

Mr Philip Drew
Development Approvals Manager
BUNNINGS GROUP LIMITED
Level 8, 5 Rider Boulevard
RHODES NSW 2138

20/12/2019

Dear Mr Drew

**Bunnings Warehouse Leppington (SSD-10366)
Request for Additional Information**

The public exhibition of the Environmental Impact Statement (EIS) for Bunnings Warehouse, Leppington (SSD-10366) concluded on **18 December 2019**. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/20991>

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation). Please provide a response to the issues raised in these submissions by **Friday 7 February 2019**.

Note that under clause 113(7) of the EP&A Regulation, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

The Department has not received a submission Jemena, therefore, once it is received it will be forwarded on to you for response.

In addition, the Department has identified several areas where further assessment of additional information is required (see **Attachment A**).

If you have any questions, please contact Ania Dorocinska, who can be contacted on 9274 6225 or at ania.dorocinska@planning.nsw.gov.au.

Yours sincerely



Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Enclosed/Attached:
Attachment A: Request for further information

Attachment A: Request for further information

1. Site development guidelines

The EIS does not address all of the Site Design Guidelines approved for the Bringelly Road Business Hub (BRBH). As such, please provide an assessment against the entire document, and if required, make changes to any of the supporting documentation for the Development Application (architectural plans, landscape plans etc) to reflect the objectives and controls.

2. Construction timeframe

Please provide details on the expected construction timeframe for the proposed development.

3. Trip generation

The EIS states the operational trip generation will be lower than what was originally calculated as part of the Concept Approval for BRBH, however no detail is provided to substantiate this. Please provide detail of the expected trip generation for weekdays and weekends.

In addition, please provide detail on the expected trip generation during the construction phase of the development and an assessment of any impacts associated with this.

4. Impacts on Road Network

The Traffic Impact Assessment (TIA) submitted with the EIS does not provide adequate information to demonstrate the proposed development will not generate impacts upon the local road network. As raised by Transport for NSW, it is requested you demonstrate safe

and efficient access to the site, addressing the potential impacts of the operation of Bringelly Road, and an any potential queuing within the site, and within BRBH.