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RFI Ref: RFI-35384212

16 February 2022

Industry Assessments  
NSW Department of Planning and Environment

Attention: Catriona Shirley

Via Major Projects Portal

Dear Catriona,

**RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION – MODIFICATION TO DEVELOPMENT CONSENT  
DA220-07-2002-I-Mod12, 1 DAMPIER STREET, BOWMAN NSW**

On behalf of the applicant, Teys Australia Southern Pty Ltd, please find below a formal response to the request for additional information provided by the Department on 01 February 2022. The below response adopts the points outlined within Attachment 1 of the request.

**MODIFICATION REPORT**

The Modification Report states that one new roller door (3.0m x 2.4m) is to be constructed. However, submitted architectural plans (plan No. 14A201.1) depict two roller doors, one on the northern elevation (2.7m x 2.1m) and one on the southern elevation (3.0m x 2.4m). The Report should be updated to list the correct modified items of works.

**Response:**

The Modification Report has been updated to reflect the two new roller doors. A new roller door is proposed as part of the existing Engine Room and Boiler House on the southern elevation. The new Switch Room / Temp Workshop will include a new roller door on the northern elevation.

The Report states that the building height of the proposed Plate Freezer building is 18.15m. Upon evaluation of the submitted drawings the proposed Plate Freezer building is higher than stated. Elevation plan (plan No. 35A201-7) shows a maximum building height of 18.15m, however this height is measured from RL225.3 (freezer plates) not from the ground level (existing). Please clarify this discrepancy.

The height measurement has not included the indicative rooftop plant envelopes nor safety rails shown in the architectural plans. The Report is required to be amended to ensure the accurate building height is provided in accordance with the 'building height' definition included in the Wagga Wagga Local Environmental Plan 2010.

**Response:**

Elevation Plans have been provided to provide further clarification. The Elevation Plans confirm the building height, at its highest point, will be 20.375m (natural ground level to top of handrail).

The Report provides no details as to the maximum building height of the proposed New Switch Room/Temporary Workshop or elevated conveyor tunnel. The Report should be amended to include the maximum building height of all proposed works.

**Response:**

Elevation Plans have been provided to provide further clarification. The Elevation Plans confirm the building height, at its highest point, will be 7.675m (natural ground level to the top of the roof pitch).

The drawings reference removal and replacement of 52m of fencing along the eastern boundary adjoining Byrnes Rd. No details are provided in the report in relation to the height or style of the replacement fencing proposed. The report should be updated accordingly.

**Response:**

The Modification Report has been updated to provide additional detail. The fencing will adopt the same style as the existing perimeter fence i.e. galvanised chain wire mesh with 3-strand barbed wire. The fence will be 2.1m in height.

The statement of proposed works includes the relocation of Telstra infrastructure, however it is also noted that these works would be subject to a separate application. Section 3.1 should be updated to clearly distinguish between those works which form part of the modification application and those works which are related, but will be dealt with separately (e.g. the Telstra infrastructure works could be relocated to a new line at the bottom of Section 3.1).

**Response:**

The Modification Report has been updated to separate the relocation of Telstra infrastructure from the scope of development of the new Plate Freezer / Store.

No reference is made in the Report as to the excavation required to facilitate the “ammonia vessel” footprint as demonstrated in section plans No. 35A301.8 & 35A302.1. The excavation is demonstrated at up to 3.75m below the ground level. Further details on the proposed excavation and information referencing the provisions of State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) is to be provided.

**Response:**

The Modification Report has been updated to provide additional details regarding the ammonia vessel. As the proposal relates to development over a brownfield area of the site a contamination report is not deemed necessary. Contamination would have been appropriately considered as part of the original development application or subsequent modifications where relevant to the area of interest. The ammonia vessel will be designed and constructed in accordance with relevant Australian Standards. The pit will be constructed from reinforced concrete walls and base slab with ‘Xypex’ additive. This will make the pit impervious to water ingress and egress of possible contaminants.

Please clarify the capacity of the ammonia storage vessel.

**Response:**

The existing ammonia stored on site totals 41 tonnes. The additional ammonia required for the development is 22 tonnes.

The proposed total of ammonia on-site is 63 tonnes. This is well below <200 tonne threshold of a Major Hazard Facility.

The proposed works include the construction of two buildings, with one building (Plate Freezer) over 18.5m in building height, yet the Report states “the proposed modification will be negligible in terms of potential visual impacts derived from any additional building height, bulk or scale”. Further details should be provided to confirm the visual relationship between the proposed works and the existing buildings and, if necessary, an assessment of potential visual impacts from public vantage points (e.g. Byrnes Road).

**Response:**

Elevation plans and 3D perspectives have been provided to support the assessment of the visual impact. The design, scale and bulk of the new Plate Freezer / Store complements the existing development and does not result in any adverse visual impacts.

## ARCHITECTURAL PLANS

No annotated RL levels at the maximum building height of the proposed buildings are provided. Additional RL levels for the proposed works and the surrounding existing buildings are to be annotated. This is particularly important in order to establish the relationship between the proposed buildings and the existing on-site structures, and to help the Department accurately determine any perceived or actual amenity impacts the proposed works will have on the surrounding area.

### Response:

Elevation Plans have been provided to provide further clarification.

The Report states the total increase in gross floor area (GFA) for the subject site 820m<sup>2</sup>. However, no GFA drawings have been submitted to nominate the proposed overall floor area. Additional architectural drawings are to be provided that include calculations for the GFA of the proposed buildings.

### Response:

An updated Site Plan has been provided which provides a breakdown of the existing and proposed GFA for each building. The additional GFA proposed totals 965m<sup>2</sup>.

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## Summary

We trust this additional information will allow the Department to continue with the assessment and determination of this development application.

If you have any queries regarding this matter, please do not hesitate to contact Chris Harris (0435 043 457 / [charris@ethosurban.com](mailto:charris@ethosurban.com)) or Ben Haynes (0419 193 259 / [bhaynes@ethosurban.com](mailto:bhaynes@ethosurban.com)) to discuss.

Yours sincerely,



**Chris Harris**  
Principal, Planning  
Ethos Urban