



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

5 July 2018

Director – Industry Assessments
Planning Services
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001
Att: Chloe Dunlop – Planner

Dear Ms Dunlop,

**SUBMISSION ON STATE SIGNIFICANT DEVELOPMENT
DEVELOPMENT APPLICATION NUMBER SSD 17_8662
DICKER DATA PTY LTD | 238-258 CAPTAIN COOK DRIVE, KURNELL**

1. INTRODUCTION

This submission has been prepared by Urbis Pty Ltd on behalf of Besmaw Pty Ltd (**Besmaw**), the owner of the property identified as Lot 2 in Deposited Plan 1030269 and Lot 2 in Deposited Plan 559922 and Nos. 251 and 280-282 Captain Cook Drive, Kurnell Peninsula.

Besmaw has engaged Urbis to review the State Significant Development development application (SSD DA), lodged over land at 238-258 Captain Cook Drive, Kurnell (**the site**) and referred to as SSD 17_8662. Dicker Data Pty Ltd (**the applicant**) seeks development consent from the Minister for Planning for the construction of a new warehouse and distribution centre with associated office and car parking, vehicular access, utilities, landscaping, amenities and other related works.

This submission provides:

- An overview of the proponents site and in relation to the applicant's site;
- A summary assessment of the key issues identified with the documentation submitted with SSD 17_8662 and identifies areas where additional assessment is required; and
- A conclusion.

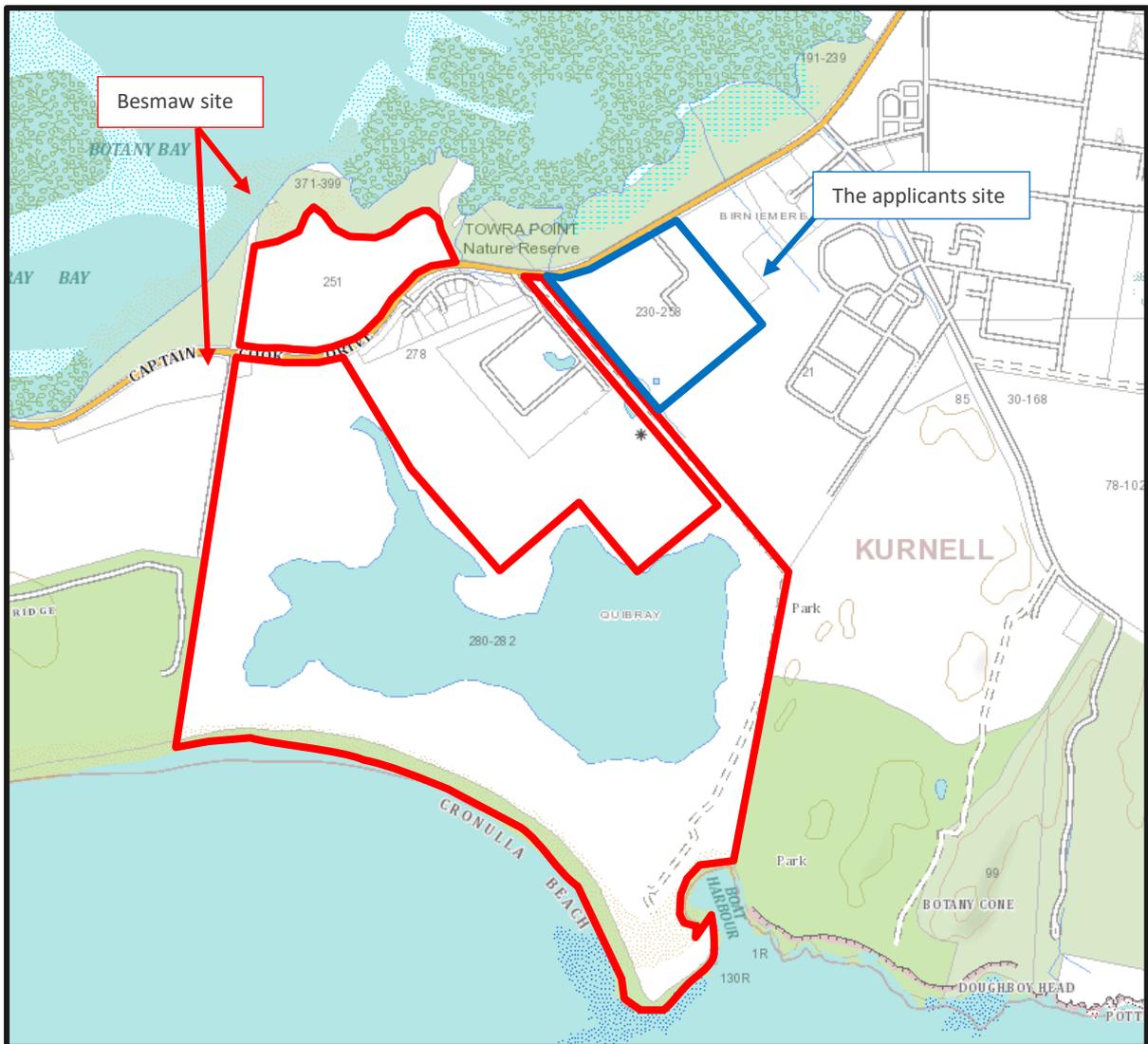
Besmaw does not object to the proposed use of the site as a warehouse and distribution centre. The purpose of this submission is to identify matters of potential impact to the Besmaw site that require further assessment.

2. SITE RELATIONSHIP

The Besmaw site comprises two lots which are dissected by Captain Cook Drive and have a combined area of approximately 176 hectares.

As illustrated in Figure 1 below, the Besmaw site is located to the west of the applicant's site.

Figure 1 – Site Location Plan



3. KEY ISSUES

A review of the documentation submitted with SSD 17_8662 has been undertaken. The review identified that a number of critical matters were not comprehensively considered or addressed within each of the specialist reports. The application also appears to fail to comprehensively address all of the requirements of the Secretary’s Environmental Assessment Requirements (**SEARs**).

The issues of concern to Besmaw are documented in **Table 1** below. The issues relate to:

- Traffic
- Stormwater and flooding
- Biodiversity
- Contamination
- Acoustic
- Consultation

Without further consideration given to such matters, a complete assessment of the likely impacts on the surrounding natural and built environment may not be possible.

Table 1 – Key issues

Matter	Key Issues
<p>Traffic</p>	<ul style="list-style-type: none"> • The proposed Dicker Data facility is estimated to generate 1018 trips per day, including: <ul style="list-style-type: none"> ○ 238 heavy vehicle (23.3%); and ○ 780 light vehicle (76%). • The number of heavy vehicle movements generated by the development in comparison to the overall trip generation, increases from 14.7% to 23.3%. • The proposal seeks to carry out works to Captain Cook Drive to include: <ul style="list-style-type: none"> ○ A 165m (including taper) acceleration lane from the truck access; and ○ A 100m (including taper) acceleration lane from the car park exit. • The TTW report appended to the Traffic Impact Assessment Report proposes a reduction in the speed limit to 60 km/hr along the full frontage of the site, however no analysis of this is provided within the body of the report. • The TTW report states that the acceleration and deceleration lanes would:

Matter	Key Issues
	<ul style="list-style-type: none"> ○ impact on existing services including underground culverts, power poles, and cables; and ○ encroach into the landscaped shoulder, the Towra Point ecologically sensitive area, and other adjacent environmental areas. <p>Further Assessment Required:</p> <ul style="list-style-type: none"> ● The Traffic Impact Assessment should be updated to address the following: <ul style="list-style-type: none"> ○ Impacts on the entrance to Captain Cook Drive should be modelled to include the urban development potential of the Besmaw site. Consideration also needs to be given to the future development potential of the existing Dicker Data site (which is to be put on the market following establishment of the proposed facility). ○ Any upgrade works to Captain Cook Drive, including acceleration / declaration lanes and the provision of additional vehicular access points to Captain Cook Drive, should take into consideration the impacts on adjoining land uses and the existing entry / exit points, including access to Boat Harbour. ○ The cumulative effects of relocating the 80km/hr speed zone, the additional entrance points and the additional acceleration / declaration should be comprehensively discussed, including an analysis on the existing road users and the likely impacts on the traffic generated by adjoining properties.
<p>Stormwater / Flooding</p>	<ul style="list-style-type: none"> ● The applicant proposes to discharge stormwater into the pits within the Captain Cook Drive reserve. It is unclear if the drainage system has the capacity to service the proposal. ● The report identifies that overland flow occurs to the north and south, however the 1% AEP (PMF) modelling does not assess the post-development impact on existing overland flow paths/sheet flows. ● The Stormwater Management Plan states that overland flow paths will convey major stormwater runoff up to the 1% AEP event, however, this event is not modelled so impacts to surrounding properties cannot be accurately assessed. <p>Further investigation required:</p> <ul style="list-style-type: none"> ● The Stormwater Management Plan should be updated to include the volume of runoff associated with the increase in impervious surfaces, the offsite impacts

Matter	Key Issues
	<p>associated with the degree of fill and the increased impacts that this has on adjoining properties.</p> <ul style="list-style-type: none"> An addendum to the flood report should be prepared, assessing the impacts of degree of fill on the site. Fill within flood prone areas has the potential to exacerbate the impacts of flood behaviour and can increase flood hazard, levels and velocities outside of the site.
Biodiversity	<ul style="list-style-type: none"> The Biodiversity Report incorrectly identifies several locations within the Besmaw site as containing 'native vegetation'. Several of these identified locations are in an active dredge pond associated with ongoing sand extraction operations. It is unclear what methodology has been used to categorise native vegetation within, and surrounding the dsite. The Biodiversity Report does not assess the impact of post-development stormwater runoff on nearby ecologically significance reserves (i.e. Quibray Bay and Towra Point Aquatic Reserve). <p>Further Assessment Required:</p> <ul style="list-style-type: none"> The Biodiversity Report should be updated to include an analysis of the impacts of all development and engineering works involved with the proposal. The report should also include an assessment of the post development impacts, including potential flooding and stormwater impacts on the locality.
Contamination	<ul style="list-style-type: none"> The SEARs requested that a Detailed Site Contamination Investigation, including soil and groundwater sampling covering the entire site, be submitted with the SSD DA. The submitted report provides a preliminary assessment & review of previous reports. No soil and groundwater sampling has been undertaken to confirm the extent of site contamination. A human health risk assessment has not been undertaken (as requested within the SEARs). The concrete building slabs are identified as containing asbestos contaminated material (ACM). The RAP states: <i>"The most sustainable solution is considered to be retaining the material on site and containing it within the redevelopment of the site. Dicker Data have indicated</i>

Matter	Key Issues
	<p><i>that the material can be retained in above ground landscaping features that will mitigate exposure to the ACM.”</i></p> <ul style="list-style-type: none"> The RAP also states the following: <p><i>“Contaminated groundwater may be leaving the site along the northern and western boundaries. Consideration in the RAP for ongoing management and duty to report offsite migration is required.</i></p> <p><i>Following the additional groundwater investigation and soil validation works, if soil or groundwater impact remains at unacceptable levels, ongoing management of the Site will need to be considered which may include monitored natural attenuation, the implementation of additional remedial measures and/or implementation of an Environmental Management Plan. If required, contamination may need to be reported to the EPA.”</i></p> <p>Further Assessment Required:</p> <ul style="list-style-type: none"> A detailed investigation into site contamination needs to be undertaken to determine the environmental impacts of the existing and future development. It is requested that the Department seek confirmation that disturbance of soils will not result in leeching of contaminants across the site boundaries. The contamination report needs to include measures for the safe disposal of any ACM. Concern is raised regarding the retention of ACM in above ground landscape features and potential impact on adjoining properties if ACM is to be used in site landscaping.
Acoustic	<ul style="list-style-type: none"> The acoustic report identifies the Besmaw site as being an industrial site and does not take into consideration the range of permissible uses. <p>Further Assessment Required:</p> <ul style="list-style-type: none"> A revised Noise Impact Assessment Report should be prepared which includes noise mitigation strategies to prevent intrusive and offensive noise on future receivers, which may include sensitive receivers. <p>This should be based on the range of permissible land uses on the Besmaw site.</p>
Consultation	<ul style="list-style-type: none"> The SEARs require applicants to consult with local residents and stakeholders. Besmaw would welcome the opportunity to consult with the applicant to discuss the submitted documentation and the additional information.



4. CONCLUSION

We request that Department of Planning and Environment review the documentation submitted in support of the application, having due consideration to the potential environmental impacts of the proposed development.

While Besmaw does not object to the proposed use, it is considered that all environmental impacts have not been identified, assessed and the mitigation measures proposed in the submitted material, requires further investigations to be undertaken.

Besmaw submits that the additional investigations should be prepared and exhibited so that there is an opportunity to review the further information.

If you have any questions, please don't hesitate to contact me on 8233 9900.

Yours sincerely,

A handwritten signature in black ink that reads "Clare Brown".

Clare Brown
Director