
ADDRESS: 373 HORSLEY ROAD, MILPERRA

APPLICANT: PITTWATER INDUSTRIAL

**PROPOSAL: CONSTRUCTION AND OPERATION
INDUSTRIAL WAREHOUSE AND DISTRIBUTION
DEVELOPMENT**

(DA650/2022)



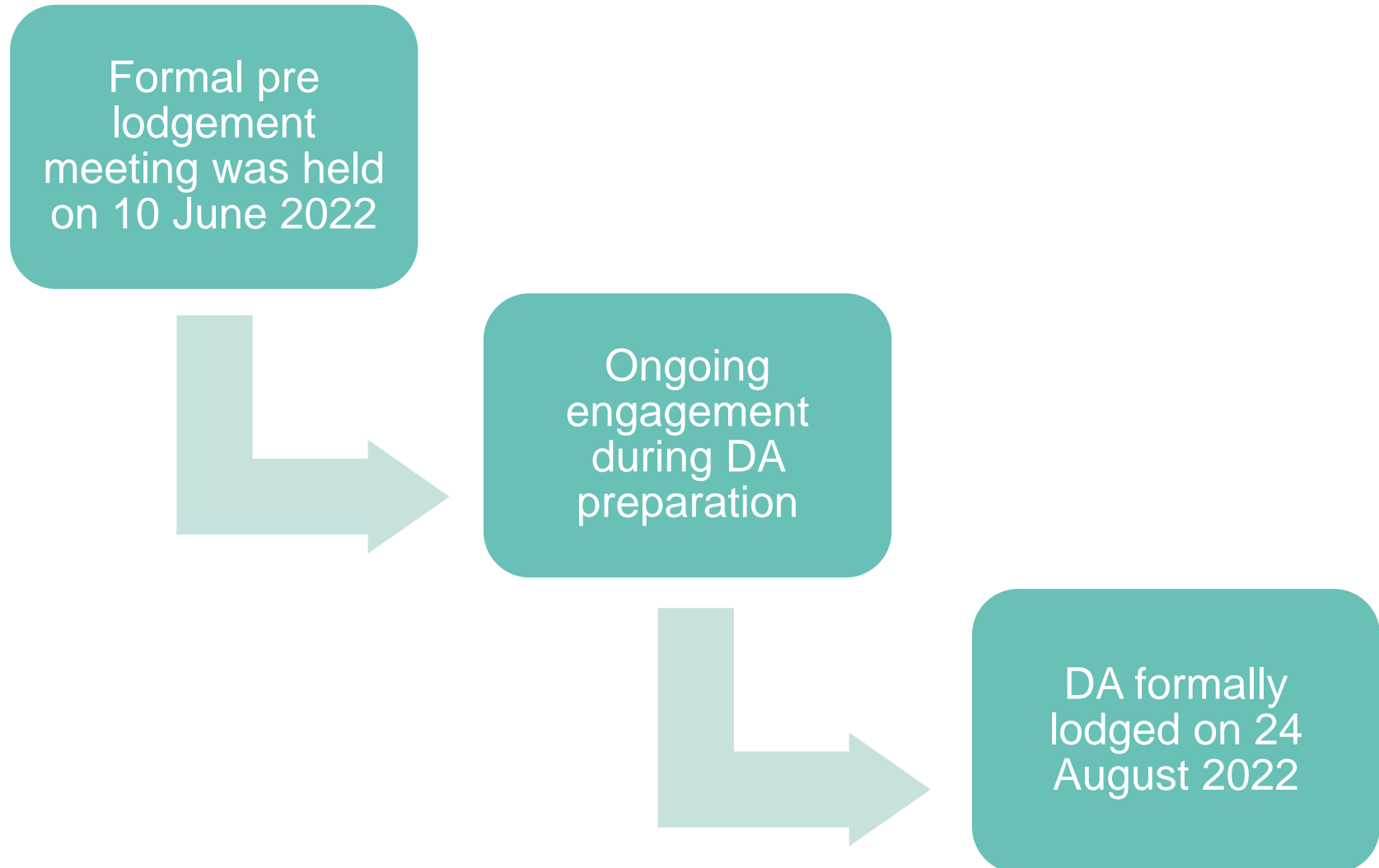
PROJECT VISION AND BENEFITS

“The proposal delivers a new warehouse and distribution centre with a focus on providing logistics, storage and distribution of goods and services in a strategic location, well serviced by major roads and close to several motorways, allowing for the rapid movement of goods and services”.

“The redevelopment of the site will deliver a contemporary warehouse and distribution centre on an underutilised site. This will result in substantial improvement on the visual appearance of the site when viewed from the public domain”.



PROJECT TIMELINE



SITE DETAILS

Address: 373 Horsley Road, Milperra

Local Government Area: Canterbury-Bankstown Local Government Area

Legal Description: Lot 20 in Deposited Plan (DP) 1283651

Site Area: 3.14 hectares

Zoning: IN1 General Industrial

Floor Space Ratio: 1:1

Height of Building: None prescribed

Site Hazards: The site is not identified as bushfire prone land, does not comprise a heritage item and is not located within a heritage conservation area under any planning instrument. The site is however subject to overland flooding.

Topography: The site is generally flat.

Existing Development: Several older warehouse buildings and shipping containers across the site.

Vegetation: Limited vegetation exists on the site.

SITE DETAILS

AERIAL IMAGE OF SITE



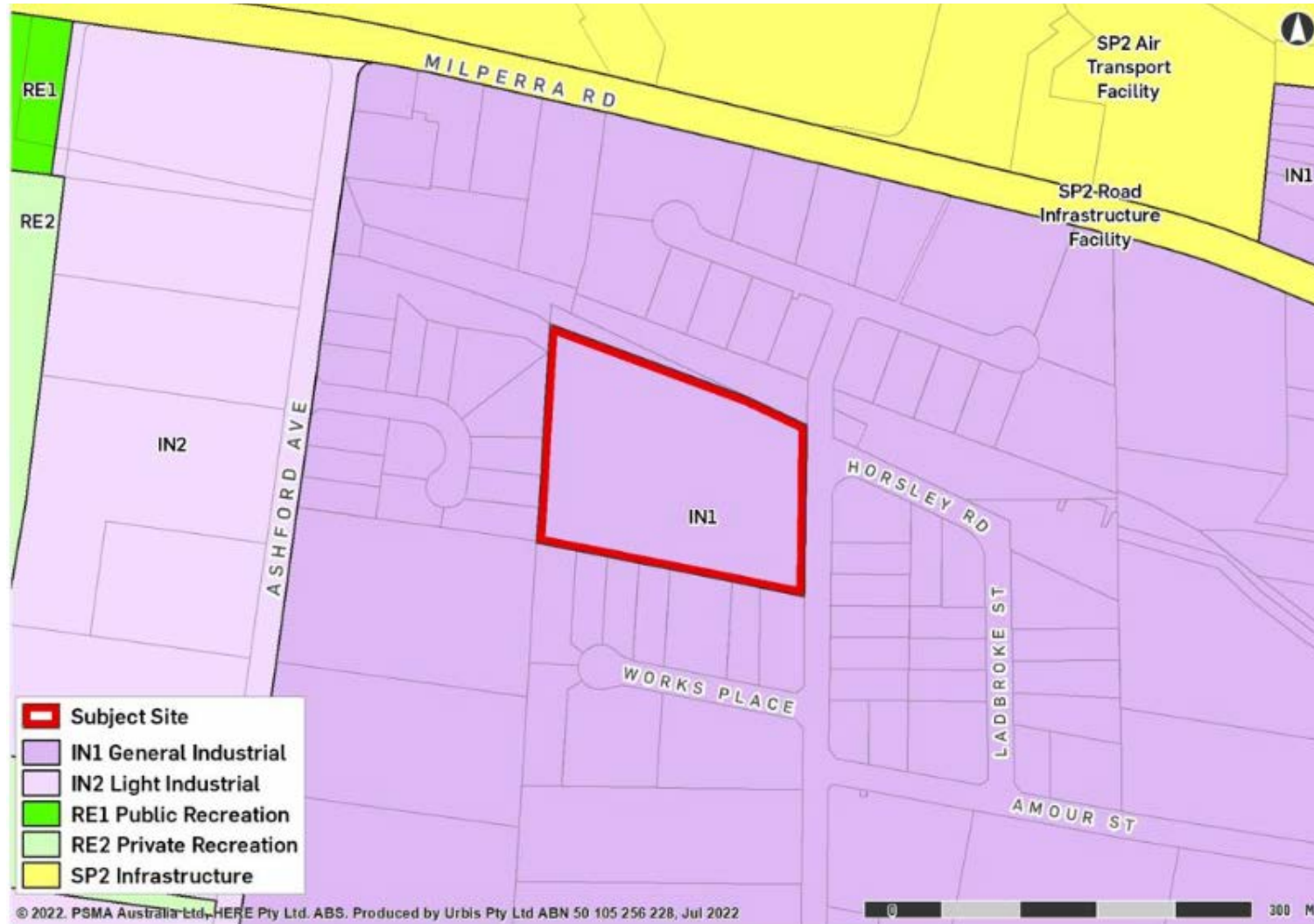
SITE DETAILS

SITE PHOTOGRAPHS

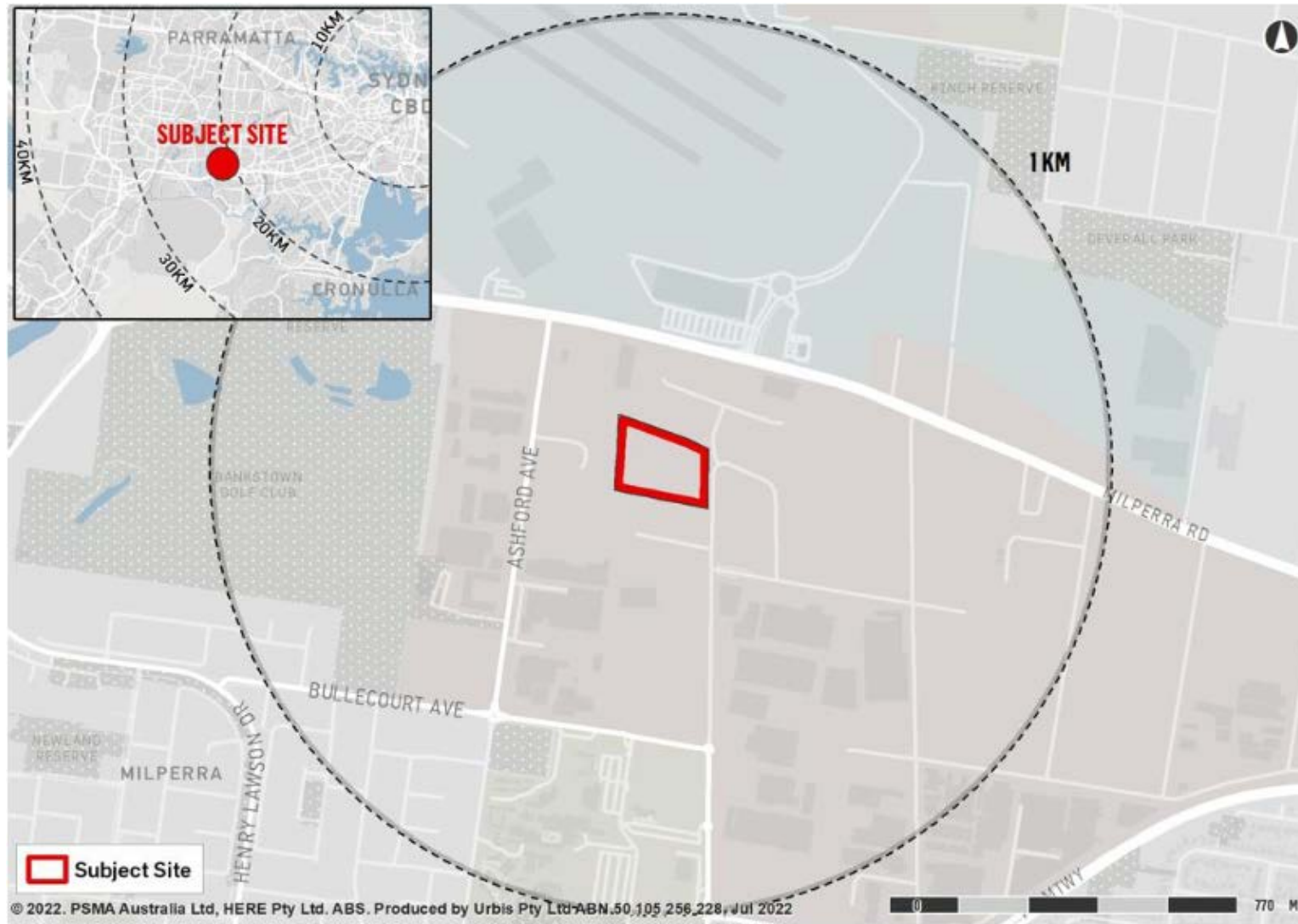


SITE DETAILS

LAND ZONING MAP



LOCALITY CONTEXT



OVERVIEW OF PROPOSAL

SUMMARY

Description: Construction and 24-hour operation of an industrial warehouse and distribution estate. The proposal includes site preparation works, site servicing, construction of two (2) warehouse buildings, associated hardstand and landscaped areas, car parking, and supporting infrastructure.

Land Use Activity: Warehouse and distribution centre

Max height of buildings: 15.65 metres

Gross Floor Area (Total):
18,350sqm

Car Parking Spaces: 93 spaces

Bicycle Parking Spaces: 9 bicycle hoop racks

Number of Loading Docks: 20

PROPOSED SITE PLAN



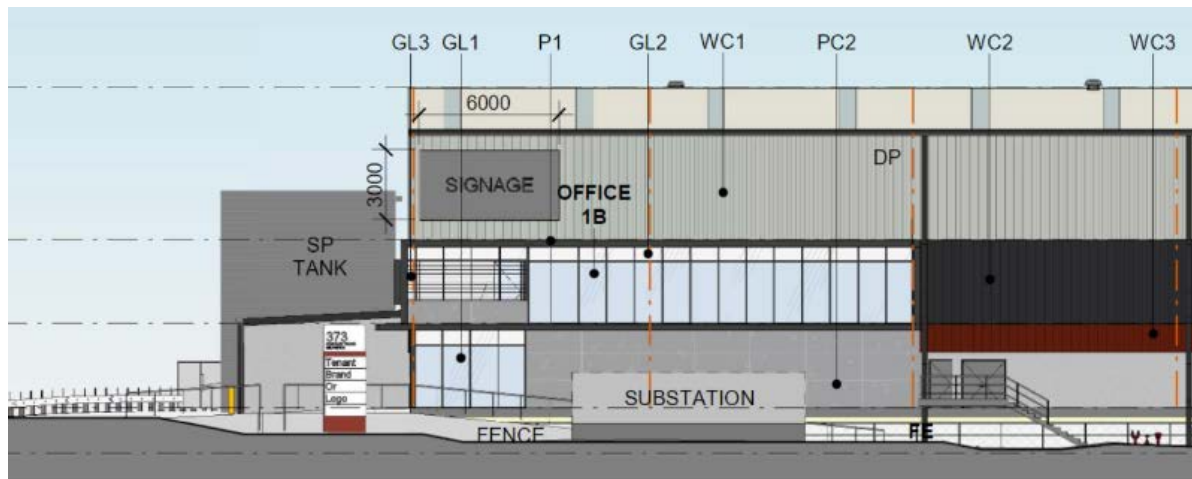
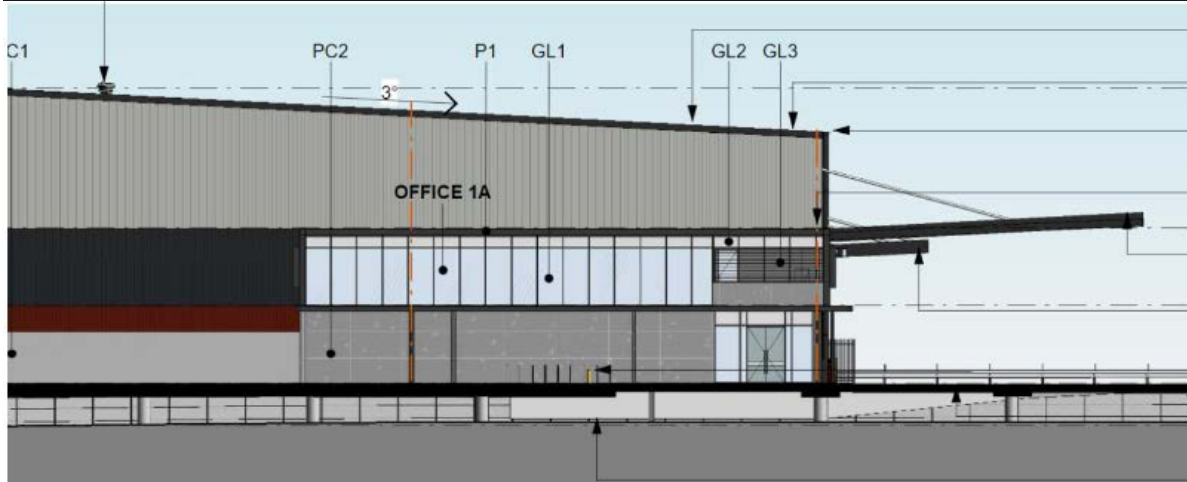
OVERVIEW OF PROPOSAL

PERSPECTIVES



OVERVIEW OF PROPOSAL

WAREHOUSE ELEVATIONS



OVERVIEW OF PROPOSAL

LANDSCAPE MASTERPLAN



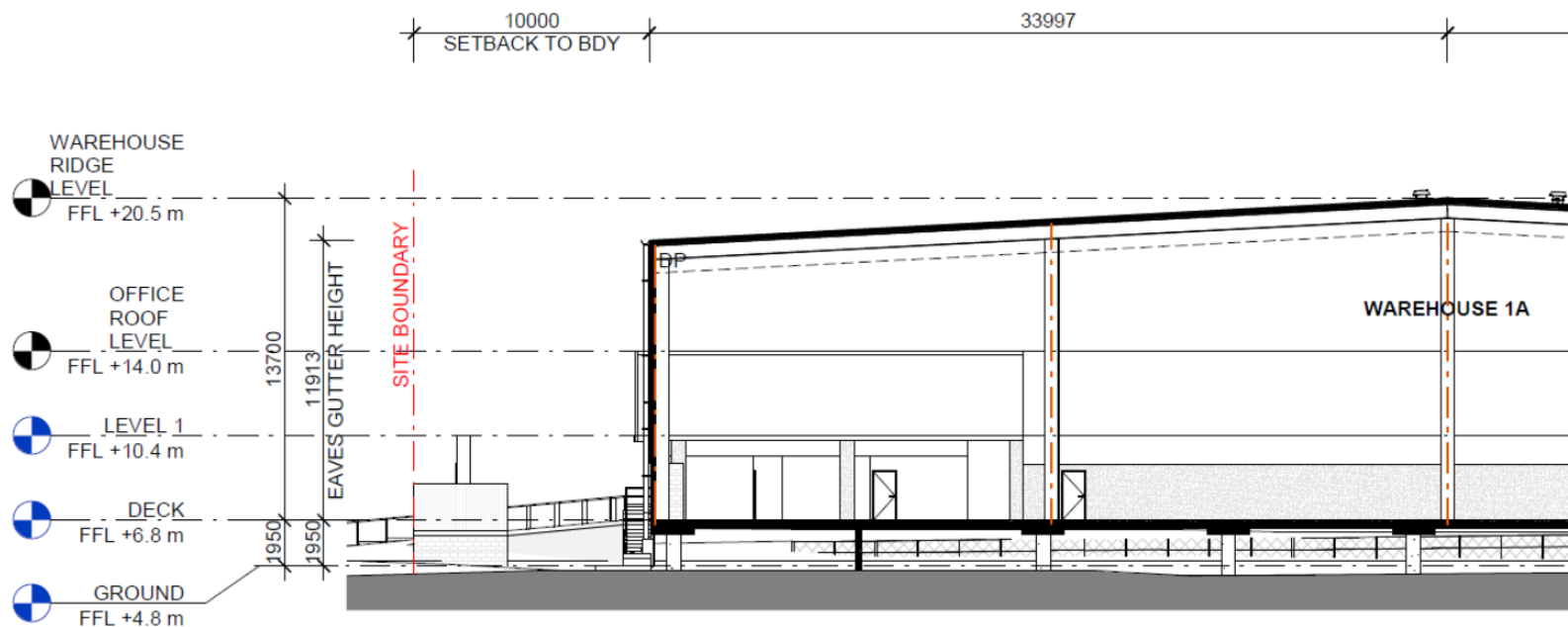
SUMMARY OF PLANNING COMPLIANCE

Provision	Control	Proposal	Complies
Land Zoning	IN1 General Industrial	The development is defined as a “warehouse or distribution centres” which is permitted with consent in the IN1 zone	Yes
Height of Buidling	The site is not subject to a maximum building height control on the current or draft LEP.	The height of the warehouse facing Horsley Road is 13.65 metres when measured to the top of parapet, and this rises to a maximum height of 15.65 metres towards the centre of the site over a distance of approximately 45 metres.	Yes
Floor Space Ratio	1:1	The total area of the site is approximately 31,370sqm, and a total GFA of 18,350sqm is proposed. The FSR proposed therefore equates to 0.58:1.	Yes
Site Coverage	The sum of the site coverage must not exceed 70% of the site area if a single business is to occupy the allotment.	The proposal has a site coverage of 60%.	Yes
Setbacks to the primary and secondary road frontages of allotments	To the primary road frontage - 10 metres	The proposal provides a 10-metre setback across the whole frontage which meets the control.	Yes
Off-Street parking spaces	Business/office premises –1 space per 40sqm of GFA Warehouse/distribution centres -1 space per 300sqm of GFA.	Based on floor space, the proposal requires 91.5 spaces. A total of 93 car spaces are proposed.	Yes

KEY MATTERS ADDRESSED IN THE DA

Built Form and Design

- The proposal will have a positive visual impact on the character of the surrounding area. The bulk and scale of the development is commensurate to similar sized industrial developments in the locality.
- The building forms will be articulated and incorporate a variety of materiality which contextualise the development to its key frontage along Horsley Road while adding visual interest across the site.
- The roof pitch of the street facing warehouse will be well set back from the primary frontage to minimise the bulk and scale of the development. The height of the warehouse facing Horsley Road is 13.65 metres when measured to the top of parapet, and this rises to a maximum height of 15.65 metres towards the centre of the site over a distance of approximately 45 metres.



KEY MATTERS ADDRESSED IN THE DA

Landscaping – The proposed landscape response compliments and provides a high-quality landscaped site consistent with the desired character of the area. The proposal retains mature trees along the northern boundary and provides a significant amount of new tree plantings/deep soil areas within the front setback and to the riparian zone which is greater than the current site arrangement overall.

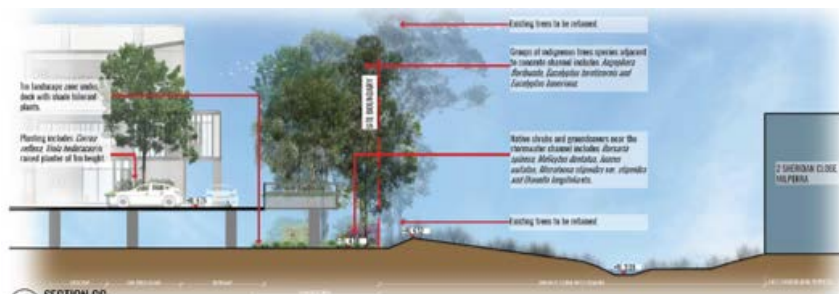
Contamination – A Remediation Action Plan has been developed to manage the treatment and removal of contaminated materials. Validation of the site remediation works will ensure all remediation works are successfully implemented.

Acid Sulfate Soils – The site is identified as being on Class 3 acid sulfate soils therefore an Acid Sulfate Soil Management Plan has been prepared.

Traffic, Parking and Access – The proposal provides parking in accordance with the Council's DCP rates. Access to the site is provided via 2 vehicle access points to ensure light and heavy vehicles are separated.

Stormwater and Flooding – The proposal has been designed to respond to flood levels.

Noise and Vibration – The proposal does not result in unacceptable noise or vibration impacts to adjoining development.



SPECIALIST REPORTS AND INVESTIGATIONS

Document Title	Consultant
Survey Plan	LTS
Architectural Plans	Reid Campbell
Cost Report	Wilde and Woollard
Landscape Plans	Geoscapes
Transport Assessment	Ason Group
Geotechnical Report	Douglas Partners
Waste Management Plan	Tandem Solutions
BCA Report	Concise Certification
Access Report	Vista Access Architects
Acoustic Report	Northrop
Detailed Site Investigation	JBS&G
Stormwater Civil Plans	Northrop
Stormwater Management Report	Northrop
Flood Impact Assessment	BMT
Acid Sulfate Soils Management Plan	JBS&G
Remediation Action Plan	JBS&G
Preliminary Arboricultural Assessment Report	SLR
Advice from Ecological Consultant	SLR
ESD Statement	Northrop