

Mr Paul Solomon
Fraser's Property Industrial
Level 2, 1C Homebush Bay Drive
RHODES NSW 2138

11/02/2022

Dear Mr Solomon

**Kemps Creek Warehouse, Logistics and Industrial Facilities Hub Mod 3 (SSD-9522-Mod-3)
Request for additional information**

I refer to the Modification Report for the Kemps Creek Warehouse, Logistics and Industrial Facilities Hub (SSD-9522-Mod-3). The Department is requesting that you provide additional information.

You are requested to respond to all issues raised in the comments provided by Penrith City Council. These are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/43216>. Please note that the Department is still awaiting advice from Transport for NSW and the Department's Chief Engineer and any further advice will be forwarded to you once received.

In addition, you are requested to address the matters identified by the Department in **Attachment 1**.

Please provide the information, or notify us that the information will not be provided, by 13 May 2022. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact David Schwebel on 9274 6400 or via email at david.schwebel@planning.nsw.gov.au.

Yours sincerely,



William Hodgkinson
Team Leader
Industry Assessments

Attachment 1

- The Department notes that MOD 2, which is also under assessment, proposes changes to the approved site plan, including the areas of Lots 1-4. Please clarify whether any revisions to the MOD 3 proposal will be required should MOD 2 be determined prior to MOD 3.
- Please also provide updated development layout plans to those included at Appendix 1 of the consent for SSD-9522.
- The Department notes the request to delete Conditions B4 and B18 on the basis that the information provided as part of the modification application addresses the requirements of those conditions. It is considered unnecessary to delete conditions of consent on the basis that they have been satisfied. Please provide additional justification for the modification of these conditions.
- Please provide justification for the increase in car parking spaces while the overall GFA is proposed to be reduced.
- Clarify why the receiving office and despatch office for Lot 2 are included in the warehouse floor area and not office floor area; similarly, the dock office for Lot 4.
- The 7.5 m building setback to Bakers Lane should be extended along the entire southern boundary of Lot 4 as it fronts the Bakers Lane road reserve, rather than changing to 5 m approximately halfway along.
- The proposed awning and columns within the setback area do not comply with the development controls in Condition A7.
- The Visual Impact Assessment (Appendix B) should include consideration of the rooftop plant proposed for Lots 2 and 4.
- The Department notes that Section 8.5 of the Modification Report states that the modifications result in a reduction in landscaped area by 3,976 m² but an increase in tree canopy area by 2,825 m². Please clarify how this is achieved.
- Please provide details on the location, size and intended use of the generators proposed for Lot 2 and Lot 4.
- The Department notes that the air quality assessment (Appendix L) considers the inclusion of generators on Lot 2. However, it does not consider the generators for Lot 4 that are identified in the Warehouse 4 Floor Plan (SP-KC1-DA-104-P).
- Please provide updated details for any proposed signage with regard to Condition B90. It is noted that the elevations in the architectural plans at Appendix A include notes referencing 'external mega graphics guidelines' – please clarify.
- The modification report states that the development will retain the same materials and finishes as approved previously. However, the external finishes identified in the architectural plans at Appendix A are different to those shown on previously approved plans for Lots 1-4. Please clarify.
- It is noted that the Operational Noise Assessment (Appendix D) included consideration of the rooftop plant for Lot 2. Please also include consideration of the proposed generators for Lot 2 and as well as the proposed rooftop plant, generators and any other known operational noise sources for Lot 4.
- The Department notes that the gas cylinder storage area for Warehouse 2, shown in Figure 4.3 of the SEPP 33 Assessment (Appendix K), is located next to the smoker's area identified on the Warehouse 2 Floor Plan (SP-KC1-DA-102-P). Please clarify if this poses any safety risks.

The gas cylinder storage area for Warehouse 3, shown in Figure 4.5 of the SEPP 33 Assessment, should be located outside of the landscaped area.