

16th June 2022

Bianca Thornton

Environmental Assessment Officer Industry Assessments

Department of Planning and Environment (DPE)

Via email: biancia.thornton@planning.nsw.gov.au

Dear Bianca,

RIPARIAN CORRIDOR – ULTIMATE DESIGN

Purpose

GPT and Dexus (adjoining land owners) wish to formally confirm consultation between parties to ensure the delivery of the E2 Corridor per Figure 1 below. This ongoing consultation includes the interim and ultimate design of the E2 Corridor.

Land Owner & Appointed Engineer

The GPT Group: Yiribana Logistics Estate (SSD-10272349) / Costin Roe Consulting

Dexus: 113-153 Aldington Road (SSD-32722834) / AT&L

Arrangement

The zone earmarked for the E2 corridor currently represents a depression in the land during dry weather with limited or no baseflow given the relatively small contributing catchment. The existing watercourse is noted to be located within land currently utilised in a rural capacity and is clear of trees, has several farm dams and limited to no ecological value.

The GPT proposal in SSD-10272349 does not require amendment to earthworks levels on adjoining properties nor is it reliant on approvals of adjoining landowners. Further, the proposal provides for a new engineered, though naturalised, channel. The channel concept and a typical cross section is shown in Figure 1 below. The section is noted to contain a 5m wide channel, with a 3.8m base and natural rock line channel banks. The 40m corridor and VRZ will comprise battered vegetated slope. An overall 40m zone for the E2 Zone corridor and watercourse realignment is proposed, noting an additional 5m landscape buffer is also included bring the total width to 50m. This outcome is providing a higher value corridor to better convey water flow from the adjoining land owners land.

The proposed riparian corridor within Yiribana Logistics Estate (YLE) at the interface to the Dexus land holdings is designed to match existing surface levels and existing drainage connection location so as to allow for upstream Stormwater drainage to continue to occur.

The Dexus proposal in SSD-32722834 includes a 40m corridor for the E2 zone as trunk drainage infrastructure, which generally drains in a north-westerly direction towards the northern boundary of the Dexus site. The channel concept and a typical cross section is shown in Figure 2 below.

As soon as practicable prior to construction commencement the adjoining landowners or as otherwise agreed by the Planning Secretary, the Applicants must coordinate and provide details of how the riparian corridor connection at the junction between the site and 784-786 Mamre Road, Kemps Creek (Lot 59 DP259135) and 113-153 Aldington Road (SSD-32722834) will be designed and delivered and to the satisfaction of the Planning Secretary.

E2 corridor housekeeping SEPP Amendment

It is understood the DPE, through recent discussions with adjoining land owners would accept a Housekeeping amendment for the State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP) to realign the E2 Environmental Conservation land within the Mamre Road Precinct (MRP).

The existing riparian corridor zoned E2 Environmental Conversation which runs through the three sites (refer Figure 3) within the MRP has been subject to a series of ecological and riparian lands assessments in order to understand the existing condition and ecological significance of the corridor. The three Master Plans for GPT, Dexus, Mirvac have proposed an adjustment to realign the E2 riparian corridor as part of the proposed development, whilst also responding to the Natural Resource Access Regulator (NRAR). This re-alignment has enabled a more built form layout and design.

Through consultation with NRAR, have agreed to realign the existing E2 Environmental Conservation zone width in accordance with NRAR guidelines. The landowners have relied on Clause 33A Development near zone boundaries (which is now Clause 2.33 (2)(a) under the Industry and SEPP) to realign, rather than remove the E2 Environmental Conservation zoning.

The Housekeeping SEPP amendment will help to confirm and finalise the re-alignment of the riparian corridor across the land ownerships.

Conclusion

Through continued engagement with stakeholders adjoining land owners agree to maintain a holistic approach to deliver the outcomes outlined herewith to benefit the precinct and not stall development outcomes.

Yours Sincerely,



Matt Jordan
Senior Development Manager

The GPT Group



Lydia Gabriel
Development Manager

Dexus Wholesale Management Limited

Figure 1 GPT E2 Corridor Design

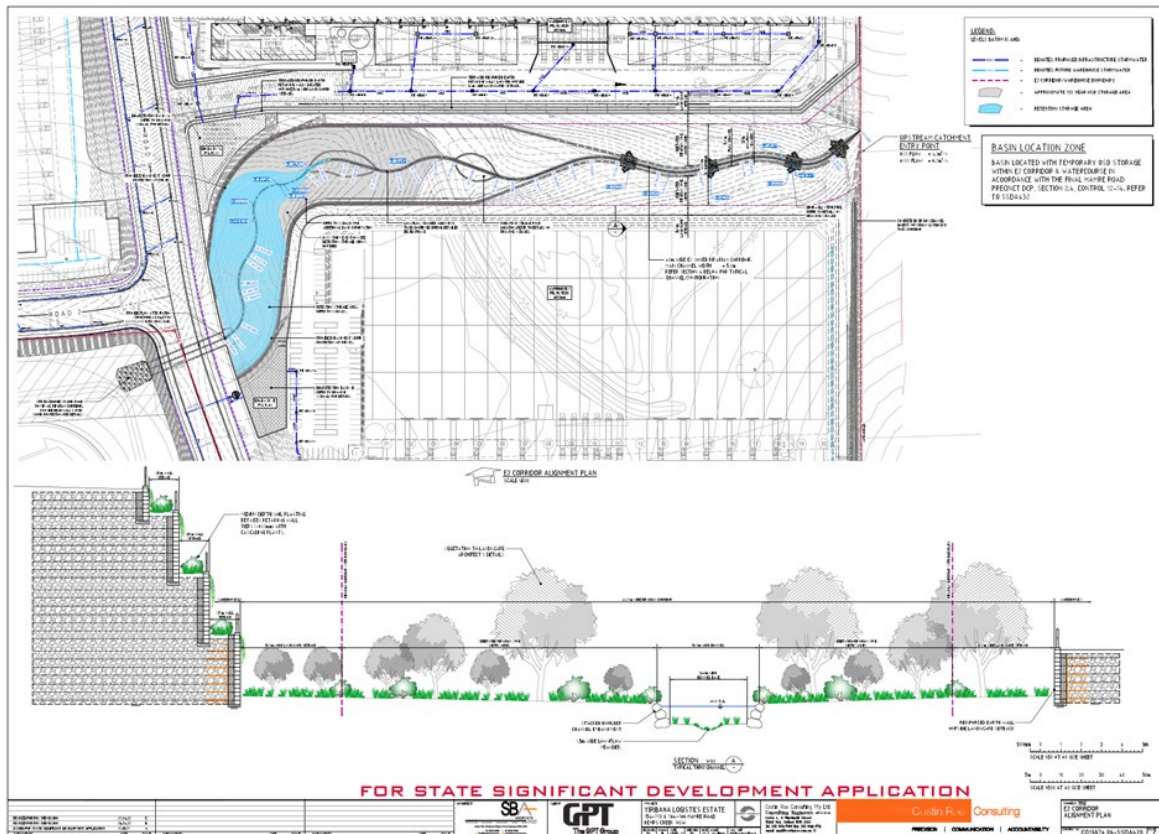
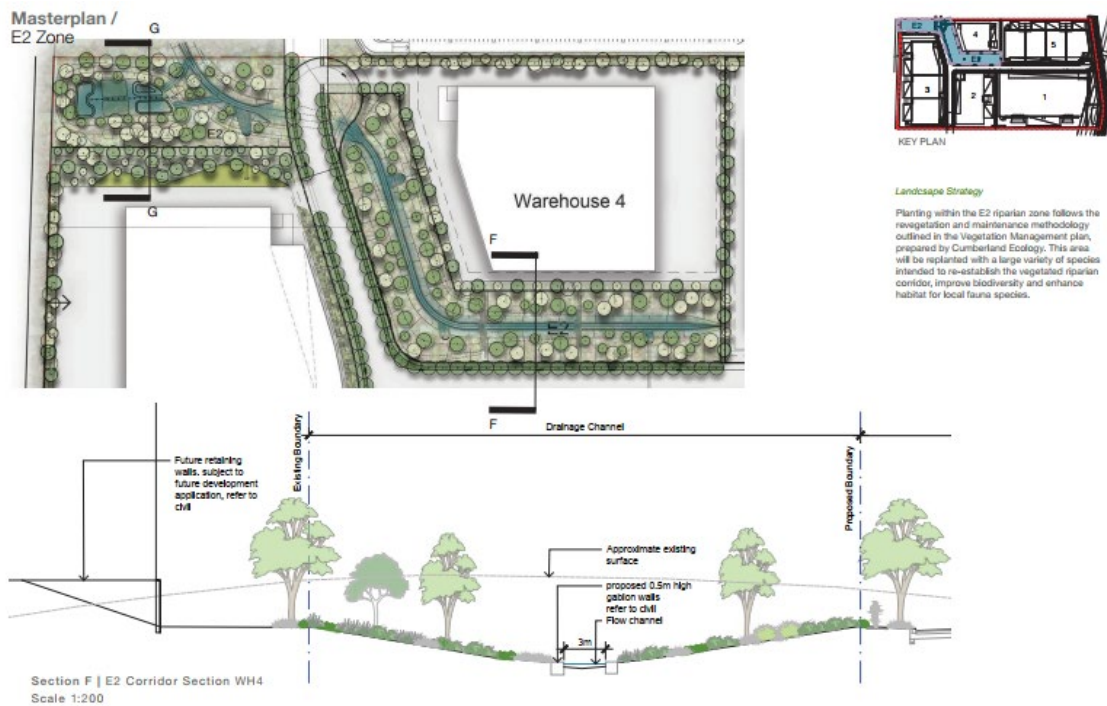


Figure 2 Dexus E2 corridor



SITE IMAGE
Landscape Architects

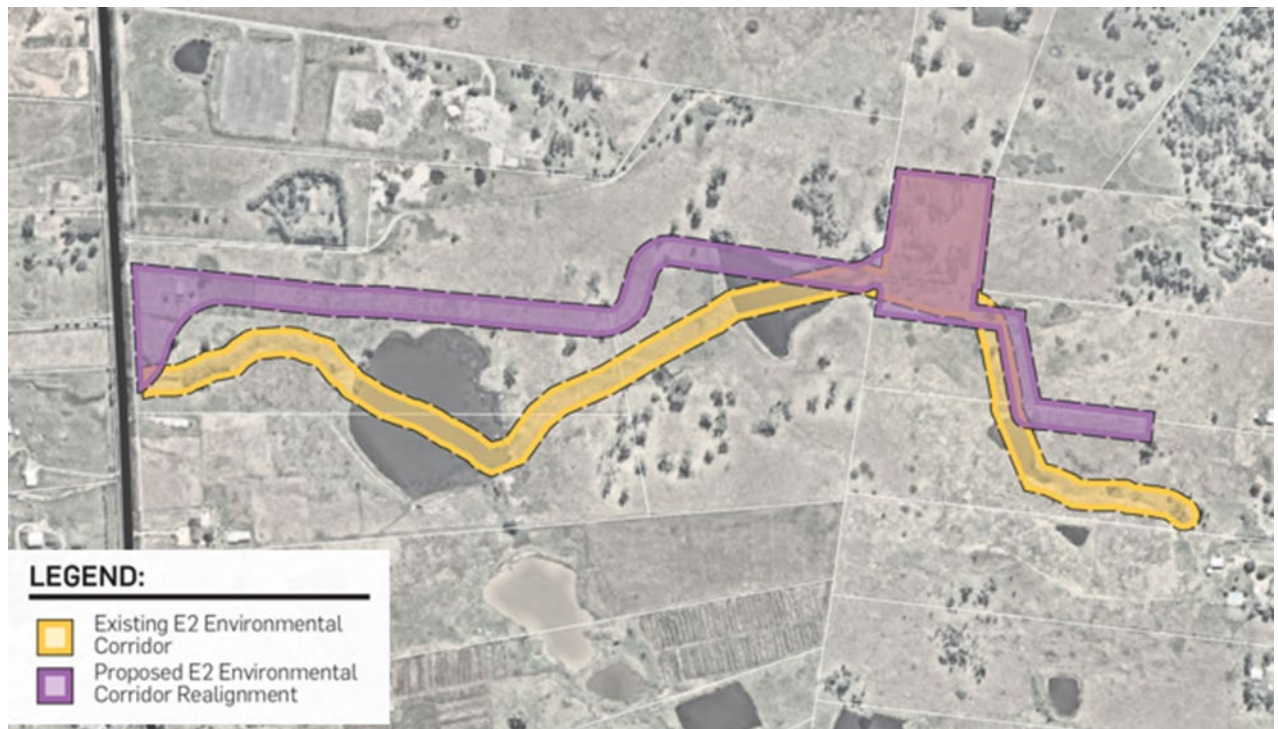
Dexus, Aldington Road, Kemps Creek | Landscape Masterplan



Drawing Number
Date
Scale

0017
18
02/2020

Figure 3 Housekeeping SEPP amendment - E2 corridor



9th August 2022

Bianca Thornton
Environmental Assessment Officer Industry Assessments
Department of Planning and Environment (DPE)

Via email: biancia.thornton@planning.nsw.gov.au

Dear Bianca,

ADJOINING LAND OWNER COORDINATION - E2 & NORTH / SOUTH ROAD DESIGN & COORDINATION

Purpose

This letter is to confirm that GPT have engaged with Mirvac and will continue to coordinate the design and delivery of the Access Road 3, North and E2 Corridor and Connection. This engagement was demonstrated in the agreement of the Condition on Mirvac's SSD-10448.

Adjoining Land Owners Details

- The GPT Group: Yiribana Logistics Estate (SSD-10272349)
- Mirvac: Aspect Industrial Estate (SSD-10448)

Arrangement

GPT and Mirvac in conjunction with Department of Planning and Environment (DPE) Assessments team have agreed on the below scenario which has been documented within Mirvac's SSD-10448.

D6. Prior to issue of an Occupation Certificate for Building 1 or 3 (whichever is the first), the Applicant must construct and operate the Stage 1 Phase 1 road works shown in Figure 4: in Appendix 2 to the satisfaction of relevant road authority.

D7. Within six months of the approval of this consent or as otherwise agreed by the Planning Secretary, the Applicant must prepare and submit the following plans to facilitate the construction and delivery of Access Road 3 – North, in consultation with Council and landowner of 784-786 Mamre Road, Kemps Creek (Lot 59 DP259135), and to the satisfaction of the Planning Secretary:

- (a) a Staging Plan for the riparian corridor realignment works and Access Road 3 – North construction, including:
 - i. details of the scope of works to be undertaken on the site and the adjoining site at 784-786 Mamre Road, Kemps Creek (Lot 59 DP259135) (see Figure 4:);
 - ii. details of how the further riparian corridor realignment and road construction works at the junction between the site and 784-786 Mamre Road, Kemps Creek (Lot 59 DP259135) will be coordinated and delivered;
 - iii. an arrangement on timing of the works; and
- (b) a detailed design plan of Access Road 3 – North prepared in accordance with the design requirements under the MRP DCP.

Note: The detailed design of Access Road 3 - North and any changes to the approved riparian corridor alignment may require modification(s) to SSD-10448 or separate DA(s).

D8. Prior to issue of an Occupation Certificate for any other buildings or warehouses in the Aspect Industrial Estate, the Applicant must ensure the Stage 1 Phase 2 road works are constructed and operational.

D9. The Applicant must ensure that the portion of Access Road 3 – North to be located on the site is constructed and operational in accordance with the design plans required under Condition D7.

Design and Delivery

GPT have engaged with Mirvac and commenced initial design however yet to complete detailed design of the riparian corridor and GPT's portion of Access Road 3. As soon as practicable GPT will coordinate with Mirvac to design and deliver the works between the sites and as per condition "Internal Roads" within SSD-10448.

Conclusion

Through continued engagement with stakeholders the adjoining land owners agree to maintain a holistic approach to deliver the outcomes outlined herewith to benefit the precinct and not stall development outcomes.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'MJordan', is positioned above the printed name and title.

Matt Jordan
Senior Development Manager
The GPT Group

Figure 1 Stage 1 Development Road Works Phasing Plan

