

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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5 May 2022

Chris Ritchie
Director, Industry Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta, NSW 2150

Dear Chris,

AMENDMENT TO SSD-10448 ASPECT INDUSTRIAL ESTATE

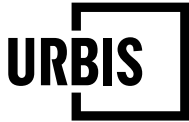
On behalf of Mirvac Projects Pty Limited (the applicant), formal amendment to SSD-10448 is sought in accordance with s37 of the *Environmental Planning and Assessment Regulation 2021*. The amendments to the proposal have arisen as a result of the detailed assessment of the proposal and feedback received by Mirvac from various agencies.

The changes requested to the development application are set out below. A thorough description and assessment of the changes is undertaken in the Response to Submissions report dated 5 March 2021 and the Amended Development Report dated 5 May 2022 which has been issued with updated Plans and technical reports.

Amended Project Description

The project description is updated to reflect the following:

- A Concept Masterplan for the AIE comprising 11 industrial or warehouse and distribution centre buildings, a café space, internal road network layout, building locations, gross floor area (GFA), car parking, concept landscaping, building heights, setbacks and built form parameters.
- Detailed Stage 1 Development of the AIE including:
 - Pre-commencement works including:
 - Demolition and removal of existing rural structures.
 - Site remediation works as defined within the Remediation Action Plan.
 - Heritage salvage works (if applicable).
 - Subdivision construction works including:
 - Creation of roads and access infrastructure, including a signalised intersection with Mamre Road.
 - Clearing of existing vegetation on the subject site and associated dam dewatering and decommissioning.



- Realignment of existing creek and planting in accordance with a Vegetation Management Plan.
- On-site bulk earthworks across the AIE including any required ground dewatering.
- Where required importation, placement and compaction of:
 - Virgin Excavated Natural Material (VENM) within the meaning of the POEO Act, and/or
 - Excavated Natural Material (ENM) within the meaning of the NSW EPA's Resource Recovery Exemption under Part 9, Clause 91 and 92 of the POEO (Waste) Regulation 2012 – The Excavated Natural Material Order 2014, and/or
 - materials covered by a specific NSW EPA Resource Recovery Order and Exemption which are suitable for their proposed use.
- Construction of boundary retaining walls.
- Delivery of stormwater infrastructure, trunk service connections, utility infrastructure.
- Boundary stormwater management, fencing and landscaping.
- Construction and dedication of internal road network to Penrith City Council.
- Construction and operation of signalised intersection with Mamre Road.
- Building works including:
 - Construction and fit out of a warehouse and distribution building on Lot 1 which will operate 24 hours/day, seven days/week,
 - Construction and fit out of a light industry and warehouse and distribution building on Lot 3 which will operate 24 hours/day, seven days/week.
 - Construction and fit out of a café, which will operate 12 hours/day, seven days/week.
- Subdivision of Stage 1.
- Signage.

Change to Concept Proposal

The following changes are proposed to the Concept Proposal from the originally lodged scheme:

- Amended road reservation for the Mamre Road and Access Road 1 intersection to respond to the modelling undertaken by TfNSW and Council as part of the finalisation of the Road Network within the MRP DCP 2021. The amendments reflect designs submitted to TfNSW as part of Mirvac's and TfNSW consultation.
- Provision of a slip lane into Lot 1 off Access Road 1.
- Update to the roundabout at the Access Road 1 and Access Road 3 intersection from a single through traffic lane to dual through traffic lanes. This is in response to the revised road typologies in the MRP DCP 2021 which illustrates Access Road 1 and Access Road 3 as having 2 lanes of traffic approaching the roundabout as opposed to the previous kerb side parking.

- Update to the internal road network design to reflect road reservation requirements of the Mamre Road DCP.
- Refinement of warehouse building footprints as detailed in **Table 1** and **Table 2** in response to updates to the road network and landscape/ setback requirements set out in the MRP DCP 2021. Notably this includes an amended building footprint for Warehouse 8 to provide a 12m setback (an increase from 7.5m) from Access Road 1 with a landscape setback of 6m (increased from 3.75m).
- Revised building envelope levels on lots 7, 9, 10 and 11 achieving a general balance of cut and fill in accordance with the MRP DCP 2021 without impacting boundary retaining walls or road levels. These are detailed in **Table 3** below.

Table 1 Summary of Concept Plan Areas

	RTS	Final Proposed	Difference
Total Site Area	558,213 m ²	558,213 m ²	No change
Mamre Rd Reserve Area	14,004 m ²	14,004 m ²	No change
Revised boundary Site Area	544,209 m ²	544,209 m ²	No change
Access Roads Area	45,601 m ²	46,465 m ²	+ 864 m ²
Future Roads Area	3,558 m ²	3,415 m ²	- 143 m ²
Creek Riparian Area	29,596 m ²	29,617 m ²	+ 21 m ²
Basin Lot Area	17,290 m ²	17,300 m ²	+ 10 m ²
Total Developable Area	444,204 m²	443,408 m²	- 796 m²
Total Office Area	11,480 m ²	11,480 m ²	No change
Total Warehouse Area	237,315 m ²	236,510 m ²	- 805m ²
Café Area	122	122	No change
Total Building Area (GFA)	248,917 m²	248,112 m²	- 805 m²
Car Parking	1,257	1,283	+ 26

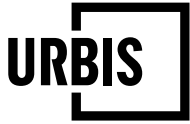


Table 2 Detailed changes to Concept Plan Lot Areas, GFA and Car Parking

Warehouse	Metric	RTS	Final Proposed	Difference
Warehouse 1 (Stage 1)	Lot Area	58,156 m ²	58,130 m ²	-26 m ²
	GFA	36,722 m ²	36,722 m ²	No change
	Car parking	231*	230	-1*
Warehouse 2	Lot Area	41,501 m ²	41,500 m ²	-1 m ²
	GFA	26,315 m ²	26,175 m ²	-140 m ²
	Car parking	142	143	+1
Warehouse 3 (Stage 1)	Lot Area	42,811 m ²	41,961 m ²	- 850 m ²
	GFA	21,535 m ²	21,535 m ²	No change
	Car parking	89	125	+36
Warehouse 4	Lot Area	40,864 m ²	41,109 m ²	+245 m ²
	GFA	18,935 m ²	18,885 m ²	- 80 m ²
	Car parking	93	93	No change
Warehouse 5	Lot Area	28,224	28,225	+ 1 m ²
	GFA	12,820	12,800	- 20 m ²
	Car parking	60	60	No change
Warehouse 6	Lot Area	37,563	37,425	- 138 m ²
	GFA	23,390	23,340	- 50 m ²
	Car parking	106	106	No change
Warehouse 7	Lot Area	37,636	37,636	No change
	GFA	22,350	22,300	- 50 m ²
	Car parking	100	100	No change
Warehouse 8	Lot Area	49,979	49,610	- 369 m ²



Warehouse	Metric	RTS	Final Proposed	Difference
	GFA	29,415	28,660	- 755 m ²
	Car parking	172	164	- 8
Warehouse 9	Lot Area	35,289	35,168	- 121 m ²
	GFA	18,205	18,205	No change
	Car parking	85	85	No change
Warehouse 10	Lot Area	33,366	33,366	No change
	GFA	18,325	18,300	- 25 m ²
	Car parking	87	87	No change
Warehouse 11	Lot Area	38,815	38,815	No change
	GFA	21,190	21,190	No change
	Car parking	90	90	No change

Table 3 Bulk Earthwork Level (BEL) Amendments and Resultant Earthworks

Warehouse	Original SSD Levels	Proposed Revised SSD
Warehouse 7	BEL 56.0 +/-1m	BEL 52.6 +/-1m
Warehouse 9	BEL 54.0 +/-1m	BEL 52.3 +/-1m
Warehouse 10	BEL 56.0 +/-1m	BEL 52.6 +/-1m
Warehouse 11	BEL 49.0 +/-1m	BEL 51.6 +/-1m
Earthworks	Approximately 270,000m ³ import (up to 13,500 truck and trailers)	Approximately 50,000m ³ import subject to final levels (up to 11,000 truck and trailers)

Change to Stage 1 Proposal

The following changes are proposed to the Stage 1 Proposal from the originally lodged scheme:

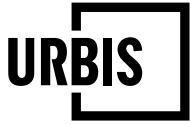
- Construction of Access Road 1 through to the eastern edge of the estate including the roundabout. A temporary right of carriageway is proposed to the north. This temporary right of carriageway is an interim measure, prior to Access Road No.3 North final road design and delivery to coordinate with design and site levels on the GPT site for their half of the roadway and final watercourse location. It is noted that this temporary right of carriageway is not proposed to be utilised to facilitate construction or operation activities from adjoining sites. Once the design is confirmed, Mirvac will initiate a modification to the Concept Plan and Stage 1 Plan to deliver the northern access leg of Access Road 3 in line with draft MRP DCP.
- Construction of Access Road 3 South from the roundabout to the southern site boundary. A temporary right of carriageway is proposed to enable access in the interim until final levels and plans are known for the development of the site to the south.
- Delivery of Access Road 1 in two phases to respond to the construction phasing and earthworks. Phase 1 will include construction of Access Road 1 from Mamre Road through to the intersection with Access Road 2, as well as the construction of Access Road 2. Phase 2 will include construction from the intersection of Access Road 2 to and including the roundabout.
- Change in use of Warehouse 3 building to accommodate both light industry and warehouse and distribution premises, with associated increased car parking by 36 spaces to a total of 125 spaces.
- Reduction in height of Estate Pylon Sign from 12m to 10m in accordance with the MRP DCP.
- Minor amendments in detailed on lot landscaping in response to the Concept Plan amendments.
- Delivery of the interim Mamre Road intersection as agreed with TfNSW to cater for the traffic requirements of the AIE Concept Plan as well as other developments anticipated to be approved within the Mamre Road Precinct.
- Provision for a temporary 0.7ha dam as part of the interim Stage 1 waterway health solution.
- Provision for temporary real estate signage within the Estate along the Mamre Road frontage to maximum height of 7700mm, width of 6100mm and depth of 2440mm.

Updated Plan References

The amended Architectural Plans are included in the Consolidation Report Appendices. The final architectural plan references are included in Table 4 below.

Table 4 Architectural Plan References

Title	Date	Plan Ref	Rev
Concept Plans			
SSDA Estate Masterplan	25.02.22	MP02	AL
Estate Works Staging Plan	21.02.22	MP03	W
Signage Plan	14.10.20	MP07	D



Title	Date	Plan Ref	Rev
Fencing Management Plan	08.10.20	MP10	C
Stage 1 Architectural Set			
Overall Site Plan	02.05.2022	DA100	I
Signage Plan	21.02.2022	DA101	C
Lot 1 Site & Warehouse Floor Plan	21.02.2022	DA110	F
Lot 1 Roof Plan	08.10.2020	DA111	B
Lot 1 Office 1A & Café Ground Floor Plan	08.10.2020	DA115	B
Lot 1 Office 1A Level 1 Floor Plan	08.10.2020	DA116	B
Lot 1 Office 1B Floor Plans	08.10.2020	DA117	B
Lot 1 Elevations	80.10.2020	DA120	D
Lot 1 Sections	08.10.2020	DA130	C
Lot 1 Office 1A Elevations	08.10.2020	DA140	C
Lot 1 Office 1B Elevations	08.10.2020	DA141	C
Lot 3 Site & Warehouse Floor Plan	28.04.2022	DA310	G
Lot 3 Roof Plan	08.10.2020	DA311	B
Lot 1 Office Floor Plans	08.10.2020	DA315	B
Lot 3 Elevations	08.10.2020	DA320	D
Lot 3 Sections	08.10.2020	DA330	C
Lot 3 Office Elevations	08.10.2020	DA340	C
Temporary Real Estate Signage	02.03.21	MP11	B



Closing

Mirvac trusts that the amendments outlined in this s37 Amendment Request letter are supported by DPE in its finalisation assessment of SSD-10448. As mentioned above, assessment of these elements is undertaken in the RTS and Amended Development Report lodged in respect to SSD-10448.

Should you have any questions or require clarification please contact me on the details below.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Parker". The signature is fluid and cursive, with a large initial "P" and a long, sweeping tail.

Jacqueline Parker
Director
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