

Our ref: ARDEX Warehouse and Manufacturing Facility (SSD-25725029)

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

31 August 2022

Subject: Request for Additional Information

Dear Mr Martin

I refer to the Response to Submissions (RtS) submitted for the ARDEX Warehouse and Manufacturing Facility (SSD-25725029). After careful consideration, the department is requesting that you provide additional information.

1. The updated Noise and Vibration Impact Assessment submitted with the RtS proposes additional noise mitigation structures which are not shown on the architectural plans. Please provide updated architectural plans that include the proposed noise mitigation measures.
2. Provide the current status and/or an estimated timeline for the construction and commencement of operation of the warehouse to the west of the proposed development
3. The proposed development is within The Yards Estate (SSD-9522) and relies on the bulk earthworks and internal road design approved under SSD-9522 and / or relevant modification applications. The Applicant is requested to provide:
 - i. an estimated timeframe for the proposed earthworks and construction of the proposed development
 - ii. provide an outline of the construction activities under SSD-9522 that will coincide with the proposed development
 - iii. detail how the proposed development will be coordinated with the works approved under SSD-9522 and relevant modifications
4. The Department notes that the construction traffic information provided in Appendix C31 of the RtS, relies on the Construction Traffic Management Plan (CTMP) approved for SSD-9522 (ref: 1281r01 v9). This CTMP does not consider warehouse construction. Please provide additional information about the management of construction traffic, including:
 - i. detail the likely concurrent construction activities under SSD-9522, including earthworks, construction of individual warehouses and road works
 - ii. detail the likely construction activities of surrounding developments (external to The Yards)
 - iii. include an assessment of the suitability of the interim access from Mamre Road, with regard to concurrent construction activities across The Yards site, until completion of upgrades of the Mamre Road/Bakers Lane intersection Sequence 1A

- iv. detail any proposed additional construction traffic management or mitigation measures.
- 5. The Civil Engineering Report (Appendix C3 of the RtS) states that potential flooding impacts as a result of post-development flows were assessed under SSD-9522. The Department notes that the details of the proposed cut, fill and construction works did not form a part of the flood assessment completed under SSD-9522. Please explain how flooding impacts of the proposed development were adequately addressed under SSD-9522 or provide an addendum to the Civil Engineering Report to address this issue.

You are requested to provide the information in a revised submissions report, or notification that the information will not be provided, to the department by Wednesday, 14 September 2022. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

The assessment period ceases to run between the date of this letter and the date you provide the additional information (or notification that the information will not be provided), in accordance with Part 4 Division 4 of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact David Schwebel on phone (02) 9274-6400 or via email at David.Schwebel@planning.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "L. Blecher".

Lindsey Blecher

Team Leader

Industry Assessments