

28 July 2022

Our Ref: SF22/1549
Our Contact: Lisa Ho (02) 9562 1683

Catriona Shirley
Senior Environmental Assessment Officer
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms Shirley,

Re: Bayside Council Submission: Raymond Avenue Multi Level Warehouse Matraville (SSD-31552370)

Thank you for your email dated 11 July 2022 attaching the applicant's Response to Submissions (RTS) regarding the State Significant Development (SSD) for a Warehouse and Distribution Facility at 42-52 Raymond Avenue and 44A McCauley Street, Matraville.

Council staff have reviewed the RTS prepared by the Applicant in response to the issues raised in Council's submission dated 10 May 2022, and provide the following feedback.

Dangerous goods

The RTS notes that the transportation of dangerous goods to, or from, the site is not proposed.

Council staff note the Applicant's response, and request the following conditions to be included in the determination:

- The transportation of dangerous goods to and from the site is prohibited.

Flood Impacts and Stormwater

The RTS notes that a Flood Risk Management Plan (FRMP) has been prepared as part of the updated Civil Engineering Report (Appendix R).

Council's technical staff have reviewed the updated Civil Engineering report (Appendix R) and the information regarding the FRMP up to the PMF is not addressed in that report.

Council would like the Applicant to provide this information to allow Council staff to properly assess the flooding impact of the proposal, prior to determining the application.

Visual Impacts and Landscaping

Postal address

PO Box 21, Rockdale NSW 2216
ABN 80 690 785 443

Bayside Customer Service Centres

Rockdale Library, 444-446 Princes Highway, Rockdale
Westfield Eastgardens, 152 Bunnerong Road, Eastgardens

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The RTS concludes that the visual impact of the development of the north west site boundary is limited, and is addressed through the inclusion of the new articulated façade, as well as the inclusion of additional planting along the north-western site boundary.

Council officers request that the following conditions be included in the determination:

- Additional planting and landscaping to be provided along the north-western site boundary to soften and screen the development from the surrounding site.

Future Uses/Air Quality, Noise Emission and Odours

The RTS notes that the intended future uses of the warehouse are not yet determined, that the level of assessment provided is commensurate with that emissions profile, and provides a reasonable assessment of the potential worst case impacts of the proposal.

Council officers note the Applicant's response and requests the following:

- A condition to be included in the determination requiring that all future land uses will require development consent.
- Bayside Council be consulted on proposed future uses of the site to ensure adequate input is provided prior to development consent.

Residential Amenity – Signage and Building Illumination

The RTS notes that as the facility is operating 24/7, it is important to provide illuminated wayfinding signage on entry that will allow occupiers to identify the site at night. This illumination is currently restricted to the immediate signage, and therefore will have minimal adverse effect on the surrounding neighbours and residents.

Council officers note the Applicant's response, and request the following conditions to be included in the determination:

- The illuminated signage is not to be animated/flashing to ensure neighbourhood amenity is maintained.

Traffic, Ground Water and Exclusion Zone

The issues regarding traffic impact, ground water exclusion zone, and consultation, are noted, and Council staff raise no further comments.

We trust that the Department will carefully consider this feedback on the RTS for this SSD proposal. If you require any further information please do not hesitate to contact Lisa Ho, Senior Urban Planner on 02 9562 1683 or via email: lisa.ho@bayside.nsw.gov.au.

Yours sincerely



Clare Harley
Manager Strategic Planning