste infrastructure is to be built in accordance with the provisions outlined in section 2.2.1 of the 'Residential Flat Building Guideline' document:

To allow for the safe and efficient collection of a various waste streams within commercial developments, on-site collection is required in accordance with section 2.2.1 and wider provisions outlined in section 2.2 of the 'Residential Flat Building Guideline' document.

Commercial developments to provide on-site collection infrastructure in accordance with section 3.5.2 Waste Collection Rooms of the 'Residential Flat Building Guideline' document. Room size to be built in accordance with generation rates outlined in the 'Commercial Waste Generation Rates Guideline' document.

All development applications to be submitted with an accompanying 'Plan of Operations', outlining proposed:

- Bin Infrastructure Sizes
- Collection Frequency
- Waste Collection Vehicle Dimensions
- Hours of Collection
- Access to Waste Collection Room

The following is required to be addressed in amended plans submitted to council for review

Note: The application proposed a subdivision on the adjacent lot. The proposed lot sizes are to reflect the ability of each individual lot to permit on-site waste collection in accordance with section 2.2.9 of the 'Residential Flat Building Guideline' document.

Waste Infrastructure Guidelines

For further specific waste operational and infrastructure information please see "Waste Guideline Document: Residential Flat Buildings" located at the following link:

<https://www.penrithcity.nsw.gov.au/Building-and-Development/Development-Applications/Forms/>

Documents to be submitted with development application	▪ Survey Drawing ▪ Site Plan ▪ Floor Plan(s) ▪ Elevation and Section Plans ▪ Statement of Environmental Effects ▪ Stormwater Concept Plan ▪ Waste Management Plan ▪ WSUD Strategy ▪ Landscape Plan ▪ Traffic and Parking Assessment Report ▪ Contamination Assessment (in SEE) ▪ Schedule of External Materials and Finishes ▪ Access Statement ▪ Signage Details (if proposed) ▪ Operational Plan of Management ▪ Acoustic Report / Statement ▪ Flora and Fauna assessment ▪ Odour assessment ▪ Geotechnical Report ▪ Flood Study ▪ 1 x hard copy and 1x PDF digital copy (additional copies required if integrated development) of your development application Please refer to Council's Development Application checklist, as attached, for further details of submission requirements and ensure that plans submitted illustrate consistent detail. Please ensure you contact Council's duty officer on 4732 7991 to make an appointment for lodgement of this application.
Fees	Please call the Development Services Department Administrative Support on (02) 4732 7991 to enquire about fees and charges.

APPENDIX A

- Sydney Regional Environmental Plan no 20 – Hawkesbury Nepean River (No 2 - 1997)
- State Environmental Planning Policy. No 55 – Remediation of Land
- State Environmental Planning Policy (Infrastructure) 2007
- Penrith Local Environmental Plan 2010
- Penrith Development Control Plan 2014

Important Note

The pre-lodgement panel will endeavour to provide information which will enable you to identify issues that must be addressed in any application. The onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of an application.

Information given by the pre-lodgement panel does not constitute a formal assessment of your proposal and at no time should comments of the officers be taken as a guarantee of approval of your proposal.

It is noted that there is no Development Application before the Council within the meaning of the Environmental Planning and Assessment Act 1979. This response is provided on the basis that it does not fetter the Council's planning discretion and assessment of any Development Application if lodged. It is recommended that you obtain your own independent expert advice.

The response is based upon the information provided at the time of the meeting.

Appendix F

Flood Assessment

F.1 INTRODUCTION

F.1.1 Introduction

The site has been identified by Penrith City Council as being flood affected during the 1% AEP and 0.5% AEP flood events. These events are associated with overbank flooding from the Nepean River which is approximately 1km west of the development site. Reference to the *Nepean River Flood Study, Exhibition Draft Report* (16 August 2017) completed for Penrith City Council by Advisian, has been made and consultation with Councils flooding engineer Mr Myl Senthilvasan (refer Appendix G) regarding the localised assessment relating to this project. We understand the study will be adopted by Council toward the end of 2018 following minor technical updates to the hydraulic output.

Council has requested (as part of the pre-application minutes) the following to be included in the development application documents:

- *Any development shall require the submission of a flood study to assess the impact of the proposed development upon flood flow conveyance through the site for the 1% AEP and 0.5% AEP Nepean River flood events. Assessment of local overland flows is also to be undertaken. The study shall include flood level difference mapping and an assessment of safe velocity / depth ratios through the site and along the access handle.*
- *Flood safe evacuation access for the 1% AEP flood is to be provided from the development site.*
- *The development shall not have any adverse flood impacts upon adjoining properties.*
- *The application must demonstrate that the proposal is compatible with the State Government Floodplain Development Manual and Council's Local Environmental*
- *Plan and Development Control Plan for Flood Liable Lands.*
- *All habitable floor levels shall be a minimum of 0.5m above the 1% AEP flood event.*

Appendix F presents the analysis of the impact of the development on existing flooding has been completed to confirm no affectation on upstream, downstream and adjoining properties in both the 1% AEP and 0.5% AEP events and to confirm the proposed building will meet flood immunity and flood planning requirements as noted above.

Data has been obtained from a number of sources and includes information required for input to the numerical models, together with information required for validation of model results and the adequate representation and presentation of those results.

F.1.2 Survey/ DTM

Survey is required to define the physical attributes of the floodplain topography including the creek cross sections and the associated floodplain levels.

The pre-development scenario survey has been compiled based on information obtained through government sources in the form of ALS survey information. The