

Our ref: SSD-37558583

Ms Grace Macdonald
Senior Planner
ESR Developments (Australia) Pty Ltd
Level 24, 88 Phillip Street
SYDNEY NSW 2000

Attention: Mr Christopher Curtis, Ethos Urban

8 July 2022

Subject: Additional Matters for Submissions Report - Lot 1 Bringelly Road Business Hub - Warehouse Facility (SSD-37558583)

Dear Ms Macdonald,

I refer to the Environmental Impact Statement (EIS) for the State Significant Development application for the above proposal. After careful consideration, the Department of Planning and Environment (the Department) is requesting that you provide additional information.

You are requested to submit additional information that effectively addresses the issues identified by the Department in **Attachment 1**.

The Department requires that you provide a response to the issues in Attachment 1 of this letter as part of the submissions report requested in previous correspondence dated 1 July 2022.

At the time of writing, the Department has not yet received responses from Transport for NSW. Any advice received from Transport for NSW will be provided upon receipt. It is expected any issues identified are addressed within your Response to Submissions.

If you have any questions, please contact Thomas Bertwistle, on 02 8275 1025 or via email at thomas.bertwistle@planning.nsw.gov.au.

Yours sincerely,



Sally Munk
A/ Team Leader
Industry Assessments

as delegate for the Planning Secretary

Attached: Attachment 1 – The Department's Comments

Attachment 1 – The Department’s Comments

Traffic and Transport

1. Please provide details on the amount of bicycle parking proposed, noting it should be in accordance with the consent for Bringelly Road Business Hub (SSD-6324) (BRBH).
2. Please provide details on the expected ratio of traffic generation between light and heavy vehicles.

Urban Design

3. The proposal includes vast, blank, unarticulated elevations to Bringelly Road and the entrance to the BRBH (east and south elevation). The Site Design Guidelines (JBA Urban Planning Consultants, June 2015) require developments in the BRBH to articulate large elevations and ensure prominent elevations are of significant design merit. While it is acknowledged some colour variation is apparent on these elevations, the Department does not consider this to be an acceptable response to the BRBH Site Design Guidelines. Design alternatives that minimise the visual impacts including improved façade articulation, design and finishes, as well as integrating the proposed sprinkler tank, should be explored and implemented into the proposal.
4. It is acknowledged that significant retaining walls are proposed as part of the development. The engineering plans showing these may reach more than 3 m in height. The Department is concerned that retaining walls of this height may cause visual impacts. Further details are required to determine how these walls will impact on the visual amenity of the site, including the inclusion of these walls on elevation plans, multiple section plans and montages to demonstrate the visual impact of these retaining walls from within the subject site and from neighbouring sites.

Noise

5. Please provide assessment on the development’s impact of road traffic noise, as requested by Liverpool City Council.

Construction timeframe

6. Please provide details on the expected timeframe for construction.

Assets

7. Please demonstrate the location of the Sydney Water asset on plans, as detailed in its submission.