



Rebecka Groth
Planning Officer
Planning and Assessment Group
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Ms Groth

Subject: Exhibition of EIS - ARDEX Warehouse and Manufacturing Facility (SSD-25725029)

Thank you for your email received 18 November 2021 requesting comments from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the subject proposal seeking approval to construct, fit out and operate a manufacturing facility and associated warehouse facility, 657-769 Mamre Road, Kemps Creek which will be occupied and operated by Ardex.

EES notes that the site is located within the Mamre Road Precinct and that it forms part of the broader industrial estate (known as The Yards), that was approved under SSD 9522 in December 2020, as modified in September 2021.

Biodiversity

Regarding biodiversity, EES received a request from DPIE Planning and Assessment Group (PAG) on 6 October 2021 to waive the requirement for a biodiversity development assessment report (BDAR) to be submitted with the State Significant Development Application. On 25 October 2021, EES determined that the application does not need to be accompanied by a BDAR and issued its determination to DPIE PAG on 26 October 2021.

Waterway health

The development consent for SSD-9522 includes Advisory Note AN2:

AN2. Future development applications will be subject to the Mamre Road Precinct Development Control Plan or its equivalent.

Furthermore, the SEARs key issues for the development issued by DPIE PAG on 3 September 2021 include:

Soil and Water - Modelling undertaken in accordance with the MUSIC modelling toolkit and stormwater quality and flow targets, a flow duration curve spreadsheet and MUSIC model file.



EES notes that this modelling has not been undertaken and therefore the EIS has not demonstrated that this development does not impact waterway health or that it complies with the waterway health controls in the Mamre Road Precinct Development Control Plan. Note that the toolkit and targets were development to achieve waterway health outcomes.

If you have any queries please contact Marnie Stewart, Senior Project Officer Planning via marnie.stewart@environment.nsw.gov.au or 02 9995 6868.

Yours sincerely

20/12/21

Susan Harrison

Senior Team Leader Planning
Greater Sydney Branch
Biodiversity and Conservation