

**Subject:**

HPE CM: Raymond Avenue Multi level warehouse Matraville SSD 31552370.

**Date:**

Thursday, 5 May 2022 5:01:43 PM

**Attachments:**[image001.png](#)[NSW PORTS - Noise Investigation Report.pdf](#)

Given an initial review the following high priority items are raised as issues that Council is of the opinion requires further consideration for this development.

**Noise impacts**

Cumulative noise has not been adequately assessed given the industrial context of the proposed development. Consideration of the proximity of this development to 24/7 noise generating activities at Port Botany and the nearby Opal Paper mill should be key considerations when assessing noise impact on surrounding sensitive land uses specifically residential areas. This is particularly important as these residential areas are already being affected by exceedance in night time noise criteria and any additional impact, no matter how small needs to be given adequate consideration.

Given Port related night time noise impacts are experienced by residents as far away as Little Bay the cumulative impact of this development on surrounding development given prevailing south westerly winds and temperature inversions should be comprehensively assessed. The attached Port noise study complete in 2021 for NSW Ports provides details of these current impacts should be considered in regard to this proposed development and its potential impact on surrounding residential areas.

**Heavy Truck routes**

Residents have raised concerns about B double trucks from this proposed development using the Perry Street as Perry St a vehicular weight restriction of 3 tonnes. McCauley St has recently installed an island to prevent trucks over a certain size entering that street. The current traffic conditions of Perry St limiting heavy vehicles from utilising the street need to be preserved to restrict inappropriate use of these residential streets by heavy vehicles.

The Banksmeadow Waste Transfer Terminal SSD 5855 which was approved 2015 and modified in 2016 has conditions of consent requirements for the Applicant to complete the road upgrade works at the intersection of Beauchamp Road and Perry Street in consultation with City of Botany Bay Council and Randwick City Council, and to the satisfaction of RMS and the Secretary. This SSD included conditions requirements for heavy vehicles do not use Perry Street to travel to/from the site. Hence the Perry St & McCauley St intersection should not be included in the servicing of this proposed Raymond Avenue complex.

Council notes that there is no reference in the EIS to B double vehicles being required to service the site, However appendix K Transport Assessment notes that Currently access to the Site via Raymond Avenue is not a B-Double approved route. This assessment notes that an application is underway to allow B-Doubles to access the site to and from Botany Road. As Council understands that B doubles vehicles physically cannot use the McCauley Perry Street intersection, approval for this SSD should not be provided until a B double route unless access has first been approved from Botany Road.

**Impact on Watercourse and Amcor Dam**

Given proximity to the Amcor dam to the south greater consideration should be given to the developments impact on these water ways, especially as these drain directly into Botany Bay. As this development is within 40m of a waterfront land Council understands this requires a controlled activity approval may be required under the Water Management Act and greater setbacks from the dam and drainage line should be provided that are greater than those proposed in the landscape plan. There does not appear to have been any consideration of these requirements by the proposal and these need to be considered as they may significantly affect the design layout and landscape design requirements of the proposal.

Please note that a comprehensive Council approved submission is being prepared and Council's intention is to provide this to you [REDACTED]

Kind Regards

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**Strategic Planning**



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