

5 August 2022

2200292

Chris Ritchie
Director, Industry Assessments
NSW Department of Planning and Environment

[via email: Chris.Ritchie@planning.nsw.gov.au]

Dear Chris,

RE: FORMAL SECTION 37 AMENDMENT TO SSD-10479 – 200 ALDINGTON INDUSTRIAL ESTATE, KEMPS CREEK

On behalf of Fife Kemps Creek Pty Ltd, we request a formal amendment to SSD-10479 pursuant to Section 37 of the *Environmental Planning and Assessment Regulations 2021* in relation to the proposed industrial estate at 200 Aldington Road, Kemps Creek (**the Project**).

The amendments proposed include those captured in the ongoing changes undertaken since lodgement of the Project which have been articulated and assessed through the response to submissions and request for additional information process to date, and the following additional changes arising from additional correspondence issued by the Department of Planning and Environment (**DPE**) issued on 22 July.

- The introduction of *general industry* as an additional land use being sought for consent under SSD-10479;
- Further setback of the Lot A Concept Masterplan envelope from Aldington Road to meet the 12m building setback requirements established under the Mamre Road Precinct Development Control Plan (**MRP DCP**); and
- Realignment of trunk drainage network (defined by the MRP DCP as the point at which the catchment is greater than 15ha) to be within private property as per the MRP DCP and Penrith City Council requirements. The exception being where the trunk drainage must cross a public road. This change is reflected in the latest Civil Infrastructure 1000 series drawings.

The intent of these additional amendments is to facilitate a broader variety of general industries across the site to support the Mamre Road Precinct, and ensure overall alignment with the MRP DCP. The proposed amendments follows consultation and in-principle support by DPE following a meeting with DPE on 17 May 2022.

Further explanation of the proposed amendments is provided in the Amending Development Report accompanying this cover letter prepared by Ethos Urban and dated August 2022.

Amended project description

SSD-10479 seeks consent for a Concept approval and Stage 1 works for a new industrial estate at 106 – 228 Aldington Road, Kemps Creek. Specifically, consent is sought for:

1. A concept masterplan to support development for the purposes of warehouse and distribution centre, general industry and ancillary offices. The concept masterplan also seeks consent for:
 - 13 individual development lots supporting:
 - Envelopes for warehouse and distribution and industry with associated hardstand areas, and two lots for water management infrastructure purposes (each including a bio-retention basin); and
 - A total indicative building area of 342,545 sqm.
 - Roads, including:
 - Internal road layouts;
 - Southern road connection to Aldington Road;
 - Northern boundary road (half road corridor) connection to Aldington Road; and

- Road connections to adjoining landholdings to the north and east.
 - Provision for 1,515 car parking spaces; and
 - Associated concept site landscaping.
2. Detailed consent for progressive delivery of site preparation, earthworks and infrastructure works (i.e., Stage 1 works) on the site, including:
- Demolition and clearing of all existing built form structures;
 - Drainage and infill of existing farm dams and any ground dewatering;
 - Clearing of existing vegetation;
 - Subdivision of the site into 15 individual lots;
 - Construction of a warehouse and distribution centre building for the purposes of warehouse and distribution or with a total of 50,300 sqm of GFA, including:
 - 47,800 sqm of warehouse and distribution centre GFA;
 - 2,500 sqm of ancillary office GFA; and
 - 222 car parking spaces and 50 bicycle spaces.
 - Bulk earthworks including 'cut and fill' to create level development platforms for the warehouse and distribution centre or general industries buildings, and site stabilisation works (if required);
 - Roadworks and access infrastructure, including an interim access road and a temporary junction with Aldington Road;
 - Stormwater works including stormwater basins, diversion of stormwater;
 - Utilities services including sewer and potable water reticulation; and
 - Road and boundary retaining walls.

Changes to the Concept masterplan

Following exhibition, the most material physical changes to the proposed Concept masterplan since lodgement have occurred as part of the second Response to Submissions (**RTS 2**) (elaborated in Section 1.3.1 of the Amendment Report) and ultimately, was undertaken to ensure the masterplan was overall compliant with the draft and then final MRP DCP. Across the masterplan this necessitated amendments to:

- the proposed internal road network, street hierarchy and road reserve widths;
- building and landscape setbacks, and retaining wall heights and tiering; and
- The relocation of on-site detention basin within Lot D to be outside the RE2 Private Recreation zone and within the IN1 zone.

The additional material changes to the Concept masterplan plan which form part of this Amendment Report include introducing an additional use (general industry) and minor amendments to the envelope setbacks within Lot A.

Table 1 Numerical Overview of the Concept Masterplan

Element	As Lodged	RTS 2	Final	Difference (between RTS 2 and Final)
Site area	720,787sqm	720,906 sqm	720,906 sqm	Nil
Net developable site area	608,636sqm	587,807 sqm	585,071 sqm	- 2736 sqm
Total building area	<ul style="list-style-type: none"> 375,755 sqm; - 357,355 sqm (warehouse); and - 18,200sqm (office); and - 200sqm (café) 	<ul style="list-style-type: none"> 347,955 sqm: - 330,950 sqm (warehouse); and - 17,005 sqm (office). 	<ul style="list-style-type: none"> 342,545 sqm 	<ul style="list-style-type: none"> - 10, 820 sqm - N/A (warehouse or general industrial); and - + 5 sqm (office).
Site coverage	62%	59%	57%	- 2%
Site permeability	-	22.4%	23.8%	+1.3%
Carparking	1700	1549	1,515	- 34

Table 2 Detailed Concept Masterplan overview

Element		As Lodged	RTS 2	Final	Difference (between RTS 2 and Final)
Lot A	Lot area	12,530sqm	12,135 sqm	11,316 sqm	-819 sqm
	GFA	4,600sqm	3,320 sqm	2,955 sqm	-365 sqm
	Car spaces	49	17	15	-2
Lot B	Lot area	46,604sqm	36,483sqm	49,712 sqm	+13,229 sqm
	GFA	30,440sqm	21,160 sqm	21,010 sqm	-150 sqm
	Car spaces	134	90	90	No change
Lot C	Lot area	49,495sqm	49,696 sqm	37,237 sqm	-12,459 sqm
	GFA	30,990sqm	21,160 sqm	21,560 sqm	-400 sqm
	Car spaces	136	90	99	+9

Element		As Lodged	RTS 2	Final	Difference (between RTS 2 and Final)
Lot D (non-developable)	Lot area	32,519sqm	52,517 sqm	52,516 sqm	-1 sqm
	GFA	-	-	-	-
	Car spaces	-	-	-	-
Lot E	Lot area	29,824sqm	34,002 sqm	33,430 sqm	-572 sqm
	GFA	16,885sqm	18,645 sqm	18,250 sqm	-395 sqm
	Car spaces	75	82	81	-1
Lot F	Lot area	74,294sqm	73,691 sqm	73,690 sqm	-1 sqm
	GFA	50,930sqm	50,930 sqm	50,300 sqm	-630 sqm
	Car spaces	224	219	221	+2
Lot G	Lot area	50,016sqm	42,812 sqm	42,818 sqm	+6 sqm
	GFA	31,570sqm	25,080 sqm	24,830 sqm	-250 sqm
	Car spaces	138	110	109	-1
Lot H	Lot area	48,356sqm	47,988 sqm	47,285 sqm	-703 sqm
	GFA	30,460sqm	30,535 sqm	30,090 sqm	-445 sqm
	Car spaces	142	141	133	-8
Lot I	Lot area	42,460sqm	40,672 sqm	40,671 sqm	-1 sqm
	GFA	26,880sqm	24,900 sqm	24,645 sqm	-255 sqm
	Car spaces	120	110	109	-1
Lot J	Lot area	124,463sqm	123,590 sqm	122,997 sqm	-593 sqm
	GFA	78,750sqm	78,750 sqm	77,880 sqm	-870 sqm
	Car spaces	344	344	341	-3
Lot K	Lot area	40,232sqm	36,756 sqm	36,725 sqm	-31 sqm
	GFA	24,380sqm	22,120 sqm	21,545 sqm	-575 sqm
	Car spaces	110	103	98	-5
	Lot area	12,847sqm	12,262 sqm	12,426 sqm	+164 sqm
	GFA	-	-	-	-

Element		As Lodged	RTS 2	Final	Difference (between RTS 2 and Final)
Lot L (Not-developable)	Car spaces	-	-	-	-
Lot M	Lot area	27,596sqm	26,953 sqm	26,908 sqm	-45 sqm
	GFA	15,880sqm	14,825 sqm	14,615 sqm	-210 sqm
	Car spaces	71	70	65	-5
Lot N	Lot area	31,067sqm	30,877 sqm	30,833 sqm	-44 sqm
	GFA	17,830sqm	17,830 sqm	17,555 sqm	-275 sqm
	Car spaces	84	83	79	-4
Lot O	Lot area	31,699 sqm	31,483 sqm	31,437 sqm	+4 sqm
	GFA	16,160 sqm	17,535 sqm	17,270 sqm	-265 sqm
	Car spaces	73	79	75	-4

Stage 1 works

The changes to the Concept masterplan since lodgement has necessitated consequential amendments to the Stage 1 Plan and scope of works (refer to **Table 4**). The key material change as part of RTS 2 was the inclusion of an interim access road and temporary junction connecting to Aldington Road in the northern portion of the site to facilitate site access prior to the implementation of the northern boundary road.

Table 3 *Stage 1 Numeric Overview*

Element	As Lodged	RTS 2	As Final / Amended	Difference (between RTS 2 and as Amended)
Estate road reserve	42,768sqm	64,245 sqm	64,245 sqm	No change
Lot D basin	32,519sqm	52,516 sqm	52,516 sqm	No change
Lot L basin	12,847sqm	12,426 sqm	12,426 sqm	No change
Lot F				
Site area	74,294sqm	73,691 sqm	73,690 sqm	-1 sqm
Warehouse (W5)	48,430sqm	48,430 sqm	47,800 sqm	-630 sqm
Office (W5)	2,500sqm	2,500 sqm	2,500 sqm	No change
GFA	50,930 sqm	50,930 sqm	50,300 sqm	-630 sqm
Car parking	224	219	221	+2

Updated plans and documentation for approval

A detailed listed of all updated plans and documents for approval which reflect the proposed amendments are outlined in Appendix A of the Amending Development Report prepared by Ethos Urban (dated August 2022). The key architectural drawings for approval are reproduced as follows.

Table 4 *SBA Architectural drawings for approval*

Drawing No.	Description	Revision	Date
MP00	Cover sheet & Location Plan	G	21.02.2022
MP01	CONSTRAINTS PLAN	G	21.02.2022
MP02	PRECINCT PLAN	F	21.02.2022
MP03	PRECINCT PLAN - PROPOSED MASTERPLAN	K	02.03.2022
MP04	SSDA ESTATE MASTER PLAN	W	27.07.2022
MP05	STAGE 1 WORKS PLAN	S	13.04.2022
MP06	LAND USE ALLOCATION PLAN	L	27.07.2022
MP07	ZONING PLAN	K	27.07.2022
MP08	SUBDIVISION PLAN	G	21.02.2022
MP09	SIGNAGE PLAN	L	27.07.2022
MP10	FIRE PROTECTION PLAN	L	27.07.2022
MP11	FENCING MANAGEMENT PLAN	L	27.07.2022
MP12	SHADOW DIAGRAMS	D	21.02.2022
MP13	LOT D BIO-RETENTION BASIN	D	20.04.2022
MP14	DEMOLITION PLAN	B	21.02.2022

Drawing No.	Description	Revision	Date
MP14	DEMOLITION PLAN	C	02.03.2022
MP15	SITE SECTIONS	D	27.07.2022
MP16	DETAIL SECTIONS SHEET 1	A	21.02.2022
MP17	DETAIL SECTIONS SHEET 2	B	27.02.2022
MP18	DETAIL SECTIONS SHEET 3	B	02.03.2022
Stage 1 Plans			
DA000	Cover Page	B	21/02/2022
DA001	Perspectives Sheet 1	B	21/02/2022
DA002	Perspectives Sheet 2	B	21/02/2022
DA110	WH5 Site & Floor Plan	K	21/04/2022
DA111	WH5 Office 'A' Floor Plans	D	02/03/2022
DA112	WH5 Office 'B' Floor Plans	D	02/03/2022
DA120	WH5 Roof Plans	F	02/03/2022
DA130	WH5 Building Elevations - Sheet 1	E	02/03/2022
DA131	WH5 Building Elevations - Sheet 2	E	02/03/2022
DA132	WH5 Office 'A' Elevations	D	02/03/2022
DA133	WH5 Office 'B' Elevations	D	02/03/2022
DA140	WH5 Building Sections	D	02/03/2022

Conclusion

This cover letter represents a request for formally amend SSD-10479 pursuant to Section 37 of the *Environmental Planning and Assessment Regulations 2021*. Additional assessment has been undertaken to demonstrate the amendments proposed will not generate any adverse or unmanageable impacts. We request the amendments are supported and included within the final assessment undertaken by DPE.

Should you have any questions in relation to this matter, please do not hesitate to contact the undersigned.

Yours sincerely,



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