



Mr Paul Jewiss
Development Manager

ESR Developments (Australia) Pty Ltd
Level 29, 20 Bond Street
Sydney NSW 2000

19/02/2021

Dear Mr Jewiss

Temperature Controlled Warehouse Facility Modification 1 (SSD-8586218-Mod-1)
Request for Additional Information

I refer to the recent lodgement of the modification application for the Temperature Controlled Warehouse Facility (SSD-8586218-Mod-1). After careful consideration, the Department is requesting that you provide additional information.

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

You are requested to provide the information, or notification that the information will not be provided, to the Department by Thursday 04 March 2021. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Thomas Bertwistle, who can be contacted on 02 8275 1025 at Thomas.Bertwistle@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Ritchie'.

Chris Ritchie
Director
Industry Assessments

Enclosed/Attached: Attachment 1

ATTACHMENT 1

Department Comments

1. Section 2.1.1 of the supplied report notes that several rooms on the mezzanine floor will be used to process, service and repair goods, which may be considered an industrial activity. The Department considers the information provided in the modification application report to be insufficient to understand the exact activities proposed and how this aligns with the use of the development, as consented to. Further details on this aspect of the modification must be provided, including:
 - (i) the exact processes and activities that are proposed to be carried out, including good's entry and exit from the facility and their relation to the use of the site as a warehouse. Details should also be provided on any additional impacts these processes may have, including waste or additional staffing levels
 - (ii) further justification as to how the additional industrial activities can be considered as substantially the same development to the existing consent for a warehouse facility.

2. It is acknowledged that cold and freezer storerooms are now proposed as part of the warehouse facility. The introduction of refrigerated transport to site has potential to impact on noise levels, namely when vehicle's refrigeration units remain on when idled and loading. Consideration should be given to these potential noise impacts and an assessment provided to determine what impact it will have on surrounding sensitive receivers.