

Catriona Shirley
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning and Environment

17 May 2022

Ref No: F2006/00524

Dear Ms Catriona Shirley

RE: 42-52 RAYMOND AVENUE MATRAVILLE - MULTI LEVEL WAREHOUSE SSD 31552370

Thank you for the opportunity to provide comments on the proposed multi-level warehouse including ancillary office space, car parking, loading areas and site infrastructure at Raymond Avenue Matraville SSD 31552370.

This submission is expanding upon issues provided in an email to you on this proposal on 5 May 2022.

Noise impacts

Over the past five years, Randwick Council has received an increasing number of complaints from residents within Matraville, Chifley and Little Bay, particularly in streets located on elevated topographies, regarding night time port related activities. The types of concerns raised mainly relate to noise generated from forklifts and other vehicles (e.g., reversing beepers) and noise from container movements resulting in banging or clunking during stacking of the containers.

Council has reviewed the noise impact assessment provided in Appendix P of the EIS proposal. Council notes that the report includes noise impacts from trucks entering and exiting the premises, potential impacts on sleep disturbances and general road noise.

The report concludes that measurements and calculations indicate that the overall level of noise emitted from all activities at the site during the day and night will meet the noise level requirements of the NSW EPA Industrial Noise Policy, Noise Guide for Local Government, and the NSW Road Noise Policy.

Whilst the conclusions of the noise assessment are noted, Council remains concerned that the 24 hour operation has the potential to create adverse amenity impacts on nearby residents. In particular, concern is raised in regard to noise generated from reversing alarms, container stacking, truck movements and trucks idling onsite and offsite as this has the potential to have the greatest sleep disturbance for nearby residents.

Given port related night time noise impacts are experienced by residents as far away as Little Bay, the proposed development has the potential to contribute to cumulative noise impacts on surrounding development given prevailing south westerly winds coming across Botany Bay and temperature inversions. A Port Botany Noise Investigation Report prepared by Wilkinson Murray in January 2021 for NSW Ports provides details of these current impacts and is particularly relevant in considering potential cumulative impacts on surrounding residential areas. This study utilised the Sydney Airport weather monitoring station data as it is more indicative of prevailing wind directions affecting the northern Botany Bay areas.

<p>English</p> <p>If you need help to understand this letter, please come to Council's Customer Service Centre and ask for assistance in your language or you can contact the Telephone Interpreter Service (TIS) on 131 450 and ask them to contact Council on 1300 722 542.</p>	<p>Greek</p> <p>Αν χρειάζεστε βοήθεια για να καταλάβετε αυτή την επιστολή, παρακαλείστε να έρθετε στο Κέντρο Εξυπηρέτησης Πελατών της Δημαρχίας (Council Customer Service Centre) και να ζητήσετε βοήθεια στη γλώσσα σας ή τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διερμηνέων (Telephone Interpreter Service — TIS) τηλ. 131 450 και να ζητήσετε να επικοινωνήσουν με τη Δημαρχία τηλ. 1300 722 542.</p>	<p>Italian</p> <p>Se avete bisogno di aiuto per capire il contenuto di questa lettera, recatevi presso il Customer Service Centre del Municipio dove potrete chiedere di essere assistiti nella vostra lingua; oppure mettetevi in contatto con il Servizio Telefonico Interpreti (TIS) al 131 450 e chiedete loro di mettersi in contatto col Municipio al 1300 722 542.</p>
<p>Croatian</p> <p>Ako vam je potrebna pomoć da biste razumjeli ovo pismo, molimo dođite u Općinski služni centar za klijente (Council's Customer Service Centre) i zatražite pomoć na svom jeziku, ili možete nazvati Telefonsku službu tumača (TIS) na 131 450 i zamoliti njih da nazovu Općinu na 1300 722 542.</p>	<p>Spanish</p> <p>A la persona que necesite ayuda para entender esta carta se le ruega venir al Centro de Servicios para Clientes [Customer Service Centre] de la Municipalidad y pedir asistencia en su propio idioma, o bien ponerse en contacto con el Servicio Telefónico de Intérpretes [“TIS”], número 131 450, para pedir que le comuniquen con la Municipalidad, cuyo teléfono es 1300 722 542.</p>	<p>Vietnamese</p> <p>Nếu quý vị không hiểu lá thư này và cần sự giúp đỡ, mời quý vị đến Trung Tâm Dịch Vụ Hướng Dẫn Khách Hàng của Hội Đồng Thành Phố (Council's Customer Service Centre) để có người nói ngôn ngữ của quý vị giúp hay quý vị có thể liên lạc Dịch Vụ Thông Dịch qua Điện Thoại (TIS) ở số 131 450 và yêu cầu họ liên lạc với Hội Đồng Thành Phố (Council) ở số 1300 722 542.</p>
<p>Polish</p> <p>Jeśli potrzebujesz pomocy w zrozumieniu treści tego pisma, przyjdź do punktu obsługi klientów (Customer Service Centre) przy Radzie Miejskiej i poproś o pomoc w języku polskim, albo zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service — TIS) pod numer 131 450 i poproś o skontaktowanie się z Radą Miejską (Council) pod numerem 1300 722 542.</p>	<p>Indonesian</p> <p>Jika Anda memerlukan bantuan untuk memahami surat ini, silakan datang ke Pusat Pelayanan Pelanggan (Customer Service Centre) Pemerintah Kotamadya (Council) dan mintalah untuk bantuan dalam bahasa Anda, atau Anda dapat menghubungi Jasa Juru Bahasa Telepon (Telephone Interpreter Service - TIS) pada nomor 131 450 dan meminta supaya mereka menghubungi Pemerintah Kotamadya pada nomor 1300 722 542.</p>	<p>Turkish</p> <p>Bu mektubu anlamak için yardima ihtiyaciniz varsa, lütfen Belediye'nin Müşteri Hizmetleri Merkezi'ne gelip kendi dilinizde yardım isteyiniz veya 131 450'den Telefonla Tercüme Servisi'ni (TIS) arayarak onlardan 1300 722 542 numaradan Belediye ile ilişkiye geçmelerini isteyiniz.</p>
<p>Hungarian</p> <p>Amennyiben a levél tartalmát nem érti és segítségre van szüksége, kérjük látogassa meg a Tanácsház Ügyfél Szolgálatát (Customer Service Centre), ahol magyar nyelven kaphat felvilágosítást, vagy hívja a Telefon Tolmács Szolgálatot (TIS) a 131 450 telefonszámon és kérje, hogy kapcsolják a Tanácsházat a 1300 722 542 telefonszámon.</p>	<p>Czech</p> <p>Jestliže potřebujete pomoc při porozumění tohoto dopisu, navštivte prosím naše Středisko služeb pro veřejnost (Council's Customer Service Centre) a požádejte o poskytnutí pomoci ve vaší řeči anebo zavolejte Telefonní tlumočnickou službu (TIS) na tel. číslo 131 450 a požádejte je, aby oni zavolali Městský úřad Randwick na tel. číslo 1300 722 542.</p>	<p>Arabic</p> <p>إذا أردت مُساعدة لفهم هذه الرسالة، نرجوك الحضور إلى مركز خدمة عملاء المجلس واطلب المساعدة في لغتك، أو يمكنك الاتصال بخدمة الترجمة الهاتفية (TIS) على هاتف رقم 131 450 واطلب منهم الاتصال بالمجلس على رقم 1300 722 542.</p>
<p>Chinese</p> <p>如果你需要人幫助你了解這封信的內容，請來市政會顧客服務中心要求翻譯服務，或者與電話傳譯服務（TIS）聯繫，號碼是131 450。請他們幫助你打電話給市政會，號碼是1300 722 542。</p>	<p>Russian</p> <p>Если Вам требуется помощь, чтобы разобраться в этом письме, то, пожалуйста, обратитесь в Муниципальный Центр Обслуживания Клиентов и попросите оказать Вам помощь на Вашем языке или же Вы можете позвонить в Телефонную Службу Переводчиков (TIS) по номеру 131 450 и попросить их связаться с Муниципалитетом по номеру 1300 722 542.</p>	<p>Serbian</p> <p>Ako vam treba pomoć da razumete ovo pismo, molimo vas da dođete do Centra za usluge mušterijama pri Opštini (Customer Service Centre) i zamolite ih da vam pomognu na vašem jeziku, ili možete nazvati Telefonsku prevodilačku službu (TIS) na 131 450 i zamolite ih da vas povežu sa Opštinom na 1300 722 542.</p>

The proximity of this development to 24 hour noise generating activities at Port Botany and the nearby Opal Paper Mill should be key considerations when assessing noise impact on surrounding sensitive land uses specifically residential areas. This is particularly important as these residential areas are already being affected by exceedance in night time noise criteria and any additional impact, should be given adequate consideration. Council therefore recommends that cumulative noise impacts across a broader area should be comprehensively assessed given the industrial context of the site and its proximity to the Port. Council notes that the cumulative impacts and prevailing south westerly winds have not been adequately considered in this noise assessment study. Therefore, Given the absence of a comprehensive noise assessment Council considers it appropriate to restrict night time operations to between 7am to 10pm. This is consistent with development consent conditions for nearby logistic facilities.

Heavy Truck routes

Concern is raised about B-double trucks associated with this proposed development accessing Perry Street. It should be noted that Perry St has a vehicular weight restriction of 3 tonnes. The current traffic conditions of Perry St/McCauley Street intersection includes a traffic island that restricts heavy vehicles from utilising the street.

Council notes that Appendix K Transport Assessment notes that Raymond Avenue is not a B-Double approved route and that an application is underway to allow B-Doubles to access the site to and from Botany Road. Review of the traffic conditions along Raymond Ave indicates that B-double vehicles cannot physically use the McCauley/Perry Street intersection given its narrow lane width. Therefore, this SSD should not be considered for approval until after B-double route approval has first been obtained for the Botany Road/McCauley St intersection.

The Traffic Assessment report evaluated the performance of two intersections near the site being Botany Road/McCauley Street and Perry Street/McCauley Street. The modelling concluded that both these intersections will continue to perform at an acceptable level of service because of the proposed development, with both intersections performing in the AM and PM peaks. As such, the Traffic report finds that the proposal is not expected to result in any adverse impacts on the surrounding road network during operation.

Council queries why modelling of the McCauley/Perry Street intersection is included in the assessment given that rigid and articulated trucks are not permitted or capable of using this intersection. This analysis creates confusion as to the intended route proposed for heavy vehicles accessing and leaving the site. Therefore, the Traffic Assessment report should be reviewed to eliminate consideration of the Perry/McCauley Street intersection for rigid and articulated vehicles and any approval should specify that heavy vehicles should not use this intersection and that clear signage should be installed at the site's exit prohibiting trucks from proceeding towards that intersection.

It should be noted that the Banksmeadow Waste Transfer Terminal SSD 5855 which was approved 2015 and modified in 2016 has conditions of consent requiring completion of the road upgrade works at the intersection of Beauchamp Road and Perry Street in consultation with Randwick City Council, and to the satisfaction of RMS. This SSD included condition requirements for heavy vehicles not to use Perry Street to travel to/from the site.

Land Contamination

Council notes that the detailed site investigation prepared by EMM Consulting and provided in Appendix U of the EIS has identified the presence of a number of contaminants on the site including lead, asbestos, per and poly fluoroalkyl substances (PFAS), Benzo(a)pyrene and various fuels and solvents associated with leaking Underground Petroleum Storage Systems (UPSS). Council recommends that all reports relating to contamination should be reviewed by a NSW accredited Site Auditor under the *Contaminated Land Management Act 1997* with a requirement that a site audit statement (SAS) be provided confirming that the site following remediation is

suitable for the intended use and that this be submitted Council prior to issuing any Occupation Certificate. This independent assessment should also confirm that no off site impacts are occurring from contaminated groundwater leaving the site as groundwater testing in the vicinity of the site has been limited.

Impact on Water Quality of Botany Bay

Given the location of the Amcor dam adjoining the southwestern boundary of the site and Sydney Water drainage line (Bunnerong Stormwater Channel No 11) on the north-western boundary, greater consideration should be given to the impact on these waterways during operations, especially as these drain directly into Botany Bay. This proposal should include the provision of one-way valve on stormwater drains into the Bunnerong Canal to enable the valves to be shut off given a spill, leak, or fire incident within the complex. This would contain any pollutants onside and prevent pollutants entering the nearby drainage line and Botany Bay and is best practice for logistics/container storage facilities.

Waterfront land of Sydney water watercourse and Amcor Dam

As this site is within 40m of a waterfront land, the proposal may constitute a controlled activity and therefore require approval under the Water Management Act 2000. Council has required this consideration as integrated development for other developments backing onto the Sydney Water drain in Raymond Avenue. For this proposal this is likely to require greater a minimum 20m landscaped buffer area including building setbacks from the dam and drainage line to meet the requirements of a Vegetated Riparian Zone (VRZ). Council notes that a landscape buffer of 7m is proposed for the dam and there is no setback or landscaped area proposed along the majority of the Sydney Water channel alignment. The proposal does not appear to have taken these waterfront land requirements into consideration and there is no mention of a referral to DPI Water to assess the impact of the proposed controlled activity. These requirements need to be considered early in the design phase as they are likely to significantly affect the design layout and landscape requirements of the proposal.

Tree Removal

Council notes that two large Hills Weeping Fig trees (*Ficus macrophylla* var. *hillii*) and four Norfolk Pines (*Araucaria heterophylla*) occur within southern basin lot (Lot 2 in Deposited Plan 1082623) and that one of the Hills weeping Fig Trees is proposed to be removed.

It should be noted that the Norfolk Island Pine trees are listed on Council's significant tree register. This group of trees forms an outstanding single species cluster and represents the largest single group of Norfolk Island Pines on private property within the Randwick LGA. As they establish a distinct character and provide an important visual and aesthetic contrast with the adjoining port facilities/container terminals, they should be protected during construction works. In this regard a condition should be included in any consent.

Hill's Weeping Fig (*Ficus microcarpa* var. *hillii*) in Randwick are historic specimens possibly associated with early Inter-War period (c.1915-1940). These specimens are considered to have significance, as individuals and as a group at the local level in terms of their historic, social, cultural, aesthetic and visual qualities. As a group they visually dominate the narrow easement streetscape and provide a dense contiguous screen to the development from McCauley Street.

Following a site visit, Council noted what appears to be a second Hills Weeping Fig located within close proximity (southeast) to tree number 5 proposed for removal. This tree does not appear to have been identified in the Arborist Impact Assessment (AIA) provided in Appendix FF. Council requests clarification as to whether Tree 5 proposed for removal is multi stemmed, which may be due to a change in soil level surrounding the established tree, or whether there is an additional Hills Weeping Fig tree within close proximity of tree 5 not recognised on the AIA and whether this tree is too proposed for removal.

Council recommends that given the important visual and aesthetic values of the tree proposed for removal that further investigations be undertaken to ensure that this tree be retained and accommodated within expanded landscaped areas, on site with minimal branch and/or root pruning.

The proposal should note and take into consideration Council's Environment Strategy target tree canopy of 40% across the City. An important part of reaching this canopy target is protecting and maintaining existing canopy trees within the LGA. These Hills Weeping Figs have a significant canopy and contribute greatly to the tree canopy in the area. Council has a target to increase native plantings across the City by at least 60%.

Any consent should include a condition requiring an amended landscaped plan showing expanded landscaped areas including permeable concrete/paving within the proposed development to meet the requirements of waterfront land under the Water Management Act.

Ecologically Sustainable Development

Council understands that this warehouse development proposal is required to meet the NCC section J minimum requirements for energy efficiencies. Council has reviewed the Sustainability Management Plan (SMP) prepared by SLR (Appendix M). Council supports the inclusion of a 300kW photovoltaic (PV) panels system to achieve net zero emissions of the complex, as this is consistent with Councils Environment Strategy Objective to reduce greenhouses gas emissions by 100% by 2030. A back up battery system should be included especially given its proposed 24/7 operations. This photovoltaic system would also help to meet or exceed the NCC section J minimum requirements for energy efficiencies and should be included as a condition in any development consent.

It is also noted that light coloured roofing, appropriate insulation and performance glazing in the office spaces to reduce solar heat gain into the warehouse are proposed, and these measures should also be included as a conditions of any consent.

As it is not clear as to which energy efficiency measures suggested in the Sustainability Management Plan are to be implemented Council suggests that a NCC Sections J Deem-to-Comply Report be submitted prior to any consent being granted to assess the compliance of the proposed measures against the NCC Section J minimum energy efficiency requirements. This would also make building certification/compliance easier to determine given the scale of the development.

Conditions of any consent should also specifically address:

- The provision of electric vehicle charging points for passenger vehicles capable of expanding with growing needs of workers and customers.
- Installation of Solar hot water system or heat pumps
- LED internal and external lighting, including daylight/movement sensors
- Provision of rainwater collection tanks, harvested for irrigation and toilet flushing
- Development of an operational waste management plan
- Efficient air conditioning system
- Energy metering and monitoring

Conclusion

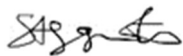
Council raises concerns regarding proposed 24/7 operations of the development given its proximity to residential areas and the existing sleep disturbance in the area as identified in the NSW Ports Noise Investigation Report prepared by Wilkinson Murray in January 2021. Council considers that inadequate justification has been provided to support the proposed 24/7 operations. Therefore it is recommended that the hours of operations should be limited to between 7am and 10pm in the development consent which is consistent with other nearby logistics operations in the vicinity of the Port, which have been approved under Council conditions of consent.

Council also raises concerns in relation to:

- proposed heavy vehicle movements to and from the site, this SSD should not be considered until a B-double route approval has first been obtained for the Botany Road/McCauley St intersection;
- these vehicles are restricted from using the Perry Street/McCauley Street intersection at present given their 3 tonne limit and should not be permitted to use this intersection;
- Leak/spill mitigation measures should be included in the design to protect receiving waters of Botany Bay from any potential spill or emergency incident; and
- The proposal has not met the requirements of waterfront land under the Water Management Act and a referral to DPI Water to assess the impact of the proposed controlled activity is required.

If you have any questions regarding Council's submission please contact Council's Coordinator Strategic Planning, David Ongkili, on 9093 6793 or email david.ongkili@randwick.nsw.gov.au

Yours sincerely,



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