



Our reference: ECM: 7660507
Contact: Gavin Cherry
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8 June 2017

Ms Chloe Dunlop
Department of Planning & Environment

Email: chloe.dunlop@planning.nsw.gov.au

Dear Ms Dunlop,

**Replacement Submission to the Department of Planning and Environment
in Response to a Notice of Section 96(1A) Modification to the Altis
Warehouse and Logistics Hub (SSD 7173 MOD 1) at Nos. 585 - 649 Mamre
Road, Orchard Hills**

I refer to Council's submission dated 2 June 2017 and a subsequent telephone conversation with your office confirming that environmental management information was not available at the commencement of exhibition but was now available for comment. As a result of this information being available, the proposal has been further reviewed and a revised submission is outlined below:-

Environmental Management Considerations

It is now understood that the primary use of the N & A fruits warehouse is the prepacking and short-term storage of fresh fruit and vegetables for distribution to various retail outlets, including supermarkets. The letter titled "Section 96(1A) Modification Application (SSD 7173) – Mamre Road, Orchard Hills" prepared by Willowtree Planning and dated 17 May 2017 states that "the use of the site will not involve the washing, spraying or cutting of produce; the facility will be used purely for prepacking and distribution of fresh produce". The letter states that equipment is washed down however, specific details of which equipment and how this process is undertaken are not provided. This aspect of the development can reasonably be addressed by the Department as part of the assessment process or through conditions of consent.

The Waste Management Plan also states that wastewater should not be directed to the stormwater system and the Department is requested to verify the appropriate disposal measures with the applicant and Sydney Water.

Acoustic Management

The document prepared by Acoustic Logic (hereafter referred to as the noise statement) includes a summary of the previous noise assessment completed by Acoustic Logic for SSD 7173 and dated 8/11/2016 and concludes that "noise emitted from the site (both with respect to vehicle noise and mechanical plant noise) will be capable of complying with the noise limits set as part of the Approval for Lots 7 and 8". The noise statement nominates the proposed uses of the warehouses consistent with the modification application, with Lot 8A to be tenanted by Linfox, Lot 8B1 by N & A Fruit and Lot 8B2 by an unspecified future tenant. In regard to vehicle noise, the noise statement makes reference

to the updated traffic report. It is recommended that should consent be granted, the Department ensure that mechanisms are applied to facilitate compliance with established noise criteria.

Water Quality Management

Based on a review of information available, the stormwater treatment will be managed through a precinct scale system, which was detailed in *Civil Engineering Report for SSD (7173) First Estate (SSD7173) Lot 2171 Mamre Road Orchard Hills, prepared by Costin Roe Consulting Pty Ltd, 31 March 2016, Project Number Co012042.00 Revision B*. Water conservation measures associated with this development will be met with the use of WELLS approved fitting and with the use of 3 rainwater tanks sized 75kL, 50kL and 55kL for each of the buildings. The rainwater tanks will be connected to internal use in toilets and for irrigation of landscaped areas. A review of the MUSIC modelling and Water Sensitive Urban Design Strategy also indicates that Council's water conservation measures will be met and as such the water quality management information is compliant with Council's requirements and supported subject to compliance with the detailed contained within the submitted documents.

Streetscape and Landscape Design

The revised proposal includes changes to the approved setbacks to the internal road network. While the extensions maintain a 7.5m setback to the internal road network, the suitability of the resulting setback is dependent on the landscaping design to the street. The revised plans propose a significant number of driveway crossovers which reduce landscaping potential within the front setback. The provision of an entry and exit driveway for Lot 8B1 and 8B2 as well as a separate driveway access to the new proposed car park should be considered with the potential for increased landscape setbacks to compensate for the hard stand presentation of the driveways and turning areas in the front setback zone. Where the landscape setback cannot be widened, the planting (species, pot size and density) should ensure that a suitable landscape treatment can still be provided (to ameliorate the visual impact of the hard stand area in the front setback zone).

It is also recommended that additional tree planting be required in the notated 'breakout area' for Lot 8B1 to partially ameliorate the presentation of the setback protrusion and also provide canopy cover for the breakout area.

Should you require any further information or clarification on the above comments, please don't hesitate to contact me on (02) 4732 8125.

Yours sincerely,



Gavin Cherry
Development Assessment Co-ordinator