



Our reference: P-344200-V2B5
Contact: Kathryn Saunders
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Department of Planning, Industry and Environment
Attn: Bruce Zhang

Email: bruce.zhang@planning.nsw.gov.au

Dear Bruce,

**Secretary's Environmental Assessment Requirements (SEARs)
Aspect Industrial Estate – Warehouse 4 – SSD- 46516458**

Thank you for providing Council with the opportunity to comment on the request for Secretary's Environmental Assessment Requirements (**SEARs**) which has been received by the Department of Planning and Environment (**DPE**) in relation to Warehouse 4, within Mirvac's Aspect Industrial Estate.

Warehouse 4 is located within Aspect Industrial Estate which was Approved by DPE in March 2022, and which includes a Stage 1 and Concept development comprising of the following:

- A Concept proposal for the staged development of an industrial estate comprising of 11 buildings with a total GFA of up to 247,990sqm for industrial, warehousing and distribution centres, and café uses; and
- A Stage 1 development comprising site preparation works, vegetation clearing, realignment of the existing creek, construction of access roads and eastern half of Mamre Road/Access Road 1 intersection works, construction, fit-out and operation of one warehouse and one industrial building with ancillary offices, car parks, landscaping, signage and a café, construction and operation of services and utilities, and subdivision of the site into three lots.

Several modification applications have been lodged in relation to SSD-10488 and which are yet to be determined. It is requested that all documents related to these modification applications (MODs) be uploaded to the Major Projects website to enable Council to remain informed of the proposals and the status of each.

The following advice is provided for your consideration in the preparation and issue of the requested SEARs:

1. Planning Matters

- (a) It is noted that the layout of Warehouse 4 does not align with the current Concept Masterplan or the Staging Plan approved under SSD-10448.



The Concept Masterplan, Stage 1 development description and the Staging Plan approved under SSD-10448 will need to be modified to enable the design for Warehouse 4 proposed under SSD-46516458.

Notable alterations to SSD-10448 will need to include:

- Altered description of the development in relation to the number of warehouses (reduced from 11 warehouses) and any requisite alterations to approved maximum gross floor areas, and
 - The deletion of the café use.
- (b) The applicant is to provide an assessment against the Mamre Road Precinct Structure Plan as is required by the Environmental Planning and Assessment Regulation 2021.
- (c) The EIS and accompanying documentation are to demonstrate a high level of compliance with the controls and objectives of the Mamre Road Precinct Development Control Plan (**MRP DCP**) and is to be lodged with all required plans and reports as are listed in Appendix B Lodgement Requirements.
- (d) A traffic, access and parking assessment report is to be provided. The report is to address the impact of multiple driveway crossovers located in the cul-de-sac for Access Road 3, and the impact this will have on sightlines, street trees and pedestrian and cyclist safety.

The report is to specifically address pedestrian, staff and visitor safety.

Plans are to be amended prior to submission to indicate that heavy and staff and visitor parking access and manoeuvring area are physically separated. Alternatives to safe separated heavy vehicle and staff/visitor vehicles will not be supported by Council and are not to be proposed (such as boom gates, light systems and painted chevrons or crossings etc).

End of trip facilities are to be provided as detailed under the Mamre Road Precinct DCP (4.6.1) and NSW Government Planning Guidelines for Walking and Cycling).

All interim and final road and intersection designs (including pedestrian and shared pathways) are to accompany the EIS. DPE is to ensure that the staging of the completion of the necessary road and intersection works is supported by the traffic assessments and is sufficient to accommodate the needs of the development in terms of manoeuvring, access, safety and volumes.

The EIS is to be accompanied by details which confirm that the future freight corridor can be delivered, and that levels and other design requirements are achievable.



- (e) The EIS is to be lodged with a set of landscape plans which demonstrate that canopy and impervious surface requirements of the MRP DCP can be achieved and will be delivered. The plans are to correlate with civil, architectural and services reports.
- (f) The future EIS and accompanying documentation are to address:
 - (i) The Government Architect NSW South Wales 'Draft Connecting with Country' document, and
 - (ii) Despite the site being outside of the Aerotropolis zoned land, the NSW Government's 'Recognise Country – Draft guidelines for development in the Aerotropolis' document.
- (g) Any future assessment of the proposal by the Department will need to consider the cumulative environmental impacts of the proposed development and that of the existing operations at the site. The SEARs shall include a requirement to address cumulative impacts including although not limited to; construction and operations impacts, emissions and air quality, noise, lighting and light spill impacts, traffic and visual impacts.
- (h) An ESD Report is required, and the report must outline what measures will be installed at the site, with listed measures noted on plans.
- (i) A signage plan set is to accompany the EIS.
- (j) Interim and ultimate stormwater design plans are to accompany the EIS.
- (k) Built form and Architecture

Architectural plans are to nominate Height of Buildings from Natural Ground Level and are to include roof mounted plant machinery. Plans are to include all services and are to indicate high quality materials and finishes.

The heights of the proposed warehouse are 18m (northern portion) and 45m high-bay warehouse (southern portion).

The heights exceed the maximum building height (20m) for the Mamre Road Precinct (4.2.1 Mamre Road DCP).

While there are provisions for taller developments, acknowledging the differing operating requirements of vertical warehousing and a level of flexibility in design to address operational needs, this should not be at the expense of contextual integration. The applicant will need to demonstrate that the proposed warehouse will not create unacceptable solar, wind and



visual impacts to surrounding sensitive uses or impact on the environmental and open space lands or the public domain.

Any consideration of height beyond 20m must be informed by a detailed visual impact assessment. The applicant will need to clearly outline how the development mitigates the visual impact on surrounding existing and planned landscape.

If any exceedance of height is proposed beyond 20m, greater landscape setbacks are required to provide additional tree canopy capability to address the resulting bulk and scale of the built form.

Implications of the proposed building height with respect to the planned Western Sydney Airport will also need to be considered and addressed within the application.

Shadow diagrams are to demonstrate compliance with solar access requirements (solar access to the public domain between 11am and 2pm on the 21st June) and ensure that street trees and landscaped elements are not compromised.

- (l) Architectural and landscape plans are to include sufficient detail to allow an assessment of the levels, retaining wall locations and top of wall heights. Interface treatments and elevations are to demonstrate that landscaping will be high quality, will positively contribute to the precinct, will be sustainable and will thrive to maturity.
- (m) A Waste and Resource Recovery Management Plan (**WRRMP**) is required to outline the waste generated by the development and the disposal of waste in an integrated way during construction and operations (4.5 MRP DCP). Consideration should be given to the location, scale and design of the waste storage and collection areas.

Should you require any further information regarding the comments, please contact me on (02) 4732 8567.

Regards,

Kathryn Saunders
Principal Planner – East Team