

WILLOWTREE PLANNING



7 September 2022

REF: WTJ20-302

Rebecka Growth
A/Senior Environmental Assessment Officer – Industry Assessments
NSW Department of Planning & Environment
Lock Bag 5022
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2124
Rebecka.growth@planning.nsw.gov.au

RE RESPONSE TO SUBMISSIONS ADEQUACY REVIEW – PROPOSED MANUFACTURING FACILITY AND ASSOCIATED WAREHOUSE – SSD 25725029

PROPERTY AT: 657-769 MAMRE ROAD, KEMPS CREEK (LOT 10 APPROVED UNDER 9522)

Dear Rebecka,

Reference is made in relation to SSD 25725029 and the requests for additional information issued 31 August and 1 September 2022, prepared by the NSW Department of Planning, Industry & Environment (DPIE) with regard to the Response to Submissions (RTS) prepared by Willowtree Planning for the proposed Manufacturing Facility and associated Warehouse at 657-769 Mamre Road, Kemps Creek.

Following review of the NSW DPE's comments in relation to the RTS, the matters raised have been taken into consideration and are accurately addressed in the response matrix below. For consistency and completeness, the RTS and relevant appendices have been amended in the relevant sections in accordance with comments.

It is considered that this information now provides the NSW DPIE with all the necessary facts and relevant particulars in relation to the Proposed Development identified within the EIS; therefore, enabling determination of this State Significant Development (SSD) Application to proceed.

We look forward to the NSW DPIE's feedback on the information provided and look forward to progressing with the SSD Application further through to determination.

Should you wish to discuss further, please contact Cameron Gray on 0477003429 or cgray@willowtp.com.au.

Yours Faithfully,

Andrew Cowan
Director
Willowtree Planning Pty Ltd
ACN 146 035 707

ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney, NSW 2060

enquiries@willowtp.com.au
willowtreeplanning.com.au
02 992 9 6974



SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

TABLE 1. SUMMARY OF, AND RESPONSE TO, RTS COMMENTS

Comments	Response
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.	The Architectural Plans (Appendix C1) have been amended to include noise mitigation structures outlined in the Noise and Vibration Impact Assessment.
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	The development will commence construction in early 2023 and the estimated PC date is November 2023. A Development Application (DA 22/0617) was lodged with Council in late July and the assessment is progressing.
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	Earthworks for the pad that the proposed development will be built upon are largely complete. Following SSDA approval and the Construction Certificate being issued, the final civil works specific for this development will be completed. It is estimated the earthworks will take one (1) month to complete.
ii. provide an outline of the construction activities under SSD-9522 that will coincide with the proposed development	Appendix C38 of the RTS includes information relating to the works currently being undertaken as part of the approved SSD-9522, in particular MOD 1 and 2 (TTI + infrastructure).
iii. detail how the proposed development will be coordinated with the works approved under SSD-9522 and relevant modifications	The proposed development will be managed and delivered by the same design consultants and project management team as SSD-9522. The detailed design drawings for SSD-9522 catered for the proposed development such as the hydraulic flows which have been accommodated in hydraulic design and electrical conduits which have catered for future feeders. Stormwater pits and stubs have also been coordinated for seamless integration. Likewise with the design, construction activities for the proposed development will be coordinated with those already underway, with oversight from the JV construction manager, across all live projects within the estate.
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	Appendix C38 of the RTS includes an additional response to the information provided by Ason Group on 11 March 2022. Details of the likely concurrent construction activities are contained within this response. It is noted that traffic volumes for the subject development have been catered for in the master

ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney, NSW 2060

enquiries@willowtp.com.au
willowtreeplanning.com.au
02 992 9 6974



SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

TABLE 1. SUMMARY OF, AND RESPONSE TO, RTS COMMENTS

Comments	Response
<p>additional information about the management of construction traffic, including:</p> <p>i. detail the likely concurrent construction activities under SSD-9522, including earthworks, construction of individual warehouses and road works</p>	<p>CTMP predicted volumes, which was approved as part of SSD9522 and the resulting Construction Certificate. The approved construction access is suitable for the traffic generation volumes in the approved CTMP under SSD-9522 and the traffic volumes for the proposed development are within this, as demonstrated by the modelling completed by Ason as part of the RTS.</p>
<p>ii. detail the likely construction activities of surrounding developments (external to The Yards)</p>	<p>The Joint Venture is not privy to detailed information relating to the activities of other developments outside the Yards Estate.</p> <p>Regardless, the construction traffic generated by the proposed development will not exceed the levels approved in the CTPM referenced above and approved under SSD9522.</p>
<p>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</p>	<p>Traffic volumes for the subject development have been catered for in the approved master CTMP predicted volumes. The current access is suitable for the traffic generation volumes in the approved CTMP under SSD-9522 and the traffic volumes for the proposed development are within this. The CTMP was reviewed by TfNSW and formed part of their assessment (and approval) of the minor WAD</p>
<p>iv. detail any proposed additional construction traffic management or mitigation measures.</p>	<p>No additional measures are required at the main entry and exit point as per the approved CTMP. Internal traffic management will be determined on-site when contractors are engaged noting that all internal traffic will not impact Mamre Road or the approved access point per the approved CTMP.</p>
<p>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</p>	<p>The flooding impacts of the proposed development in relation to SSD-9522 have been further detailed in the CostineRoe response letter provided in Appendix C39.</p>
<p>Clause 4.2.1 of the Mamre Road DCP states that: Buildings should not exceed a maximum height of 16m from the existing ground level within 250m of a rural-residential zone. For all other sites, a maximum building height of 20m from existing ground level is permitted.</p> <p>The architectural plans submitted with the RtS do not appear to detail the existing ground level. As such it is unclear whether the Applicant's DCP response / architectural plans detail the proposed height as measured from the existing ground level including earthworks approved under SSD-9522.</p>	<p>The following have been updated to include the building height as measured from existing ground level:</p> <ul style="list-style-type: none"> ▪ Response to Submissions Report; ▪ Architectural Plans (Appendix C1); ▪ MRPD Assessment Table (Appendix C19); and ▪ Visual Impact Assessment (Appendix C39).



TABLE 1. SUMMARY OF, AND RESPONSE TO, RTS COMMENTS

Comments	Response
Please update the architectural plans, DCP response, VIA and the like as necessary to address this matter.	

