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**Attention: NSW Office of Water**

**NSW Office of Water File Reference: SSD 18\_9429 - INVITATION TO COMMENT ON ALTIS PROPERTY PARTNERS PTY LTD PROPOSED WAREHOUSE AND DISTRIBUTION FACILITY ON LOT 7, 585-649 MAMRE ROAD, ORCHARD HILLS – SNACK BRANDS**

To whom it may concern,

**1.0 INTRODUCTION**

The NSW Department of Planning and Environment (DP&E) has requested Altis Property Partners Pty Ltd (Altis Property Partners), on behalf of Snack Brands, to consult with NSW Office of Water with regard to the proposed Warehouse and Distribution Facility at Lot 7, 585-649 Mamre Road, Orchard Hills (Lot 2171 DP 1153854), forming one (1) allotment within what is categorised as 'First Estate' (SSD 7173).

The proposed development seeks consent for the construction and operational use of a proposed Warehouse and Distribution Facility that the end user – Snack Brands – would utilise as their main distribution facility / centre. First Estate is owned by Altis Property Partners and is currently used for industrial-related purposes. First Estate forms part of the Western Sydney Employment Area (WSEA), which can be described as designated land, ultimately providing businesses in the immediate vicinity and wider region with land uses concerning industry and employment, encompassing areas for transport, logistics and office space.

The proposed development is consistent with surrounding land uses within to which *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (SEPP WSEA) applies; and, would contribute to the efficient use of employment lands for warehousing and distribution purposes. It is noted that the bulk earthworks, estate infrastructure, and site access have been dealt with under previous State Significant Development (SSD) Applications – 'SSD 7173', 'SSD 7173 MOD 1' & 'SSD 7173 MOD 2' – previously assessed and determined by the NSW DP&E.

Under Schedule 1, Part 12 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), the process of applying for and the categorisation of a proposed development to be considered as SSD, requires that the Capital Investment Value (CIV) be greater than AU\$50 Million, concerning proposals within regard to Warehouses or Distribution Centres / Facilities. The proposed development is considered SSD, for which it would be lodged to and determined by the NSW DP&E. Under the

## Invitation to Comment on Altis Property Partners Pty Ltd Proposed Warehouse and Distribution Facility at Lot 7, 585-649 Mamre Road, Orchard Hills – Snack Brands

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*Environmental Planning and Assessment Act 1979* (EP&A Act) it is required that a formal request for Secretary's Environmental Assessment Requirements (SEARs) be made prior to lodgement of an application seeking formal approval.

An Environmental Impact Statement (EIS) is therefore being prepared to support the proposed development (Warehouse and Distribution Facility). Pursuant to Part 2 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), SEARs were formally requested from the NSW DP&E (Reference No. SSD 18\_9429). As per the SEARs, Altis Property Partners are required to consult with various stakeholders, including NSW Office of Water.

### 2.0 THE SITE

The Site is located at Lot 7, 585-649 Mamre Road, Orchard Hills. It lies west of Mamre Road directly opposite Erskine Business Park and comprises the eastern-most portion of First Estate (Lot 2171 DP 1153854). First Estate has been most recently used for industrial purposes, supporting and further complementing the surrounding land use as previously approved under SSD Application – SSD 7173 (refer to **Figure 1**). Other existing attributes of the Site are as follows:

- In total, the development site area of 585-649 Mamre Road, Orchard Hills equates to 48.35 hectares, with direct frontage to Mamre Road of 890 metres;
- The proposed development site area of Lot 7, 585-649 Mamre Road, Orchard Hills equates to 50,302 m<sup>2</sup>;
- South Creek bounds the Site to the west via its meandering tributary;
- The Site has previously undergone extensive earthworks as part of SSD 7173, which were approved by the Minister for Planning;
- Located opposite the Site, to the east is Erskine Business Park, which contains various warehouse / logistics and industrial facilities that operate on a 24/7 basis including CEVA Logistics, CSR, Woolworths and Alvaro Transport. Note, that some of these facilities are high-bay warehouses;
- Located 2 km to the south-east is Mamre Anglican School, Emmaus Catholic College and the Catholic Healthcare retirement living community;
- To the north along Mamre Road is the residential suburb of St Clair, that comprises typical residential dwelling, interspersed with pockets of open space;
- Located to the south-west is Twin Creeks Golf Club and Country Club, and further to the south the SCA Pipeline, while to the west are rural residential land holdings; and,
- Access is readily available to the regional road network, including the M4 & M7 Motorways, which confirms the suitability of the Site for the proposed and intended purposes.

The Site is currently zoned General Industrial (IN1) under the provisions of SEPP WSEA, where the proposed development is permitted with consent as a Warehouse and Distribution Facility. It is generally bound by the following (refer to **Figure 1**):

- Mamre Road to the east, and further east opposite the Site is Erskine Business Park, as stated above;
- Rural / residential land to the north, south and west of the Site; and,
- Directly south of First Estate is the WaterNSW Pipeline.

The Site has been identified as bushfire prone land with a categorised Vegetation Category of '2'; however, bushfire impacts were previously assessed as part of the previously approved SSD 7173 determined by the NSW DP&E.

Lot 2171 DP 1153854's only public street frontage is Mamre Road along its eastern boundary. Site access to Lot 2171 DP 1153854 is currently obtained via the First Estate internal access road (20.6 m wide) which was approved and constructed under SSD 7173.

Other Development Applications and Modification Applications currently pending can be identified below in **Section 5.0**.



Figure 1 Existing Development & Subject Site (NearMaps, 2018)

### 3.0 THE PROPOSED DEVELOPMENT

The proposed development would provide for a Warehouse and Distribution Facility in a location that is suitably located from any sensitive receiving environments. Additionally, the Site provides an unconstrained platform for development which is further complimented by the local topography that does not pose any significant restrictions for future proposed developments within First Estate. The Site has not been identified with any levels of contamination.

In summary, the suitability of the Site can be attributed to the following:

- SEPP WSEA allows for the proposed development as a permissible use;
- Access to the regional road network;
- Compatibility with surrounding development and local context;
- Minimal impact on the environment; and
- Implementation of suitable mitigation measures where required.

Furthermore, no adverse environmental impacts are anticipated to result from the construction or pursuant operational phases of the proposed development. The proposed development is also suitably separated from sensitive areas and would be serviced by adequate infrastructure, including a capable road network. Any minor environmental impacts anticipated with regard to the proposed development would be ensured by the implementation of the management mitigation measures as outlined in **Part F** of this EIS, formulated in response to the findings and recommendations of the specialist's reports that were provided and summarised accordingly.



**Appendix 1** contains a Preliminary Site Plan indicating the proposed layout. Please note that this Preliminary Site Plan is subject to change as the development assessment process continues.

### **3.1 Access**

The Site would be accessed as follows to support the proposed development:

- The Warehouse and Distribution Facility would be accessed via the internal estate access road (directly off Mamre Road), leading to both separate car and truck entryways and exits. The truck entryway and exit leads to a loading zone with suitable turning space.
- Staff and visitor car parking areas would be provided along the southern boundary of the Site. Disabled parking spaces can be located at the southern boundary of the Site too.

### **3.2 Built Form**

The proposed Warehouse and Distribution Facility would be designed to incorporate architectural elements that articulate the facades and provide a sufficient level of visual amenity with the public domain. The attributed building setbacks would sufficiently offset any adverse visual impacts.

The proposed development exceeds the 20 m height limit as the facility would ascertain a height of approximately 36.65 m within the proposed high bay warehouse component (pertaining to 36% of the Warehouse and Distribution Facility), whilst the remainder would equate to between 13.7 & 14.6 m (at the ridge height) in the proposed low bay warehouse, being compliant with the 20 m maximum height limit, as per the Mamre West Precinct DCP. Despite the non-compliance encountered, the proposed built form outcome is considered acceptable as it would be treated with various materials and colours to suitably activate the frontage and address the entry of First Estate. The proposed height is also complimented with regard to other developments throughout the WSEA obtaining heights of similar stature.

Additionally, the proposed warehouse(s) on the eastern side adjacent to Mamre Road would be on higher ground; and, the RL of the parapet would be higher than the majority of the warehouses within First Estate, when viewed from the road.

Furthermore, the Site would exhibit an aesthetically pleasing architectural landscape design, complimenting the Site characteristics. This would also be the case with a promoted landscape zone visible between the Mamre Road streetscape and the proposed warehouse and future proposed warehouses on vacant lots within First Estate. To further compliment the aesthetics of the proposed warehouse, no reflective materials would be chosen to be placed on the proposed warehouses, to reduce glare for drivers passing by First Estate. The site characteristics would be further demonstrated within the Visual Impact Assessment, which would be included in the subsequent EIS.

### **3.3 Process**

The proposed development would be an ambient facility providing product storage of finished snack-branded goods and would include an Automated Storage and Retrieval System (automated packing system using cranes), a conventional packaging area with adjoining recessed and on grade docks. The proposed Warehouse and Distribution Facility would receive finished fast-moving consumer goods from a nearby off-site manufacturing plant and would use the integrated Automated Storage Retrieval Systems for the handling of these palletised goods. The pallet handling system comprises a double deep storage model with ten (10) aisles, with cranes providing sufficient capacity to accommodate storage and throughput requirements. The system further strategically utilises Sorting Transfer Vehicles (STV) in place of pallet handling conveyors, which is the latest technology for the pick and pack industry.

### **3.4 Servicing Requirements**

Services are available to the Site as approved under SSD 7173.

#### **4.0 STRATEGIC CONTEXT**

The Site is included within 'Precinct 11 – Western Sydney Employment Area' (refer to **Figure 2**) under the provisions of SEPP WSEA and is zoned under this EPI (refer to **Figures 3 & 4**). The proposed Warehouse and Distribution Facility responds accordingly as it seeks to provide employment-generating development opportunities that would ultimately contribute to the overall growth and development of the Western Sydney Region.

In addition to the above, the Site is identified within the Western City District Plan. The Productivity Priorities identified under the Plan are:

- *Planning Priority W7 – Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City;*
- *Planning Priority W8 – Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis;*
- *Planning Priority W9 – Growing and strengthening the metropolitan cluster;*
- *Planning Priority W10 – Maximising freight and logistics opportunities and planning and managing industrial and urban services land; and,*
- *Planning Priority W11 – Growing investment, business opportunities and jobs in strategic centres.*

The proposed development is considered consistent with and responsive to the above priorities, making a valuable contribution to the Western Parkland City, which is earmarked for development and higher and better uses with regard to the Site.

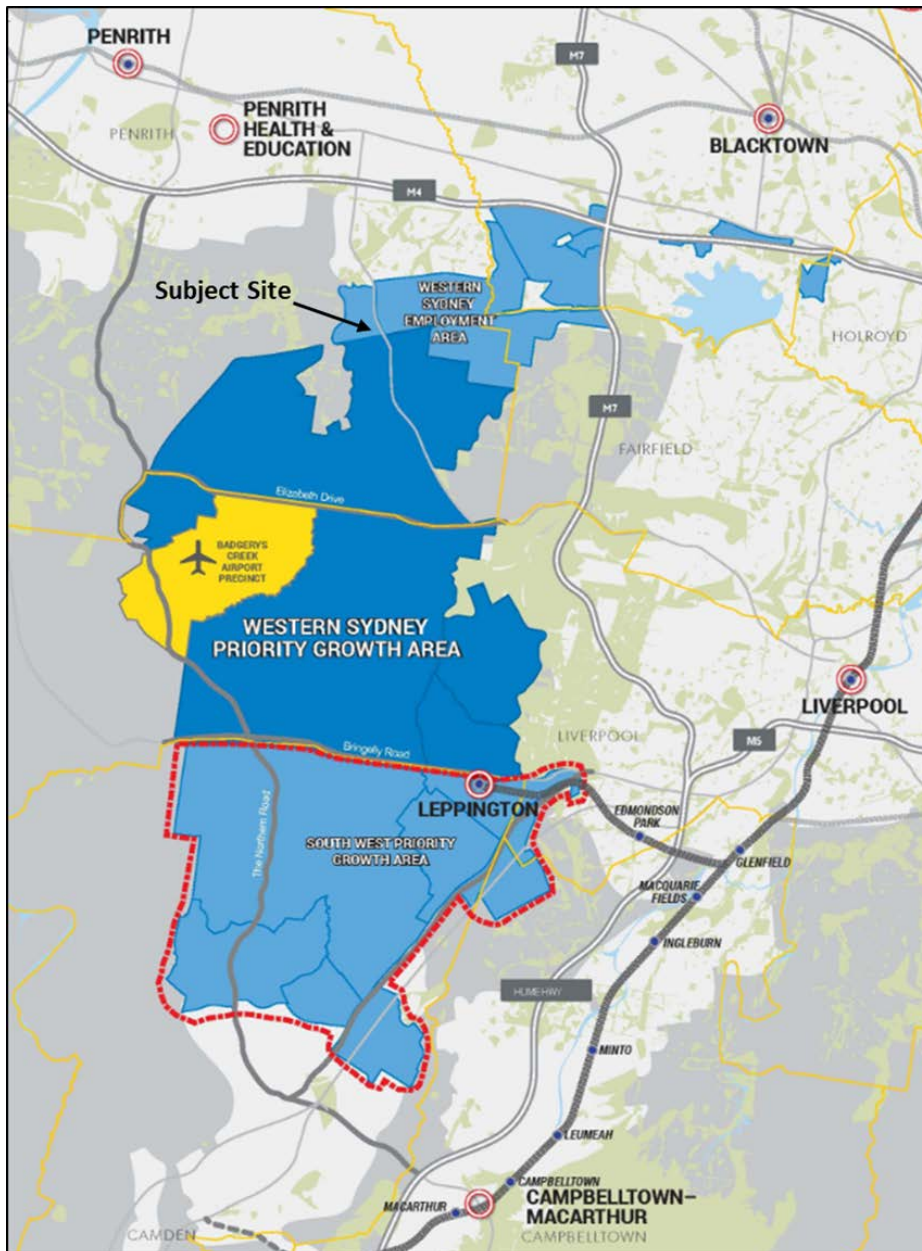
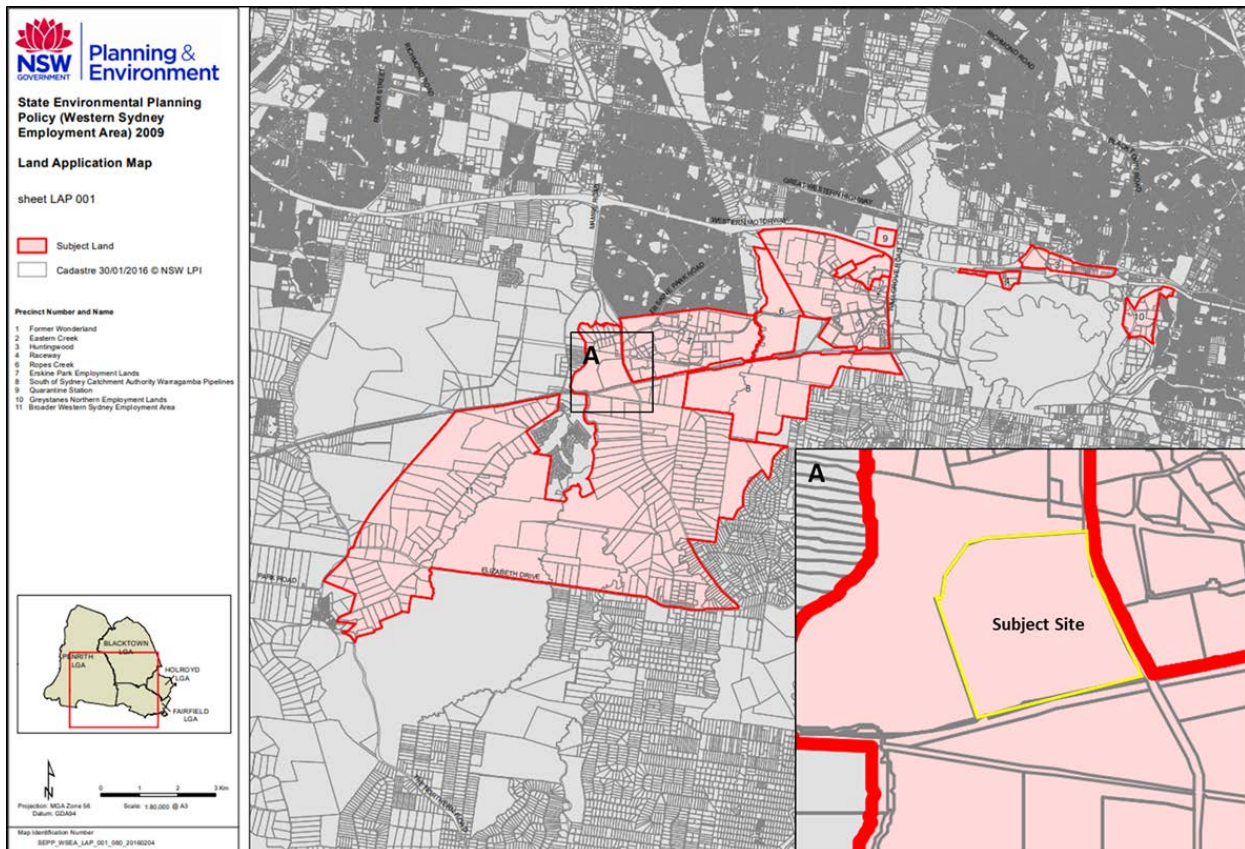


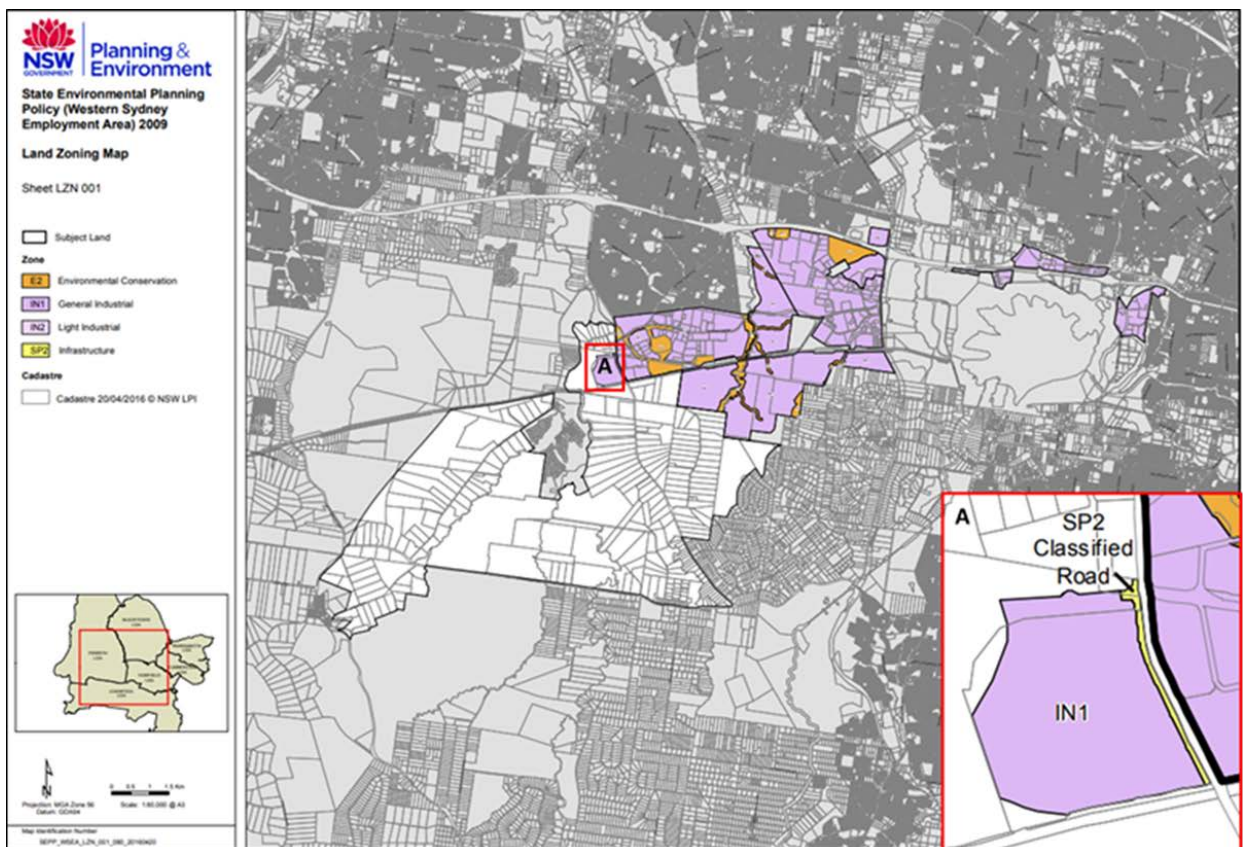
Figure 2 Wester Sydney Employment Area & Subject Site (NSW DP&E, 2018)



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**Figure 3 Land Application Under *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (NSW Legislation, 2018)**



**Figure 4 Site Zoning Layout (NSW Legislation, 2018)**

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### 5.0 SURROUNDING DEVELOPMENTS

To date, warehouse facilities 8B1 and 8B2 have been constructed and are operational, while the bulk earthworks and estate road have also been completed. Built form is yet to be constructed on Lot 7 or Lot 8A. The proposed Warehouse and Distribution Facility, which is the subject of this letter would be constructed on Lot 7 in lieu of that approved under SSD 7173.

Development consent has also been previously obtained separately by Penrith City Council for the construction of a Warehouse and Distribution Facility on Lot 3, which is operated by DATS. Fire and Rescue obtained approval under Part 5 of the EP&A Act for the construction and operation of their training facility on Lot 2. Both facilities on Lot 2 and Lot 3 are constructed and are operational.

Furthermore, three (3) separate Development Applications have recently been submitted to Penrith City Council for determination. Additionally, two (2) Modification Applications have also been lodged to the NSW DP&E for assessment (refer to **Table 1**).

<b>Table 1: Previous Development &amp; Modification Applications at 585-649 Mamre Road, Orchard Hills</b>			
<b>DA Reference</b>	<b>Development Description</b>	<b>Lodged</b>	<b>Determination</b>
DA18/0628	Proposed Warehouse and Distribution Facilities on proposed Lots 6A and 6B.	26 June 2018	Yet to be Determined.
DA18/0674	Proposed paper subdivision concerning 579a Mamre Road, Orchard Hills regarding the proposed subdivision of one (1) lot into two (2) separate allotments.	11 July 2018	Yet to be Determined.
DA18/0689	Proposed Warehouse and Distribution Facility on proposed Lot 6C.	16 July 2018	Yet to be Determined.
SSDMod 18_9453 (SSD 7173)	Proposed channel realignment and proposed Lot 5 expansion works.	29 June 2018	Yet to be Determined.
SSDMod 18_9479 (SSD 7173)	Two (2) proposed Warehouse and Distribution Facilities on proposed Lot 8A.	13 July 2018	Yet to be Determined.

### 6.0 Discussion

Altis Property Partners, on behalf of Snack Brands, are already in receipt of NSW Office of Water's Key Issues for Assessment, which were collated by the NSW DP&E; however, the NSW DP&E has nevertheless requested Altis Property Partners to consult with NSW Office of Water during the preparation of its EIS to support the proposed development.

Altis Property Partners therefore invites NSW Office of Water to comment on the proposed development to allow any significant concerns to be dealt with accordingly in this EIS, which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Travis Lythall on 0447 493 097 or [tlythall@willowtreeplanning.com.au](mailto:tlythall@willowtreeplanning.com.au).

We look forward to hearing from you,



Travis Lythall  
Town Planner  
Willowtree Planning Pty Ltd



## APPENDIX 1 PRELIMINARY SITE PLAN