

Mr Michael Robinson
Fraser's Property Industrial Constructions Pty Limited
Level 2, 1C Homebush Bay Drive
RHODES NSW 2138

27/05/2022

Dear Mr Robinson

**Kemps Creek Estate Mod 3 (SSD-9522-Mod-3)
Request for additional information**

I refer to the Response to Submissions submitted to the Department of Planning and Environment (the Department) for the proposed modification to the Kemps Creek Estate (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, which have been provided separately and are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/projects/kemps-creek-estate-mod-3-lots-1-4>. Please note that the Department is still awaiting advice from Transport for NSW and the Department's Chief Engineer and this 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 31 July 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,



Pamela Morales
Acting Team Leader
Industry Assessments

Attachment 1

- As requested previously, please provide updated versions of the site and subdivision plans at Appendix 1 of the consent for SSD-9522 that reflect the modified site layout.
- The Department notes that it is no longer proposed to delete or modify Condition B4 under this application. With regard to Condition B18, the Department still does not support the removal of this condition. Should the concept design required by Condition B18 meet the requirements of TfNSW, the Department can provide a separate letter advising that the condition has been satisfied in accordance with standard practice for post-approval matters.
- Noise:
 - The Department and EPA do not support the approach to reclassify existing residential receivers rezoned within the Mamre Road Precinct as 'isolated residences', noting that this provision in the NPfI was not intended to apply to residences with existing use rights subject to recent rezonings.
 - The Department acknowledges that Receivers 4, 5 and 6 are subject to current development applications for industrial development and/or have been demolished. However, consideration of other existing residential receivers within the Precinct is still required, and you must demonstrate how the modified development can achieve compliance with the current noise limits under Condition B52 at receivers within the precinct that are not subject to current development applications for redevelopment.
 - The approach to noise impact assessment should be consistent with other development within the broader Kemps Creek Estate/Yards site – i.e. Ardex Warehouse and Manufacturing Facility (SSD-25725029) and the noise comments recently provided on the draft RtS for that application.