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ABN: 93 723 245 808

Our Reference: CM 13330#27

Your Reference: (DA318-12-2004-Mod 4)

PAE-32719327

thomas.bertwistle@planning.nsw.gov.au

21 December 2021

Dear Thomas,

SSD MODIFICATION - ALLIED MILLS FLOUR & MAIZE MILL (DA318-12-2004-MOD 4)

Thankyou for inviting Wollondilly Shire Council to comment on the above modification. We have reviewed the Modification Application and associated reports. The following are our comments in relation to state and local planning instruments, followed by detailed comments on each of the reports.

Wilton 2040 – a Plan for the Wilton Growth Area

Wilton 2040 is the NSW DPIE strategic framework for the designated Wilton Growth Area. The Allied Mills site is located in the Wilton Growth Area Maldon Employment Land area (see Figure 1 above).

Wilton 2040's five themes are Place, Landscape, Land Use, Built Form and Movement and we would expect alignment to these themes.

The development should strive to achieve a well-landscaped area that supports the Premiers Priority for Greening Our City, and the draft Cumberland Plain Conservation Plan. Opportunities to contribute to the 40% Tree Canopy Target for Greater Sydney exist along the road frontage and Carriage Creek. Tree canopy coverage of parking areas and employee open spaces would further contribute to the Canopy Target and improve conditions for employees and visitors to the site, which is isolated 5km from the nearest services. The site presents opportunities to protect, maintain and restore waterway health and biodiversity.

We recommend conditions that will encourage better outcomes in these areas.

Figure 1: Wilton Growth Area structure plan

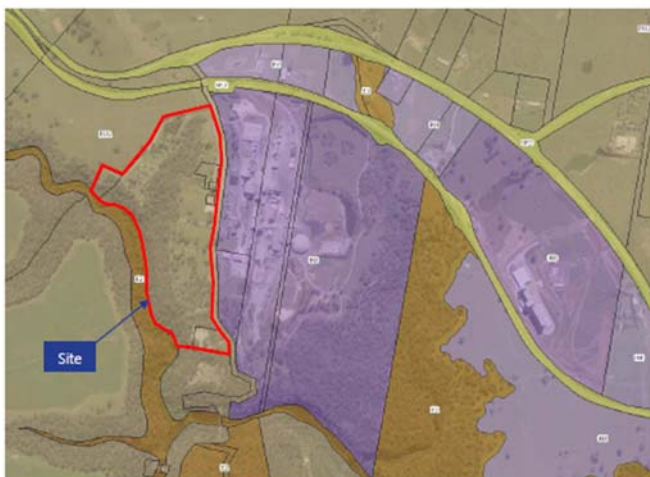


Further NSW Strategic Planning

Planning for the desired Picton Bypass and Maldon – Dombarton Railway line should be considered ensuring that neither is compromised through the expansion the uses on site.

Planning Proposal at Maldon Boral Site

Consideration to be given to a Planning Proposal recently presented to the Wollondilly Local Planning Panel. The proposal is to facilitate the expansion of the existing Boral landholdings by rezoning RU2 land to IN3 and E2 as indicated in Figure 2 below an extract form the Maldon Bridge Planning Proposal prepared by GLN.



Source: NSW Spatial Viewer

Figures 3 Maldon Bridge Road Planning Proposal (gln, 2021)

Allied Mills site can be seen far right above.

Wollondilly 2040

Wollondilly 2040 is the Local Strategic Planning Statement which outlines the shared vision for land use planning across the Wollondilly Shire to 2040.

The subject site is located in the designated Future Employment Area in the Structure Plan for Wollondilly.

The following Planning Priorities from Wollondilly 2040 are relevant

- *Planning Priority 10 - Attracting investment and growing local jobs.*
The development supports this priority, and Action 10.3 Progress the delivery of jobs at Maldon.
- *Planning Priority 12 – Valuing the ecological health of Wollondilly’s Waterways.*
We suggest stronger methods to achieve this priority
- *Planning Priority 13 – Protecting biodiversity and koala habitat corridors.*
We suggest the implementation of methods to improve biodiversity on the site. The Carriage Creek Tributary is referenced as a high value waterway and riparian area for protection and restoration.
- *Planning Priority 15 – Delivering an Urban Tree Canopy.*
Recommend a means to identify tree canopy contribution to deliver Wollondilly Shire’s 40% target.

The Wollondilly Employment Land Strategy (2021) was endorsed in 2021. The proposed use and the strategy align.

DETAILED COMMENTS ON APPENDICES

Appendix A - Architectural Drawings

There does not appear to be any information provided for the kitchen fit-out. The Kitchen should comply with the requirements of AS 4674-2004 Design, construction and fit-out of food premises, and be referred to the NSW Food Authority.

Cladding colours. The Architectural drawing AR-A—0401 L External Finishes Schedule identifies light colours, recommended in terms of NCC reflectance and energy efficiency. The colours are also compatible with recommendations in the Visual Impact Assessment (Appendix E) as far as complementing the existing building colours, receding and avoiding being visually obtrusive.

Appendix C & D - Aboriginal Heritage Due Diligence Assessment

We note the site visit and review of Appendix C & D by Glenda Chalker of Cubbitch Barta Native Title Claimants Aboriginal Corporation.

We support Glenda’s observation and advice relating to the water accumulating at the base of the scarred tree. Please refer to Appendix D for details.

Appendix C recommends a copy of the report be forwarded to the Tharawal Aboriginal Land Council for review. Their details are included on the following page, along with a list of further key stakeholders who should also be contacted as part of the engagement process for this Modification.

- **Tharawal Local Aboriginal Land Council**
CEO
220 West Parade
Couridjah NSW 2571
PO Box 245
Thirlmere NSW 2572
Email: ceo@tharawal.com.au
Phone: 02 4681 0059
- **Black Cockatoos Aboriginal Corporation**
Tom Ely
18 Dutton Road
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Email: tomely1947@gmail.com
Phone: 0429 176 601
- **Associate Professor Gawaian Bodkin-Andrews**
Email: g.bodkinandrews@westernsydney.edu.au
- **Aunty Fran Bodkin- descendant of the D'harawal people of the Bidiagal clan**
Email: auntie.fran80@gmail.com
Phone: 0420 816 245
- **Koolkuna Elders**
Aunty Karen Adams
PO Box 132
Tahmoor NSW 2573
Phone: 0403 438 975
- **Kazan Brown Gundungurra Elder**
Email: kazanbrown@gmail.com
- **Taylor Clarke**
Gundungurra Peoples
Email: alaskainspace@gmail.com
- **Michelle Halliday**
Email: michelle.halliday@unsw.edu.au

Appendix E - Visual Impact Assessment

We note Section 3.3 that the Wilton 2040: A Plan for the Wilton Growth Area identifies the site as employment lands.

We support the recommendation in Section 3.3 that the Carriage Creek tributary to the NW is advocated for protection and restoration.

We support the Section 8 Mitigation measures - that the potential visual impacts are low, and there is no need for any further visual mitigation. We also support the recommendation that the cladding colour complement the existing building colours, or a colour that recedes so that the proposal is not visually obtrusive. The Architectural drawing AR-A—0401 L External Finishes Schedule colours are aligned with these recommendations.

We support the Section 9 Conclusion of the low visual impact of the proposed development.

Appendix F – Wastewater Assessment

We recommend that all wastewater generated on the site to be managed and disposed of in accordance with the requirements of “Onsite Wastewater Management for Process Wastewater Allied Pinnacle Pty Ltd Picton”, Ref 4763WW Version [1.1], prepared by Harris Environmental Consulting and dated September 20, 2021.

Appendix G - Construction Noise and Vibration Assessment

This acoustic assessment relates to noise impact during construction only. Construction noise at sensitive receivers during out of hours work are shown to be in exceedance of noise criteria at nearby residences. Where possible construction should be carried out during standard hours and Mitigation and Management shall be carried out in accordance with the recommendations of s6 of this report.

Appendix H – Air Quality Assessment

Recommend that dust and odour mitigation measures to be carried in accordance with the recommendations of s5 of this report.

Appendix J – Operational Noise Monitoring Survey

The Compliance Survey Operational Noise Monitoring Allied Pinnacle Picton, carried out by SLR Consulting, 2019, identified an exceedance of the noise criteria during day time hours at Receiver location 1 and 2. It is noted that receiver 1 referred to in this report, is no longer classified as a residential receiver. This assessment was carried out in 2019 on the existing operational use to determine background noise levels around the development, due to a reduction in traffic flow due to Covid restrictions. No recommendations were made in the SLR report as to how acoustic exceedance would be controlled at receiver 2. The exceedance of 3dB at receiver 2, was only occurring when corn was being unloaded.

There does not appear to be any acoustic assessment as to whether the additional operational use of the extended warehouse will have any impact on sensitive residential receivers. Given that the nearest residential dwelling is located 400m from the development, noise from the modification is not considered to be an issue.

Appendix K – Traffic and Transport Memo

Picton Road is under the care and control of transport for NSW and as such this should be referred to them to provide comment on the Traffic and Transport memo.

We are concerned with the growth presumption of 1% that has been used to consider the 2030 scenarios. The intersection is showing a service level of D (near capacity) for the PM turns out of the facility, now and in 2030. We suggest the appropriate growth rate applied to the traffic volumes and the service level reassessed.

Yours faithfully



Stephen Gardiner
Manager
SUSTAINABLE GROWTH