

Department of Planning and Environment

Our ref: DOC22/752727

Your ref: SSD 25725029

Rebecka Growth
Planning Group
Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

2 September 2022

Subject: ARDEX Warehouse and Manufacturing Facility (SSD-25725029) (Penrith) – Response to Submissions

Dear Ms Groth

I refer to your request received on 18 August 2022 seeking comments from the Environment and Heritage Group (EHG) in regard to the Response to Submission (RtS) for the ARDEX Warehouse and Manufacturing Facility (SSD-25725029) (Penrith), 657-769 Mamre Road, Kemps Creek.

EHG 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 and April 2022.

EHG has reviewed the relevant documents and provides comments in regard to biodiversity and waterway health in Attachment 1.

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

Yours sincerely,

A handwritten signature in black ink that reads "S. Harrison".

Susan Harrison
Senior Team Leader Planning
Greater Sydney, Biodiversity and Conservation

Attachment 1 – EHG comments ARDEX Warehouse and Manufacturing Facility (SSD-25725029)

Biodiversity

Regarding biodiversity, EHG received a request from DPE Planning 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 DPE Planning on 26 October 2021.

Waterway health

As previously advised on 20 December 2021, 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, that the SEARs key issues for this development issued 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.

In response to EHG's previous comments, the RtS report provides commentary regarding waterway health including the statement that "Given the estate stormwater system, which includes the proposed development, has been approved and is currently being constructed, the new EES targets are not considered applicable to the development".

Given the response in the RtS report, and that the proposed development does not demonstrate compliance with Section 2.4 of the Mamre Road Precinct DCP, the DPE Planning Group will need to determine whether the proposal should meet the controls in the Mamre Rd Precinct DCP. If it does, the proposal should demonstrate how it meets the Soil and Water SEAR as set out above.

It should also be noted that while Sydney Water have been declared the Regional Stormwater Authority for the Mamre Road Precinct, the regional stormwater system has not yet been constructed.

End of Submission