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11 July 2022

Chris Ritchie
Director, Industry Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta, NSW 2150

Dear Chris,

AMENDMENT TO SSD-10272349 YIRIBANA LOGISTICS ESTATE

On behalf of The GPT Group (the applicant), formal amendment to SSD-10272349 Yiribana Logistics Estate (YLE) is sought in accordance with s37 of the *Environmental Planning and Assessment Regulation 2021*. The amendments to the proposal have arisen as a result of further acquisition of the adjoining lot, the detailed assessment of the proposal and feedback received by GPT through consultation with the Department of Planning, Industry and Environment (DPE), and various technical consultants.

The changes requested to the development application are set out below. A thorough description and assessment of the changes has been undertaken in the draft Submissions Report submitted to DPE on 19 April 2022, which will be finalised and lodged onto the NSW Major Projects Portal in the beginning of July, to be accompanied by updated Plans and technical reports.

Amended Project Description

The amendment to SSD-10272349 is for the withdrawal of the Concept Master Plan from the application, with only the Stage 1 development (now referred to as the '**Site Layout Plan**') works to remain. The Concept Master Plan comprised a total of five (5) warehouses, three (3) of which (warehouse 2, 4 and 5) were proposed for concept approval and two (2) (warehouses 1 and 3) for Stage 1 approval.

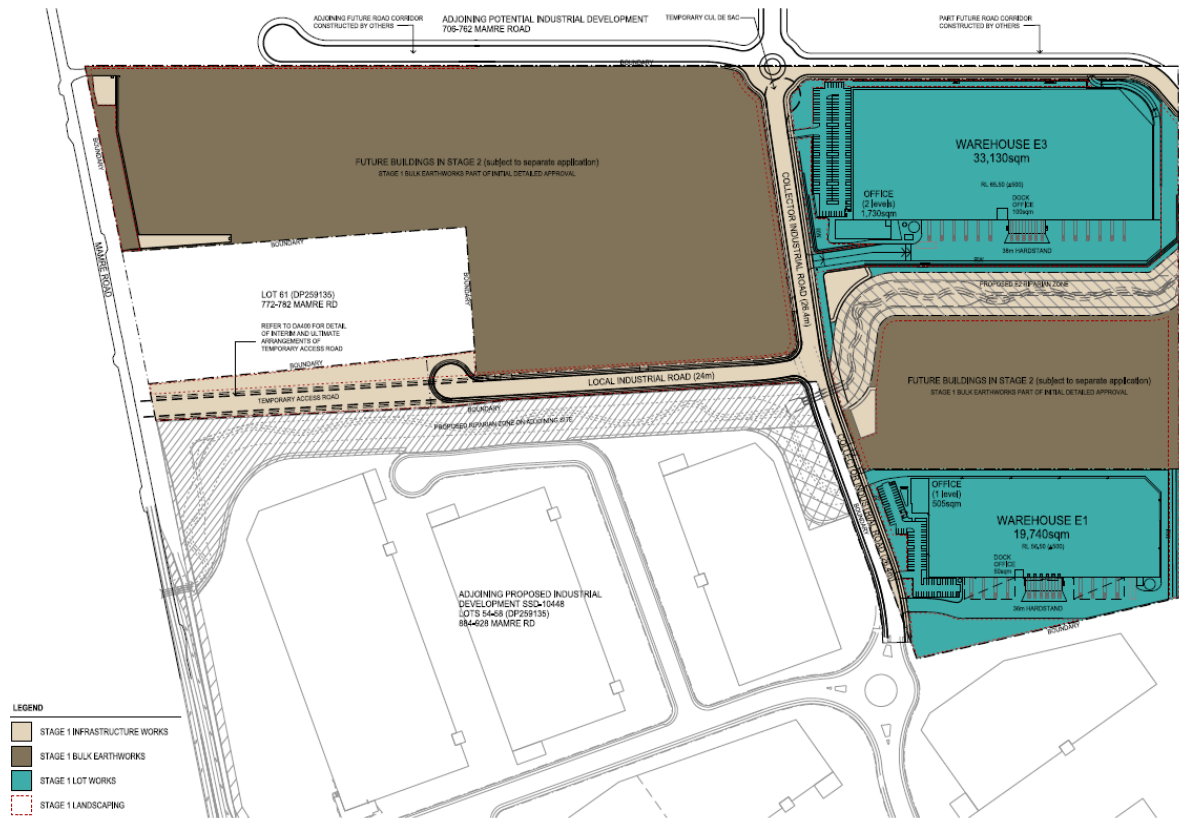
As a result of this amendment to SSD-10272349, the project description is updated to reflect the following:

- ~~* A Concept Master Plan comprising five (5) industrial warehouses and ancillary offices, internal road network, 35m environmental corridor, building locations, GFA, setbacks, car parking and built form parameters.~~
- **Detailed development consent for:**
 - ~~— Subdivision;~~
 - ~~— Site-wide preparation works including estate-wide clearing of all vegetation and dam-dewatering;~~

- ~~— Estate-wide bulk earthworks;~~
- ~~— Construction of retaining walls;~~
- ~~— Provision of site servicing infrastructure to allow the operation of the industrial unit for warehouse and distribution centre and/or other manufacturing industries;~~
- ~~— Construction and use of Warehouse 1 and 3 for the purposes of warehouse and distribution centres which will operate 24 hours/day, seven days/week;~~
- ~~— Internal road network (including North-South Collector Road and Temporary Access Road to Mamre Road until the ultimate connection is provided by the adjoining landowner);~~
- ~~— Associated carparking;~~
- ~~— Signage;~~
- ~~— Realignment of the existing E2 zone with a maintained width of 40m; and~~
- ~~— Landscaping to the site and adjacent realigned creek.~~
- * ~~— Stage 2 of the YLE, including construction of warehouse buildings 2, 4 and 5 will be subject to separate development applications.~~
 - **Estate-wide pre-commencement works** including:
 - Site remediation works as defined within the Remediation Action Plan (RAP).
 - Heritage salvage works (if applicable).
 - **Subdivision construction works** including:
 - Creation of roads and access infrastructure
 - Clearing of existing vegetation on the subject site and associated dam dewatering and decommissioning.
 - Realignment of existing E2 zone with a maintained width of 40m, with landscaping and planting in accordance with a Vegetation Management Plan.
 - On-site bulk earthworks including any required ground dewatering.
 - Importation, placement and compaction of:
 - Virgin Excavated Natural Material (VENM) within the meaning of the POEO Act, and/or
 - Excavated Natural Material (ENM) within the meaning of the NSW Environmental Protection Authority's (EPA) Resource Recovery Exemption under Part 9, Clause 91 and 92 of the POEO (Waste) Regulation 2012 – The Excavated Natural Material Order 2014, and/or
 - Materials covered by a specific EPA Resource Recovery Order and Exemption which are suitable for their proposed use.
 - Construction of boundary retaining walls.
 - Delivery of stormwater infrastructure, trunk service connections, utility infrastructure.

- Boundary stormwater management, fencing and landscaping.
- Construction and dedication of internal road network to Penrith City Council (PCC).
- Construction of a Temporary Access Road from Mamre Road to remain in GPT ownership.
- **Warehouse and distribution building works** including:
 - Warehouse 1 (Lot 2A) (refer **Figure 2**)
 - Detailed on-lot earthworks to refine final levels and establish final building pads;
 - On-lot stormwater and utility infrastructure and services connection;
 - Construction of warehouse building as shown on the detailed Architectural Plans;
 - Fit out of buildings as shown on detailed Architectural Plans, including standard racking and office fit out; and
 - Landscaping of development sites in accordance with detailed Landscape Plans.
 - Warehouse 3 (Lot 1) (refer **Figure 3**)
 - Detailed on-lot earthworks to refine final levels and establish final building pads;
 - On-lot stormwater and utility infrastructure and services connection;
 - Construction of warehouse building as shown on the Stage 1 Architectural Plans;
 - Fit out of buildings as shown on Stage 1 Architectural Plans, including standard racking and office fit out;
 - Landscaping of development sites in accordance with Stage 1 Landscape Plans; and
 - Reconstruction of environmental corridor in accordance with the Vegetation Management Plan (VMP) (Appendix T).
 - Building works including:
 - Construction and fit out of two warehouse and distribution buildings in Stage 1 on Lots 1 and 2A which will operate 24 hours/day, seven days/week.
 - Subdivision of Stage 1.
 - Signage.

Figure 1 Refinement to the exhibited project – Site Layout Plan



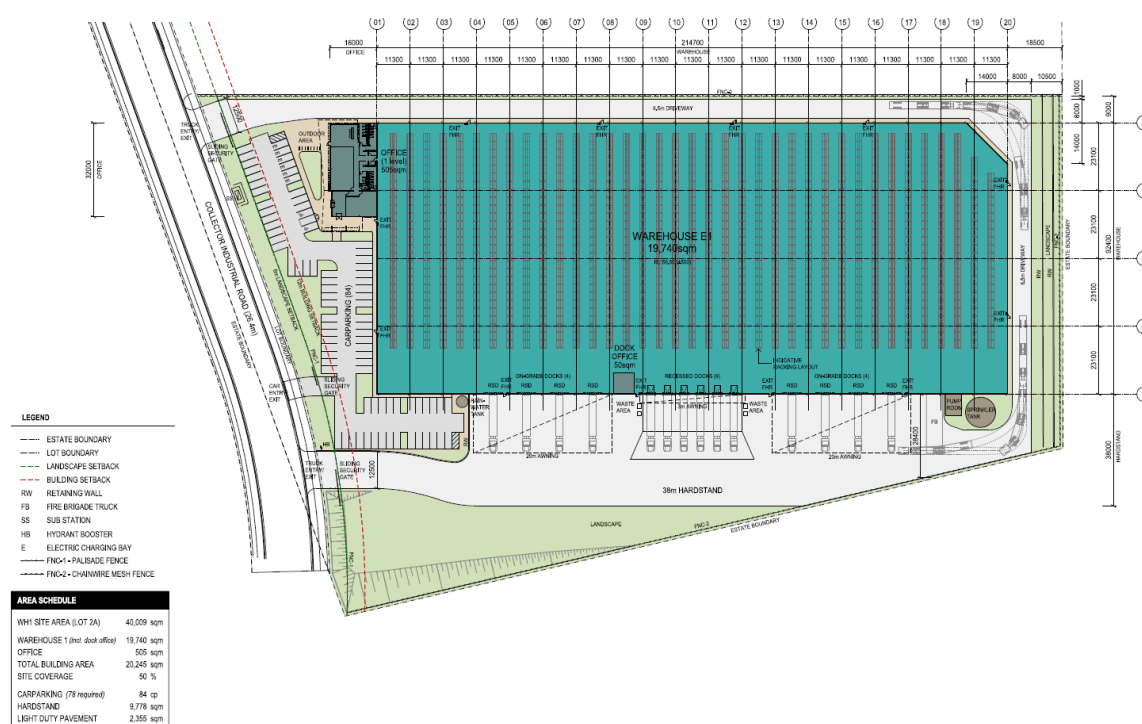
Source: SBA Architects

Detailed Description of the Project

The proposal of the Site Layout Plan consists of the construction and use of Warehouses 1 and 3 for the purposes of warehouse and distribution centres which will operate 24 hours/day, seven days/week. A detailed description for Warehouses 1 and 3 is provided in the following sections.

Warehouse 1

Figure 2 Proposed YLE Warehouse 1 Site Plan



Source: SBA Architects

Table 1 Summary of Proposed YLE Warehouse 1 Development

Warehouse 1 Element	Amount
Site Area	40,009m ²
Warehouse (incl. dock office)	19,740m ²
Office	505m ²
Total Building Area	20,245m ²
Site Coverage	50.6%

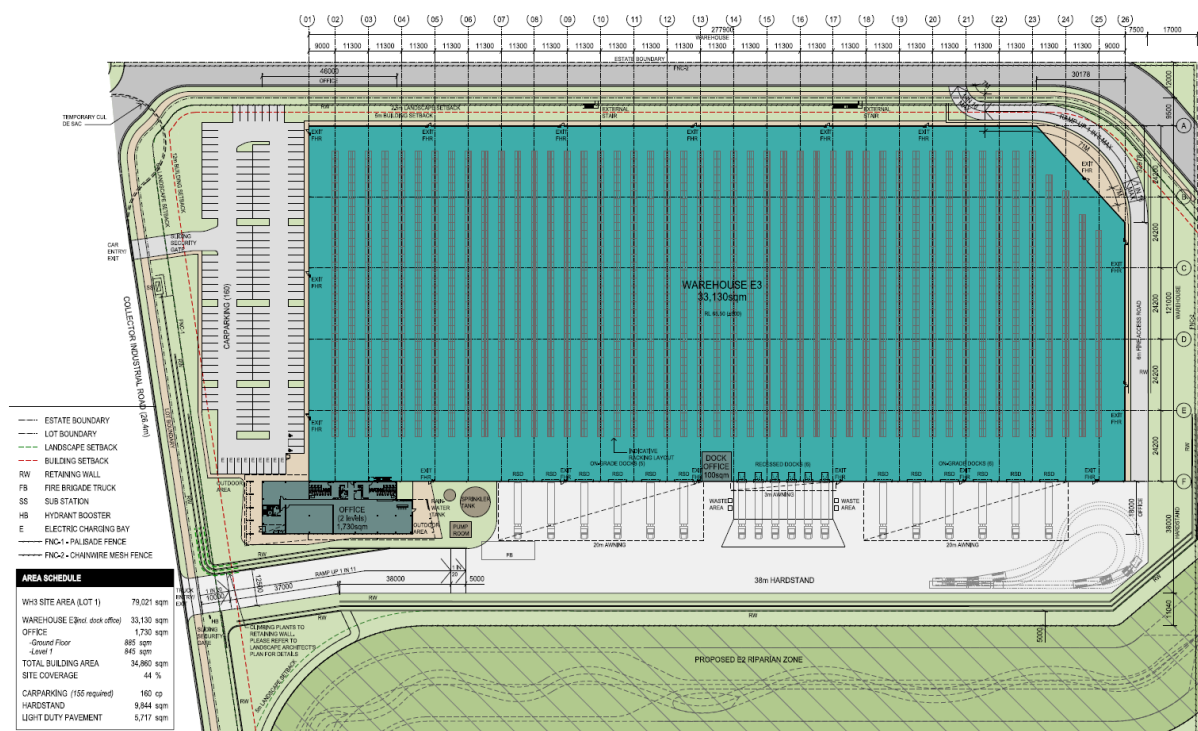
Warehouse 1 Element	Amount
Car Parking	84 spaces
Hardstand	9,778m ²
Light Duty Pavement	2,355m ²

Table 2 Warehouse 1 Car Parking Provision

Land use	GFA (m ²)	Required provision (per MRP DCP)	Proposed provision
Warehouse and distribution centre	20,245	75	84 spaces

Warehouse 3

Figure 3 Proposed YLE Warehouse 3 Site Plan



Source: SBA Architects

Table 3 Summary of Proposed YLE Warehouse 3 Development

Warehouse 1 Element	Amount
Site Area	79,021m ²
Warehouse (incl. dock office)	33,130m ²
Office	1,730m ² across two levels: <ul style="list-style-type: none"> – Ground floor: 885m² – Level 1: 845m²
Total Building Area	34,860m ²
Site Coverage	44%
Car Parking	160 spaces
Hardstand	9,844m ²
Light Duty Pavement	5,717m ²

Warehouse 3 Car Parking

Parking rates for the proposed Warehouse 3 are provided in accordance with the Draft MRP DCP provisions, outlined in **Table 4** below.

Table 4 Warehouse 3 Car Parking Provision

Land use	GFA (m ²)	Required provision (per MRP DCP)	Proposed provision
Warehouse and distribution centre	34,860	155	167 spaces

Bulk Earthworks and Benching Levels

The development and proposed benching levels respond to the topography by providing development pads which step from progressively from the existing high point on the east of the development site, to the lowest part of the site on the west adjacent to Mamre Road.

The earthwork volume estimates are provided in **Table 5** follows:

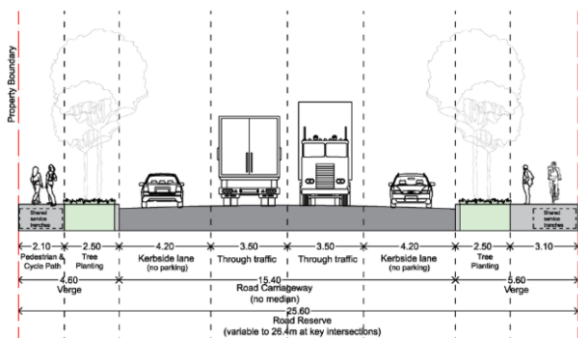
Table 5 Earthwork Volume Estimates

Item	Apparent Volume (m ³)
Cut	- 432,100
Fill	+ 542,500
Topsoil Strip	- 66,200
Detailed Excavation	- 66,200
Balance	+ 44,200 Fill Over Cut

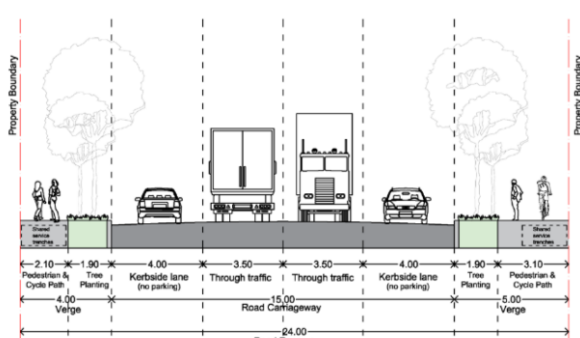
Estate Road Cross Sections

The YLE internal road network will integrate with the broader transport strategy for the MRP, including the Mamre Road upgrade and MRP DCP. The proposed road alignments will incorporate best practice for both vertical and horizontal alignments with consideration of the existing landform.

Figure 4 Adopted Estate Road Cross Sections



Picture 1 Distributer Road Cross Section (North South Link Road)



Picture 2 Local Industrial Road Cross Section (Temporary Access Road and Access Road)

Source: MRP DCP (DPE)

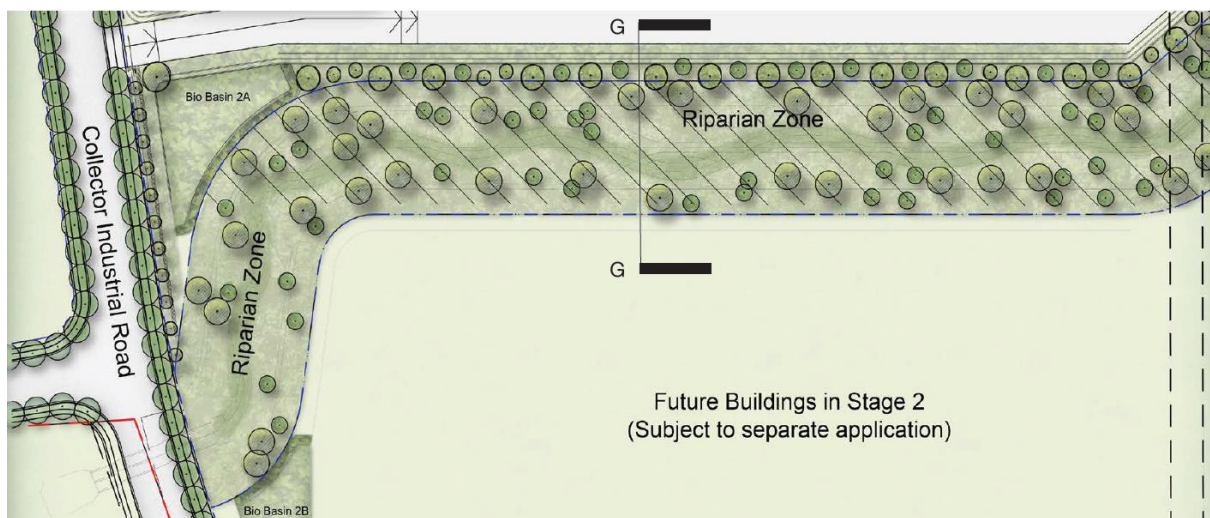
E2 Riparian Corridor

The E2 riparian corridor within the site connects from the adjoining property owned by Dexu to the east, through the eastern portion of the site, and into the Mirvac site to the south-west of the GPT site. As part of the EIS, a 25m wide riparian corridor was proposed, with 5m setbacks on either side. However, following feedback from the agency and public authority submissions and through a meeting with NRAR, GPT proposed to widen the E2 riparian corridor to 40m, with 5m setbacks on either side, in order to comply with NRAR's minimum requirements and recommendations.

The total area of the E2 riparian corridor has increased from 9,697 m² in the EIS to 15,393 m² within the updated Master Plan within this Submissions Report (refer **Figure 5**).

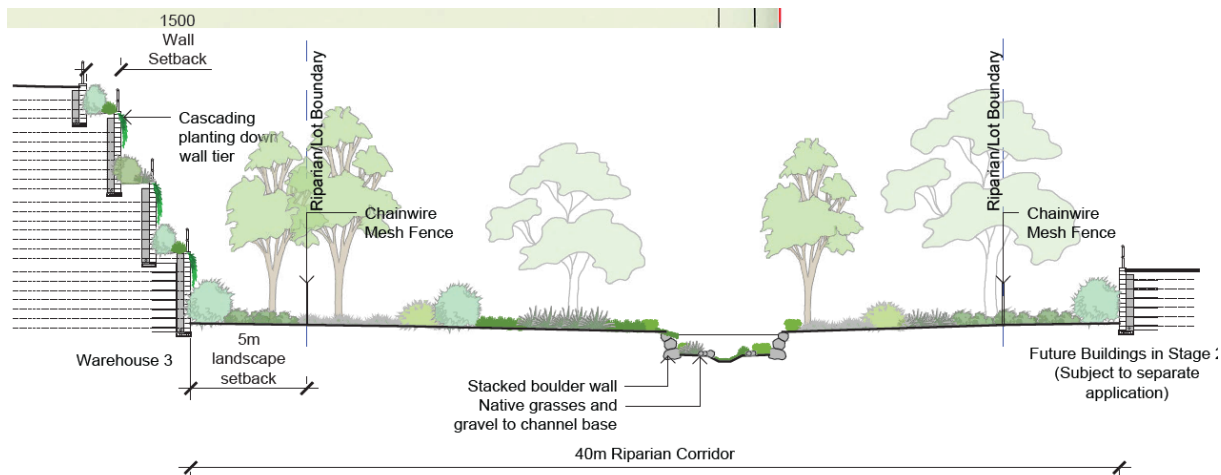
The total area of the E2 riparian corridor also provides additional E2 area in comparison to the area originally zoned for E2 Environmental Conservation under the WSEA SEPP.

Figure 5 Proposed E2 riparian corridor



Source: Site Image

Figure 6 Proposed E2 riparian corridor - Section



Source: Site Image

Justification

The withdrawal of the Concept Master Plan is due to the future inclusion of an additional site located at 772-782 Mamre Road, Kemps Creek (legally described as Lot 61 DP 259135), which has been purchased by GPT following the original submission of the YLE EIS on 30 August 2021. The inclusion of this additional lot to the overall site would increase the site area and require a re-design of warehouses 4 and 5 and the built form configurations within the western portion of the site.

The Stage 1 works which includes the construction and use of warehouses 1 and 3 has been designed in accordance with the requirements of the Mamre Road Precinct DCP (MRP DCP). MRP DCP controls such as stormwater management, waterway health targets and WSUD have been satisfied within the proposed Stage 1 works.

The withdrawal of the Concept Master Plan will result in reduced environmental impacts of SSD-10272349 given it reduces the total GFA, traffic and noise generation within the proposed development through the reduction of three (3) warehouses, in warehouses 2, 4 and 5.

The future development of the remainder of the site, which would include 772-782 Mamre Road, will be subject to separate development applications and be designed in accordance with the MRP DCP requirements.

The project description has also been amended to incorporate the realignment of the existing E2 zone which is supported through consultation with NRAR. The realigned riparian corridor will maintain the existing width of 40m and supported by landscaping.

The proposed land uses on the site will consist of warehousing and distribution uses, with no manufacturing uses proposed at this stage within the estate.

Conclusion

GPT trusts that the amendment outlined in this s37 Amendment Request letter are supported by DPE in its finalisation assessment of SSD-10272349. As mentioned above, assessment of these elements will form part of the Submissions Report to be lodged in relation to SSD-10272349.

Should you have any questions or require further clarification please contact me on the details below.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Bruce Colman", with a stylized, flowing script.

Bruce Colman
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