

Catriona Shirley
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning and Environment

03 August 2022
Ref No: F2006/00524

Dear Ms Shirley

RE: 42-52 RAYMOND AVENUE MATRAVILLE - MULTI LEVEL WAREHOUSE SSD 31552370

Thank you for the opportunity to provide comments on the Response to Submissions (RTS) report for the Raymond Avenue Multi-level Warehouse Matraville (SSD-31552370).

Noise impacts

Whilst the conclusions of the noise assessment are noted, Council remains concerned that the 24-hour operation has the potential to create adverse amenity impacts on nearby residents. In particular, concern is raised regarding noise generated from truck reversing alarms and truck engines as these potentially are the greatest sleep disturbance factor for nearby residents. Additionally, the amended noise study acknowledged that the weather analysis shows that noise-enhancing weather conditions are expected to be a significant feature of the site for more than 30% of the night-time period in autumn, winter, and spring.

As mitigation measures against noise, the following requirements are recommended to be included as conditions of consent:

- All forklifts and container movement vehicles that operate on site are to be fitted with broadband type (squawker) reversing alarms prior to an occupation certificate being issued;
- Container stacking on site should be prohibited to minimise noise impacts from this activity;
- The operation of the premises and plant and equipment shall not give rise to **'offensive noise'** as defined in the Protection of the Environment Operations Act 1997 and in accordance with the **NSW Environmental Protection Authority's Industrial Noise Policy 2000** and Environmental Noise Control Manual (sleep disturbance)

Given Port related night-time noise impacts are experienced by residents as far away as Little Bay, Council considers it appropriate to restrict night-time operations to between 7am to 10pm. If restricted operating hours are not supported by the Department and 24 hour operations are to be recommended, the following mitigation measures are essential as conditions of development consent:

- A trial 24-hour operational period of 12 months from the date of commencement of use is to be required;
- The operator must advise Council and the approving Authority in writing of the date that the Occupation Certificate is issued and/or commencement date of the trial period;
- An acoustic report prepared by a suitably qualified and experienced consultant in acoustics, must be provided to Council and the approval Authority within 1 month and 12 months of the occupation certificate being issued for the development, which demonstrates and confirms compliance with the provisions of the Protection of the Environment Operations Act 1997, Industrial Noise Policy, and the noise criteria;

- If the operator wishes to continue operating with the extended hours after the 12-month trial period, they must lodge an application under section 4.55 of the EP&A Act within 2 months of the expiration of the trial period.
- The trial period operating sessions may continue until determination of the application; and
- Appropriate supporting evidence including details of complaints and resolution; and any details that shows the impacts including appropriate acoustic validation reports must be provided with the Section 4.55 application; and
- Appropriate supporting evidence including details of complaints and resolution; and any details that shows the impacts including appropriate acoustic validation reports must be provided with the Section 4.55 application.

Heavy Truck routes

Council notes that the EIS and Traffic Impact Assessment acknowledge that Raymond Avenue is not a currently approved B-Double route and that an application is underway to allow B-Doubles to access the site to and from Botany Road. Subsequently any consent conditions should restrict access to the site for B-double articulated vehicles until B-double approved route is granted. In the interim, until a B-double approved route is granted, consent conditions should be applied restricting access to the site for B-double articulated vehicles.

As a condition of consent, a vehicle register should be required to record all medium rigid vehicles (MRV) and heavy rigid vehicles (HRV), as defined in Australian Standard AS2890.2-2018MRV and HRV, attending the site. This shall include the date, and time of attendance and the vehicle model and registration. The vehicle register shall be kept on site at all times and shall be made available to Council officers upon request.

In addition, given the proximity to residential receivers and potential impacts from heavy vehicle movements, Council recommends that a Traffic Management Plan (TMP), including construction traffic management arrangements be prepared and submitted to Council prior to any occupation certificate being issued for the development. The TMP must include as a minimum, approved/designated routes to be used by trucks, how the traffic impacts will be addressed, compliance with construction operating hours, parking of all trucks on the site and prohibition of trucks queuing on public roads.

Land Contamination

Council notes that no reference in the response to submission report is made regarding contamination or remediation despite **Council's submission comments and the** EIS identifying presence of a number of contaminants on the site including per and poly fluoroalkyl substances (PFAS).

Consequently, Council recommends that a condition of consent require that a site audit statement (SAS) prepared by a NSW accredited Site Auditor under the *Contaminated Land Management Act 1997* be provided confirming that the site, following remediation is suitable for the intended use as a warehouse development.

In addition, as groundwater testing in the vicinity of the site has been limited and solvents associated with leaking Underground Petroleum Storage Systems (UPSS) have been found on site, a condition of consent should ensure that no dewatering activities be permitted to be carried out as part of the construction of the development.

Stormwater Controls

Given the location of the site and Sydney Water drainage line (Bunnerong Stormwater Channel No 11) on the north-western boundary, which drains directly into Botany Bay, Council strongly recommends that consideration should be given to the impact on these waterways during operations.

Council recommends that the installation a shut-off valve be provided to ensure spills from operations in the development are not discharged into the Bunnerong Channel and Botany Bay. This should be included as a condition of consent.

Furthermore, a spillage prevention and response plan should also be developed and approved prior to any occupation certificate being granted and should be a requirement specified in any subsequent site tenancy agreement.

Landscaped Areas

To ensure the proposed landscaped areas are preserved and protected from any potential impacts in the operation of the development, suitable and effective fencing and/or barriers should be installed to prevent trucks and other vehicles from driving and or parking on landscaped areas.

These barriers should be substantial enough to protect these areas from truck damage especially at the entrance to the facility where proposed landscaping is essential to visually screen and soften the **proposed development's built form**, bulk and scale from the street and adjacent areas.

Council recommends that a condition of consent ensuring that barriers around landscaped areas should be installed prior to plantings and maintained following operation to prevent vehicles from driving and parking on landscaped areas.

Councils supports increasing tree canopy in industrial areas because it is **important in reducing the 'heat island' effect that the surrounding industrial area is particularly susceptible to** because of the significant amount of hard infrastructure, roads and surfaces within the existing industrial complex, which absorbs and traps heat. Furthermore, a Landscaping Plan should be required as a condition of consent containing among other things appropriate selection of tree species that would be more resilient to climate change and appropriate for reducing local temperatures and particulate pollution. This plan should also make provisions for long term plant rejuvenation and maintenance. Accordingly, landscaped areas should be maximised in the proposed development and on-site tree canopy should be equivalent **to 40% of the site area, consistent with the NSW Government's target.**

Ecologically Sustainable Development

Council notes that NCC Section J Deem-to-Comply Report will be submitted prior to issue of the Construction Certificate once detailed design is complete and specific energy efficiency measures are confirmed.

The proposed 300kW photovoltaic system would help to meet or exceed the NCC section J minimum requirements for energy efficiencies and to achieve net zero emissions for the complex. Council recommends that the proposed 300kW photovoltaic system be included as a condition of consent to ensure that the system is installed.

It is also noted that light coloured roofing, appropriate insulation, and performance glazing in the office spaces to reduce solar heat gain into the warehouse are proposed, and these measures should also be included as a condition of consent.

Additional conditions of any consent to promote ecological sustainability should also specifically require:

- The provision of electric vehicle charging points for passenger vehicles capable of expanding with growing needs of workers and customers.
- The provision of facilities to promote bicycle use (including bike storage, change and locker rooms) to and from the proposed development and integrated with surrounding cycleway networks.
- Installation of solar hot water system or heat pumps
- LED internal and external lighting, including daylight/movement sensors
- Provision of rainwater collection tanks, harvested for irrigation and toilet flushing
- Development of an operational waste management plan prior should be required to occupational certificate being issued.
- The requirements for the installation of an energy efficient air conditioning system
- Energy metering and monitoring

Conclusion

Council raises concerns regarding proposed 24/7 operations of the development given its proximity to residential areas and the existing sleep disturbance in the area as identified in the NSW Ports Noise Investigation Report prepared by Wilkinson Murray in January 2021. Council is strongly of the view that any approval to grant consent for 24/7 operations should only be considered on a 12-month trial basis, where monitoring can ensure compliance and noise complaints can be investigated.

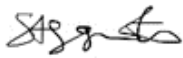
In relation to traffic and transport, as the proposed heavy vehicle movements to and from the site are not on an approved B-double route, and no other alternatives exist to access the site, consent conditions are recommended to restrict access to the site for B-double articulated vehicles until the B-double approved route is granted.

A number of recommendations are also made to address site contamination and storm water impacts in the subject site and proposed development.

Finally, Council recommends a number of sustainability measures to maximise environmental performance and reduce ecological footprint in the proposed development, including emphasis on energy and water saving techniques, active transport measures and sustainable building and landscape design.

If you have any questions regarding Council's submission please contact Council's Coordinator Strategic Planning, David Ongkili, on 9093 6793 or email david.ongkili@randwick.nsw.gov.au

Yours sincerely,



Stella Agagiotis
Manager Strategic Planning
Stella.agagiotis@randwick.nsw.gov.au