

NSW Department of Planning & Environment
Level 22, 320 Pitt Street
Sydney NSW 2001

Attention: Thomas Piovesan

Response to Submissions

State Significant Development Application (SSD 7500) Proposed Warehouse & Logistics Hub

5 & 9 Culverston Road, Minto (Lot 3 in DP817793 & Lot 400 in DP87511)

Dear Thomas,

This Response to Submissions is submitted to the NSW Department of Planning & Environment (NSW DP&E) on behalf of Qube Logistics and relates specifically 5& 9 Culverston Road, Minto.

The proposal as submitted to NSW DP&E seeks consent for the construction and operation of a warehouse & logistics hub that will operate on a 24 hour, 7-day basis. The warehouse areas and respective hardstand is detailed below.

Development Particular	Staging		
	Stage 1	Stage 2	Stage 3
Warehouse	1A	1B + 1C	1D
Approximate Total GFA	Warehouse 1A Warehouse: 40,000sqm GFA Office: 2,000sqm	Warehouse 1B Warehouse: 22,000sqm Office: 1,000sqm Warehouse 1C Warehouse: 22,000sqm Office: 1,000sqm	Warehouse 1D Warehouse: 23,000sqm Office: 1,000sqm
Approximate Hardstand	6.9ha for storage associated with warehousing and logistics purposes		

The site is owned by Minto Properties and is located within an existing industrial precinct with strategic access to Sydney's key arterial road network. The proposal will retain the use of the site for employment-generating purposes by facilitating the operation of the site for the storage and distribution of freight. Accordingly, the proposal will create employment opportunities and service businesses that operate on a local and national scale.

The site is located within the Campbelltown Local Government Area (LGA) and is identified within the IN1 General Industrial Zone pursuant to *Campbelltown Local Environmental Plan 2015* (CLEP 2015). The proposed development for a *Warehouse and Distribution Centre* is permissible with consent on the subject site and will be contextually appropriate given the existing industrial character of the site and its surrounds.

As part of the Environmental Impact Statement prepared by Willowtree Planning that was submitted in June 2016, the following matters were considered in detail:

- Strategic and Statutory Context;
- Traffic and Transport;
- Urban Design and Visual;
- Noise and Vibration;
- Soils and Water;
- Air Quality;
- Infrastructure Requirements;
- Greenhouse Gas and Energy Efficiency;
- Ecologically Sustainable Development;
- Waste;
- Contributions; and
- Mineral Resources

State Significant Development 7500 was exhibited from **15 June 2016** until **1 August 2016**. A total of nine (9) submissions have been received to date from the following agencies and landowners:

1. WaterNSW;
2. TransGrid;
3. RMS;
4. Transport for NSW;
5. Office of Environment & Heritage;
6. Campbelltown City Council;
7. NSW Department of Planning & Environment;
8. Department of Primary Industries; and
9. Endeavour Energy.

A Response to Submissions report was submitted on 10 October 2016 that addressed the matters raised by the above agencies and Campbelltown City Council. Following submission of this report and referral of the information to the relevant agencies, the EPA and DP&E requested additional information and further clarification on matters related to swept paths and contamination.

A response matrix is provided (refer **Table 1**) along with the following information which is annexed in support of the proposal to respond to DP&E and the EPA.:

- **Appendix 1** – Swept Path Analysis & Site Plan
- **Appendix 2** – Cover Letter and Remediation Action Plan

Based on the information included in this response, it is evident that sufficient evidence is provided to support the proposal in the current form. It is kindly requested that this Response to Submissions Matrix is attached as part of the final Development Consent.

Should you require further information, please contact the undersigned.

Yours Faithfully,



Andrew Cowan
Director
Willowtree Planning Pty Ltd

Table 1: Response Matrix

Agency/Council	Response
1. NSW Department of Planning & Environment	
<i>Updated swept paths are to be provided which show that there is no vehicle conflict at Culverston Road with vehicles exiting the site with overflow car park entry/exit. Detail is also to be provided with respect to any gatehouses proposed.</i>	<p>An updated swept path analysis has been provided (Appendix 1) which shows that the driveway onto Culverston Road from stage 2 of the proposed development has been widened and that B-Doubles can exit the site without impacting vehicle movements on the opposite side of the road. To avoid vehicle conflict with vehicles entering/exiting the overflow car park area, the driveway has been widened to facilitate additional turning provision.</p> <p>The site plan has been amended to show the gatehouses and each truck entry, with sufficient queuing distance for vehicles provided so that there is no impediment to the flow of traffic on Culverston Road.</p>
2. NSW Environment Protection Authority	
<i>The assessment states that there are exceedances of the NEPM 2013 GILs (fresh water) criteria reported for naphthalene at monitoring wells MW3 and MW4. Both of these wells are in close proximity to fuel infrastructure. It also states that these exceedances could present a potential risk of harm to the nearest ecological receptor being Bow Bowing Creek. It is proposed that a Remediation Action Plan (RAP) will be prepared for soil remediation works surrounding the fuel infrastructure. However, contaminated ground water and its management will be addressed in a separate Construction Environmental Management Plan (CEMP). The EPA recommends that the RAP should include detailed information on the remediation and</i>	<p>Golder Associates have prepared a response letter and Remediation Action Plan to the items raised by the NSW EPA which confirms:</p> <ul style="list-style-type: none">▪ <i>As noted within the Detailed ESA, the identified naphthalene concentrations in groundwater do not present risk to the receiving environment nor to the proposed development and future site occupiers, and therefore does not warrant direct remediation. As such, the RAP will not be amended to include 'remediation' of the naphthalene impacted ground water.</i>▪ <i>As noted within the Detailed ESA, there is potential risk to the receiving</i>

management of contaminated ground water. This can then inform the development of a CEMP which includes information on the management of contaminated groundwater during construction. In addition, due to the potential risk of harm to Bow Bowing Creek, DPE may wish to seek a Site Auditor Statement Part B for the RAP to ensure that it is able to make the site suitable for its intended use.

It is noted that current contamination levels on the site may trigger the duty to formally notify the EPA of contamination under Section 60 of the Contaminated Land Management Act (CLM Act). The EPA Guidelines on the Duty to Report Contamination under the CLM Act provides information on key aspects of the duty to report contamination, and information on how to proceed where there is uncertainty. The EPA recommends that DPE should advise the proponent of this regulatory notification requirement.

environment of the contaminated groundwater is inappropriately managed and discharged directly to stormwater without treatment. This risk requires 'management', and management is only required should the future works involve excavations that intercept the impacted groundwater. As the remediation of the storage tanks (USTs) may involve excavations that intercept the impacted ground water, the RAP has been amended with additional details on the 'management' of impacted groundwater that may be encountered during the excavation of the USTs.

The amendments to the RAP have been included Section 10 Environmental Management.

In relation to the NSW EPA request for a Section B Site Audit Statement for the RAP, Golders have confirmed that the concentrations of naphthalene do not represent risk to the current or proposed land use and unlikely to represent a risk to offsite human health or environmental receptors. As such a Section B Audit Statement is not warranted.

The comments of the EPA are noted with respect to the possible duty to notify under the CLM Act. Qube Logistics is however seeking legal advice on the particulars of this matter and will advise DP&E following issue of this advice regarding the proposed course of action.

Appendix 1

Swept Path Analysis and Site Plan

Appendix 2
Remediation Action Plan & Associated Cover Letter