

Department of Planning and Environment
Mr. Chris Ritchie
Director Industry Assessment
GPO Box 39
SYDNEY NSW 2001

Attention: Chloe Dunlop

By email: Chloe.Dunlop@planning.nsw.gov.au

Dear Mr Ritchie,

Re: State Significant Development Modification Application - SSD7155 MOD 2

We refer to the letter dated 18 September 2017 prepared by LOGOS Property (the applicant) in relation to the proposed State Significant Development (SSD7155) for the Prestons Warehouse and Distribution Estate. This letter was referred to Liverpool City Council on 22 September 2017 for comment.

Please find below Council's response in relation to the changes proposed to the original consent conditions.

Bernera Road and Yarrunga Street Intersection- Conditions C1, C2, C3 and C4

The applicant seeks to replace conditions C1 to C4 with a new condition that requires Council to enter into a VPA with the applicant and the adjoining landowners for intersection upgrade works at Bernera Road and Yarrunga Street, including allocating the costs of the upgrade works among the landowners and requiring Council to offset the applicants costs against the Section 94 contributions payable for the development.

Council does not support the proposed modification to the original consent conditions. Council also does not support the proposal of offsetting the applicant's costs against their Section 94 contribution. The required upgrading of the Bernera Road / Yarrunga Street intersection is a direct result of the proposed development. The existing intersection was upgraded and funded by Section 94 contributions as outlined in the development contributions plan. Any further upgrading works for this intersection resulting from development is required to be funded by the landowners as conditions of development consent. Council is willing to coordinate a proposed VPA among the adjoining landowners as long as there is no financial impact on Council.

Council requests a meeting between the proponent, DPE and Council to confirm the timing of completion of the proposed intersection upgrade and the costs based on an RMS approved intersection design.



Stormwater Drainage – Conditions C14, C15, C16 and C17

In relation to the stormwater works and the conditions C14 to C17, the applicant has proposed that the conditions be amended to require the applicant to complete the works, and that an independent Quantity Surveyor's (QS) pricing for the subject works be agreed to offset the required Section 94 contributions.

The applicant submitted the QS pricing for the works as \$1,544,840 and proposed this be conditioned to offset against the Section 94 contributions payable for the development.

Previous correspondence of 7 July 2017 from Council's Development Engineer that was sent to Department of Planning and Environment confirmed that the cost for the subject work was estimated as \$970,029 (March 2017 CPI) in the contributions plan and Council cannot credit works at a value greater than that was estimated.

Council does not support the proposed amendments to the conditions. Council is however willing to credit the estimated value (\$970,029) as works-in-kind and as allowed for under the contributions plan.

In relation to public exhibition of Modification application MOD2, the following comments from Council's Traffic and Transport Planning team are offered:

Vehicle Trip Generation

The overall development including this modification will generate more than 910 vehicles per hour during AM and PM peak hours. It will have significant traffic impacts on the section of Bernera Road between Kurrajong Road and Yarrunga Street and the Bernera Road/Yarrunga Street intersection.

The SIDRA model of Bernera Road/Yarrunga Street intersection should be updated to include an additional 315 vehicles generated from the LOGOS development as well as traffic expected to be generated from other local developments including Charter Hall's development. An electronic copy of the SIDRA model should be submitted to Council for review.

Traffic generation potential from the proposed gymnasium use in Warehouse 4 should be based on the RMS Guide for Traffic Generating Development. Alternatively, a trip generation survey is to be carried out at a site which has similar facilities in an area with limited public transport.

Access Arrangement

The proposed additional heavy vehicular access off Bernera Road with a central median (Drawing No: S96-A103) is not supported by Council. The access shall be via the private access road 2.

Road Widening

The proposed development requires:

- Upgrade of the Bernera Road/Yarrunga Street intersection and its widening affection on the subject site;
- The section of Bernera Road between Kurrajong Road and Yarrunga Street is to be widened to a 4-lane road.

A design drawing showing the following should be submitted to Council for review:

- The proposed upgrade at Bernera Road/Yarrunga Street intersection and its widening affection on the subject site;
- The section of Bernera Road between Kurrajong Road and Yarrunga Street to be widened to a 4-lane road;
- The relocation of the existing RMS VMS sign;
- Removal of the proposed additional heavy vehicular access off Bernera Road and the associated central median.

The revised site plan should be submitted to Council for review and approval, prior to the determination of the modification application.

The modification application should not be determined until the abovementioned issues are addressed to Council's satisfaction.

Yours sincerely


Masud Hasan
A/ Executive Planner
Strategic Planning