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NSW Department of Planning & Environment
320 Pitt Street
Sydney NSW 2000

Attention: Joanna Bakopanos

**Section 96(1A) Modification Application (MOD 1 - SSD 7173)
585 Mamre Road, Orchard Hills - Proposed Warehouse and Logistics Hub**

Dear Joanna,

Further to the meeting held at the NSW Department of Planning & Environment (NSW DP&E) head office on 10 August 2017, please find below a summary of the associated impacts with the proposed N&A Fruits operation within warehouse 8B1. The below summary has been prepared based on the annual quantity associated with the sorting component of the operation being 30,000t.

- A. Traffic** – Traffic generation associated with the proposal operating at a capacity of 30,000t per annum of produce being sorted within the facility would not be greater than that if there were 16,000t as stated in the Section 96(1A) submission originally. Additional employees would not be required to achieve a throughput of 30,000t and there would be no additional vehicles beyond that considered in the Traffic Impact Assessment prepared by Ason Group dated 17 May 2017. It is considered that the heavy vehicles delivering the produce are not at capacity and therefore could accommodate the additional quantity to ensure that the facility achieves the 30,000t throughput with respect to sorting.

In addition to the above, the design of the intersection under SSD 7173 at Mamre Road has taken into account the GFA of the facility and associated traffic generation. As a result of the 30,000t sorting capacity, there would be no additional impacts in this respect and the level of service at the intersection would remain unchanged.

- B. Noise** – Noise impacts associated with the operation sorting 30,000t of produce annually would not be greater than that considered under the Noise Impact Assessment prepared by Acoustic Logic dated 28 February 2017. No additional equipment or machinery would be required to achieve this throughput, and the approved hours being 24/7 would be maintained. It is considered that sufficient provision has been made to ensure surrounding properties are protected by the noise limitations within the draft consent.
- C. Waste Water** – Waste water quantities associated with the cleaning of equipment and machinery as a result of the 30,000t sorting capacity would be no different than that were the facility to sort 16,000t. The warehouse will be subject to a routine cleaning schedule (similar to any warehouse) and it is considered that the additional sorting capacity would not require additional waste water in this respect. There is no requirement for a trade waste agreement with Sydney Water. N&A have confirmed that the machinery and equipment is cleaned daily with a cloth and the floor and ceiling bi-monthly.
- D. Waste** – To support the 30,000t sorting capacity, bins would be increased from 3 to 6 cubic metres. The general arrangement and collection frequency would remain unchanged (daily).

Based on the above information, it is demonstrated that the environmental impacts associated with the sorting operation capacity at 30,000t annually will be generally consistent with that considered by NSW DP&E to date and that there is no legal or planning basis to prevent the facility operating as such.

Accordingly, it is requested that condition B6A of the consent be amended to 30,000t throughput for the Sorting Operation.

It is acknowledged and understood that should the operation exceed the 30,000t limit that a further modification application will need to be submitted and an Environment Protection License obtained from the NSW Environment Protection Authority.

Should you require further information, please contact the undersigned.

Regards,

Yours Faithfully,



Andrew Cowan
Director
Willowtree Planning Pty Ltd