

## Rebecka Groth

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**From:** Melissa Rassack  
**Sent:** Wednesday, 17 November 2021 10:52 AM  
**To:** William Hodgkinson; Rebecka Groth  
**Cc:** Jane Grose  
**Subject:** RE: Notice of Exhibition – Access Logistics Park (SSD-17647189)

Hi Rebecka and Will

Thank you for notifying the team of the exhibition of SSD-17647189.

Please see the following comments for your consideration in the assessment of SSD-17647189.

- DCP – The Department is close to finalising the Mamre Road Precinct DCP. The SSDA should comply with the DCP once finalised.
- Setbacks – Setbacks should be consistent with the Mamre Road Precinct DCP and be measured from the new boundary (post road widening of Mamre Road).
- Pervious surfaces – The submitted Landscape Design Report identifies that Lot 2 achieves a pervious area of 6.4% plus within parking areas. The development must demonstrate compliance with the minimum 15% per lot (excluding streets) pervious surface development control within the draft Mamre Road Precinct DCP.
- Tree Canopy – Confirmation of percentage of tree canopy is sought (excluding street trees). A target of minimum 10% tree canopy on development lot should be achieved.
- Waterway health – The development must comply with the waterway health controls established within the draft Mamre Road Precinct DCP to be applied on an on-lot or estate basis. Whilst detailed technical assessment of compliance with waterway health will be undertaken by EES, it is noted that the plan does not demonstrate compliance with the waterway health controls for the Mamre Road Precinct.
- Road network – The Mamre Road Precinct DCP establishes high order road connections. The DCP enables additional road connections may be provided within development sites and assessed on their merits. Traffic modelling has now been completed for the Mamre Road Precinct DCP, and identifies that the proposed access to Mamre Road is required to be left-in, left-out configuration and to be agreed and designed to the satisfaction of Transport for NSW.
- Earthworks – It must be ensured that earthworks must meet the requirements of cl. 33H and 33L of the WSEA SEPP, including the effect of the proposed development on the exiting and likely amenity of adjoining properties. Retaining walls adjoining the public domain greater than 2m should be stepped with suitable landscaping, with a maximum retaining wall height of 6m.

Please contact me if you have any questions.

**Melissa Rassack**  
**Manager, Place and Infrastructure (Central (Western))**

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