



planning consultants

11 July 2016
Our Ref: 9126A.5ER_Further RFI_2.docx

The Secretary
NSW Department of Planning and Environment
33 Bridge Street
Sydney NSW 2000

Attention: Jane Flanagan, Senior Planning Officer

Email: jane.flanagan@planning.nsw.gov.au

**Section 75W modification to DA 264-09-01
14-54 Dennistoun Avenue, Yennora
Yennora Distribution Centre**

Dear Jane

1.0 Introduction

We refer to a meeting held at the NSW Department of Planning and Environment (DPE) office on 24 July 2016 and attended by Natalie Prince of Stockland, Ellen Robertshaw (DFP) and Jane Flanagan and Kate McDonald of DPE.

At that meeting, DPE advised of the need for further additional information required in relation to the S75W modification application for Buildings 8A and 3 in the Western Precinct of the Yennora Distribution Centre (YDC).

DPE advised that the revised environmental management plans submitted to DPE in February 2016 had been reviewed and, subject to some minor amendments, satisfied the provisions of condition 46 of Schedule 3 of the consent issued for DA-264-09-01.

At the meeting held on 24 July 2016, following matters were discussed:

- DPE requested confirmation that Stockland would be able to comply with the various criteria specified in the management plans (as modified). Specifically, DPE require assurance that the YDC could continue to operate in accordance with the noise generation criteria (as specified in conditions 11 and 12 of Schedule 3 of the consent), and what management measures would be implemented if it was found that these noise criteria were being exceeded.
- Construction time period¹ and how the construction noise and vibration criteria specified in conditions 11 and 12 of Schedule 5 of the consent will be met and what management measures would be implemented to ensure compliance.
- Consideration of the most appropriate way to reference the works proposed as part of this modification application (MOD 11) in Schedule 5 conditions.

This letter details the additional information sought by DPE, particularly with respect to Management Plans for the YDC. This letter is to be read in conjunction with our letter dated 6 June 2016 and the S75W application and supporting information.

¹ At the meeting Stockland advised that it was estimated that construction works would take place over a 26 week period



2.0 Management Plans

Conditions 46 – 48 of Schedule 3 of the consent issued in relation to DA-264-09-01 relate to the preparation of an Environmental Management Plan (EMP) and require the EMP to be publicly available.

In accordance with condition 46, the EMP included:

- Noise Management Plan (see also condition 14 of Schedule 3);
- Traffic and Transport Management Plan (condition 29 of Schedule 3);
- Stormwater Management Plan (condition 35 of Schedule 3);
- Landscape & Vegetation Management Plan (conditions 39 and 42 of Schedule 3); and
- Emergency Management Plan (condition 46(e) of Schedule 3).

The original EMP was prepared and submitted to the Department circa 2002/2003. The various management plans that comprise the EMP were recently updated and revised. DPE has advised that, subject to some minor revisions, the amended management plans satisfy the provisions of condition 46 of Schedule 3 of the consent issued for DA-264-09-01.

A schedule of the management plans that comprise the EMP was included with our letter for 6 June 2016. At the meeting on 24 June 2016, DPE requested that this schedule be amended to include a column which identified the specific mitigation measures to be implemented in relation to the occupation of Buildings 8A and 3. A revised schedule (attached) addresses how each of these management plans relates to the development proposed in the current S75W application (MOD 11) and whether these overarching management plans may need to be amended as a result of these works.

Further discussion in relation to the traffic and noise management plans is provided below.

2.1 Noise Management and Traffic Management

The Noise Management Plan for the Yennora Distribution Centre deals with operational noise associated with the activities on the site and provides strategies to manage and reduce noise impacts.

In relation to Buildings 3 and 8A, Atkins Acoustics has prepared a Noise Assessment report which recommended operating procedures for these buildings to ensure activities associated with them met the overall objectives and noise criteria as specified in the conditions of consent and in the Noise Management Plan.

Specifically, Atkins Acoustics made the following recommendations in terms of the design and finishes for Buildings 3 and 8A:

- The service road to Building 8A to be located so as to maximise acoustic shielding from the acoustic wall;
- The underside of the forecourt canopy to be no greater than six (6) metres above finished forecourt level;
- The forecourt canopy of Building 8A to extend out from the building to be approximately twelve (12) metres in depth;
- Acoustic lining being provided to the underside of the forecourt canopy to minimise reverberant noise;



- Precast concrete wall panels up to 2400mm above finished floor level being provided for both Buildings 3 and 8A;
- Roof cladding for Buildings 3 and 8A to incorporate insulation blanket with heavy density thermofoil or similar to provide a Rw 22 or greater.

The majority of these recommendations have been included on the architectural plans prepared by WMK Architect. Others will be required to be included on the construction certificate drawings.

From an operational perspective, the acoustic assessment made the recommendations as listed below. Some of these recommendations are already incorporated into the current Noise Management Plan and the Traffic Management Plan for the Centre as a whole. Any new recommendations which relate to development in the Western Precinct approved by MOD 11 will be required to be added within a new section of those Management Plans. The attached schedule identifies the changes required to be made to these operational Management Plans:

- All permanent mobile plant operated onsite to be fitted with low level or broad band 'quaker' reversing alarms;
- Site management plans to incorporate procedures to minimise the need to use truck horns.
- Site management plans to incorporate procedures to ensure vehicle speeds onsite are less than 20kph;
- Site management plan to incorporate procedures to close doors in the western facade of Building 8A (nighttime) when not required for building access or egress;
- Site management plan to incorporate procedures to minimise the use of truck engine brakes and air release from brakes;
- Replacement of onsite raised speed humps with alternative approved traffic speed management systems;
- Site management plan to minimise requirements for trucks to reverse onsite.

Depending on the final tenant of each building proposed as part of this S75W application, the following additional acoustic mitigation measures may be required to be implemented. The trigger for consideration of noise mitigation would be when the predicted or measured noise levels from the proposal are sustained and above consent conditions, specifically the operational noise criteria levels in condition 11 of Schedule 3 of the consent:

- In relation to Building 8A the return to the existing acoustic wall along southern side of the drainage easement may be required to be extended by approximately 30 metres.
- Depending on the operational requirements and operating hours of the tenant, the finished floor, driveways and forecourt levels for Building 8A, modifications to existing acoustics wall on the northern and western sides of Building 8A are to be approximately eight point four (8.4) metres above finished floor and driveway level. The trigger for implementation of these noise mitigation measures will be required to be assessed to determine if the predicted or measured noise levels are sustained and above consent conditions.
- The Traffic Management Plan provides plans of the internal road network indicating directional traffic flow, linemarking, signage, safety and speed mitigation for each section of the estate. Such plans for the Western Precinct will need to be replaced to incorporate the proposed works as approved by MOD 11, before the road is available for public use.



3.0 Proposed Modifications

Following our discussions on 24 June 2016, it was agreed that the consent needed to be amended to include a reference to this specific modification (MOD 11) and that the conditions be amended as required to reference this particular modification. The amendments detailed below are in addition to those already suggested/requested in the Planning Report submitted with the S75W application for modification and our letter of 6 June 2016. In the case of any inconsistency between these documents (including this letter), the modifications suggested below shall prevail.

In this regard therefore, the consent issued in relation to DA-264-09-01 will need to be amended in the following manner. **Red** text indicates new text.

Schedule 2 Definitions, to be amended to include reference to MOD 11 as follows:

MOD 11 Section 75W modification relating to Buildings 8A and 3 in the Western Precinct approved by the Secretary of Planning (as delegate to the Minister for Planning on [date to be inserted]).

Schedule 5, Condition 13 Construction Noise Monitoring

13. During these construction works, the Applicant shall:

- a. Conduct regular monitoring of the construction noise and vibration levels to check whether the proposed works are complying with the specified construction noise and vibration criteria;
- b. Keep detailed records of the results of this monitoring, which shall be made available to the Director-General upon request; and if any non-compliance is detected,
- c. Take immediate action to ensure compliance.
- d. In relation to demolition and construction works associated with MOD 11, the following mitigation measures as recommended by Atkins Acoustics in the report titled Noise and Vibration Assessment, Demolition, Earthworks and Construction, Yennora Distribution Centre, Loftus Road, Yennora, dated October 21015 are to be adopted:
 - site induction of all personnel/contractor in the correct use of plant and equipment to minimise noise and vibration emissions;
 - selection of plant and equipment to take into account acoustic performance where practical;
 - construction activities between the standard hours:
 - 7.00am to 6.00pm Monday to Friday
 - 8.00am to 1.00pm Saturday;
 - if required, provide respite periods from noisy breaker activities including before 8.00am and lunch respite period of two (2) hours from 11.30am-1.30pm or as agreed with residents of Dennistoun Avenue;
 - siting of fixed plant and equipment to maximise distance separation from residential properties on Dennistoun Avenue; and provision of Site Foreman or Designate contact details for residents seeking information.

Schedule 5, Condition 18 Erosion and Sediment Control

18. The Applicant shall prepare and implement a Soil and Water Management Plan for these works in accordance with the Department of Housing's *Managing Urban Stormwater: Soils and Construction* manual. This plan must:



- a. Identify the activities that could cause soil erosion or result in the discharge of sediments and/or other pollutants from the site;
- b. Specify standards/performance criteria for erosion, sediment, and pollution control;
- c. Describe in detail what actions and measures would be implemented to minimise soil erosion and the discharge of sediments and/or other pollutants from the site; and
- d. Describe how the effectiveness of these actions and measures would be monitored during these works, clearly indicating who would conduct the monitoring, how often this monitoring would be conducted, how the results of this monitoring would be recorded; and, if any non-compliance is detected,
- e. Describe what procedures would be followed to ensure compliance.
- f. In relation to MOD 11, the erosion and sediment control measures as specified in Drawing Nos. ES01, Rev 2 and ES02, Rev 01 prepared by Richmond+Ross are to be implemented prior to works commencing.

Schedule 5, Conditions 19 and 20 Stormwater Management

19. Before either Building 8A or 8B is occupied, the proposed stormwater management system for these components of the Western Precinct shall be fully operational.

In relation to MOD 11, the stormwater drainage system designed by Richmond+Ross and detailed in Drawing No. C11 Rev 2 is to be fully operational prior to occupation of Buildings 8A and 3.

Schedule 5, Condition 24 Landscape Management

24. Before either Building 8A or 8B is occupied, the Applicant shall complete the proposed landscaping works along the Loftus Road frontage to the satisfaction of the Director-General.

In relation to MOD 11, the landscape works detailed on Drawing No. DA-150 Issue A prepared by WMK Architecture are to be undertaken prior to occupation of Buildings 8A and 3.

Schedule 5, Condition 27 Construction Waste Management

27. The Applicant shall prepare and implement a Construction Waste Management Plan for the proposed works. This plan must:
 - a. Identify the type and quantities of waste that would generated during these construction works;
 - b. Outline what measures and actions would be implemented to minimise the waste generated by these works;
 - c. Describe in detail how this waste would be handled and stored during construction, and reused, recycled, and, if necessary, appropriately treated and disposed in accordance with the EPA's guidelines on the *Assessment, Classification & Management of Liquid and Non-Liquid Waste* and Council's *Development Control Plan No. 35 Guidelines for Planning for Less Waste*;



- d. Describe how the effectiveness of these actions and measures would be monitored during these works, clearly indicating who would conduct the monitoring, how often this monitoring would be conducted, how the results of this monitoring would be recorded; and, if any non-compliance is detected,
- e. Describe what procedures would be followed to ensure compliance.
- f. In relation to MOD 11, demolition and construction works shall be undertaken generally in accordance with the Construction Management Plan dated July 2015 prepared by Stockland.

Schedule 5, Condition 28 Dust Management

- 28. During these construction works, the Applicant shall minimise the generation of dust on the site.

In relation to MOD 11, the dust minimization measures detailed in the Construction Management Plan dated July 2015 prepared by Stockland are to be implemented during the works associated with the construction of Buildings 3 and 8A.

Schedule 5, Condition 31 Construction Management

- 31. The Applicant shall prepare and implement a Construction Management Plan for these works. This plan must:
 - (a) Describe the proposed works;
 - (b) Outline the proposed work program;
 - (c) Identify all the relevant statutory requirements and conditions of consent that apply to these works;
 - (d) Establish detailed procedures for receiving, handling, and recording any complaints about the proposed works;
 - (e) Describe the role, responsibility, authority, accountability, and reporting of key personnel involved in the construction of the development; and
 - (f) Include the following detailed plans:
 - Construction Noise & Vibration Management Plan;
 - Soil & water Management Plan;
 - Stormwater Management Plan;
 - Vegetation Management Plan;
 - Streamworks Plan;
 - Landscape Management Plan;
 - Construction Waste Management Plan;
 - Dust Management Plan;
 - Construction Traffic Management Plan, and
 - Construction Safety Management Plan.

A Construction Management Plan specific to MOD 11 works is to be prepared and implemented. The Construction Management Plan for these works must:



- Describe the proposed works, including earthworks and demolition works;
- Outline the proposed work program;
- Identify all the relevant statutory requirements and conditions of consent that apply to these works;
- Establish detailed procedures for receiving, handling, and recording any complaints about the proposed works;
- Describe the role, responsibility, authority, accountability, and reporting of key personnel involved in the construction of the development; and
- Include the plans detailed in condition 31(f) to the extent that they relate to work identified in MOD 11:

4.0 Conclusion

The purpose of this letter is address the issues raised in the Department's further request for additional information in relation to the S75W modification application lodged for DA 264-09-01 and the matters arising from our meeting on 24 June 2016. It is considered that this letter and the attachments to this letter provide sufficient information to address those concerns.

It is considered that all outstanding issues have now been addressed and we look forward to receiving the determination for this application.

Should you have any questions regarding the matters discussed in this letter or any other questions pertaining to this application, please do not hesitate to contact Ellen Robertshaw of DFP on 9473 4903.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'ER', is written over a horizontal line.

**ELLEN ROBERTSHAW
PARTNER**

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Reviewed: _____

A handwritten signature in black ink, appearing to read 'D. Bell', is written over a horizontal line.

Attachments:

Revised Schedule of Management Plans