



**17<sup>th</sup> December 2021**

Planning and Assessment

4 Parramatta Square (Locked Bag 5022),

Parramatta 2124

**Dear DPIE**

**RE: Warragamba Dam Raising EIS review - Production Ave Impact**

Simba Developments PTY LTD (Simba), a company of the Allam Property Group, is an adjoining property owner over the former African Lion Safari Park (ALSP) which has frontage to Production Ave, Warradale Road and Marsh Road, Silverdale. Simba Developments is currently developing a total of 448 residential lots which commenced in year 2019 and is currently forecast to have works completed in late 2027 with stages 5-8 to be still developed.

Project Plan is attached – **Addendum A**

**1. Information requested and included with this submission:**

Subject line which states: Submission –

- *Warragamba Dam Raising Project – SSI8441*

Your Name:

- *Ron Lamari - Senior Development Manager for Allam Property Group.*

Your Suburb-

- *Silverdale – DA approved for 448 lots - Residential Development.*

A statement about any personal information you do not want us to publish online;

- *Approval to be obtained prior to any information being Published.*

A statement on whether you support or object to the proposal;

- *Personally support the proposal.*

The reasons why you support or object to the proposal;

- *To reduce impact on land flooding downstream.*

A declaration of any reportable political donations made in the previous two years (PDF attached).

- *Declaration form is enclosed -Addendum B*

Closing date: Your submission must reach us before the close of the exhibition period.

- *Closing date for submission 19.12.21.*
- *Submitted Date 17.12. 21.*

**Allam Homes Pty Ltd ABN 33 003 798 883 BLN. 28701.c**

Level 3, 11-13 Brookhollow Avenue Norwest NSW 2153 | PO Box 7385 Baulkham Hills BC NSW 2153

T 02 47 322 422 | F 02 47 211 811

**[www.allam.com.au](http://www.allam.com.au)**

## 2. Issues for consideration regarding the EIS.

**Simba Developments Pty Ltd** (Allam Property Group) are the land developer of the former African Lion Safari site that fronts Marsh and Warradale Road and Production Ave where the raising of the Dam wall will have impacts to this neighbouring site.

### 2.1 The Impacts

Both parties, Simba Developments and Water NSW will be impacted due to the proposed timing for the raising the dam wall. Simba Developments requires to carry out Civil and Housing works along Production Ave. The EIS is currently proposing that the vehicle movement will be along Production Ave and this may have an impact in the need of this road re-construction and possible road closures.

### 2.2 Water NSW response to their timing of their raising of the wall Construction program

*Our anticipated preliminary program duration is included in the EIS documentation – please see [Chapter 5](#). The timings for implementation of this program depends upon the time to obtain:*

- *environmental planning approvals*
- *NSW government decision to proceed and*
- *procurement of a delivery contractor*

#### 5.4.2 Construction program

A preliminary construction program is presented in Figure 5-11 with the Project anticipated to be completed between four to five years from commencement.

Figure 5-11. Preliminary construction program



### 2.3 Simba Developments Timing of works

Simba is currently forecasting the following project timing for our works.

- From Feb-2022 to Dec-2027
  - Access is required to our site via gates off Projection Ave from Feb-2022 to April 2023 until stage 6 and 8 road and housing works are completed.
  - Half road construction and Housing activity along Production Ave from March 2023 to December-2027.



Current Program Timing. Table 2.3a

	2022				2023				2024				2025				2026				2027			
Simba Civil and Housing Activity Forecast Timing	Feb-22	Jun-22	Sep-22	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27
Stages 5-8																								
Access Off Production Road																								
Stage 5 (59 lots Civil and Housing )																								
Stage 6 (56 lots Civil and Housing works )																								
Stage 7 (69 lots Civil and Housing )																								
Stage 8 (33 lots Civil and Housing )																								

Note: The above timing is based off our current project program and is subject to change due to approvals and market conditions.

## 2.4 Simba Works and Activity

The following works and activities are still required to be carried out on our project over stages 5-8.

- Re- construction of Production Ave that fronts our land.
  - Kerb and Gutter and reconstruction of half road
  - Road closures
  - Impact with Temporary Traffic lights
  - Installation of utility services along this frontage
    - Plan attached – **Addendum C**
- Pedestrian Crossing
  - Construction of a pedestrian crossing in accordance with our DA condition.
    - This will restrict traffic flow and raise a safety issue whilst this crossing is being constructed or operational.
    - EIS indicates that temporary traffic lights will be installed at the intersection of Production and Warradale Roads. This may impact traffic flow with our road closures while we carry out the re-construction of Production Avenue.
    - If intersection is constructed this will add vehicle movements out of the residential estate.
      - Plan attached – **Addendum D**
- New Road Maintenance Period
  - Production Ave when re-constructed by Simba will have a 12 months maintenance bond with Wollondilly Council. Any damage that occurs during this 12 month period whilst raising of the Dam Wall will be WDR responsibility. This may require an agreement to Bond this road with Simba or with Wollondilly Council for any potential road damage.
- Home construction period of 9-18 month along Production Ave after half road re-construction.
  - This will have a further impact on Production Ave due to:
    - Material deliveries and trade parking whilst these homes are under construction.
    - Noise and traffic disturbance if homes are completed occupied by the residents.

Allam Homes Pty Ltd ABN 33 003 798 883 BLN. 28701.c

Level 3, 11-13 Brookhollow Avenue Norwest NSW 2153 | PO Box 7385 Baulkham Hills BC NSW 2153

T 02 47 322 422 | F 02 47 211 811

[www.allam.com.au](http://www.allam.com.au)



### 3. Conclusion and Closing Summary

Therefore, our main concerns are based around the timing of the raising of the Dam wall and the vehicle and traffic movements along Production Ave and Warradale Roads. This will impact both parties during a period of up to 5 years if works overlap to construct these works. If both parties commence activities along Production Ave at the same time, this will have a major impact on the Traffic control measures if these clashes. The EIS traffic management plan should consider an alternative route so that neither party will be required to stop works.

In summary of the issues raised:

- Impact due to proposed traffic management for vehicle movements during our civil and housing works while raising the Dam Wall.
- Impact due to road closures for the re-construction of Production Ave and for the pedestrian crossing.
- Impact of Housing Construction activity, trade parking and material delivery along Production Ave frontage.
- Impact due to the 5-year construction duration of raising of the Dam Works after approvals have been obtained and works have commenced.
- These works would be required to commence after 2027 year to avoid any clash with Simba's civil and housing activities.
- Noise and dust disturbance to the homes when occupied along Production Ave.

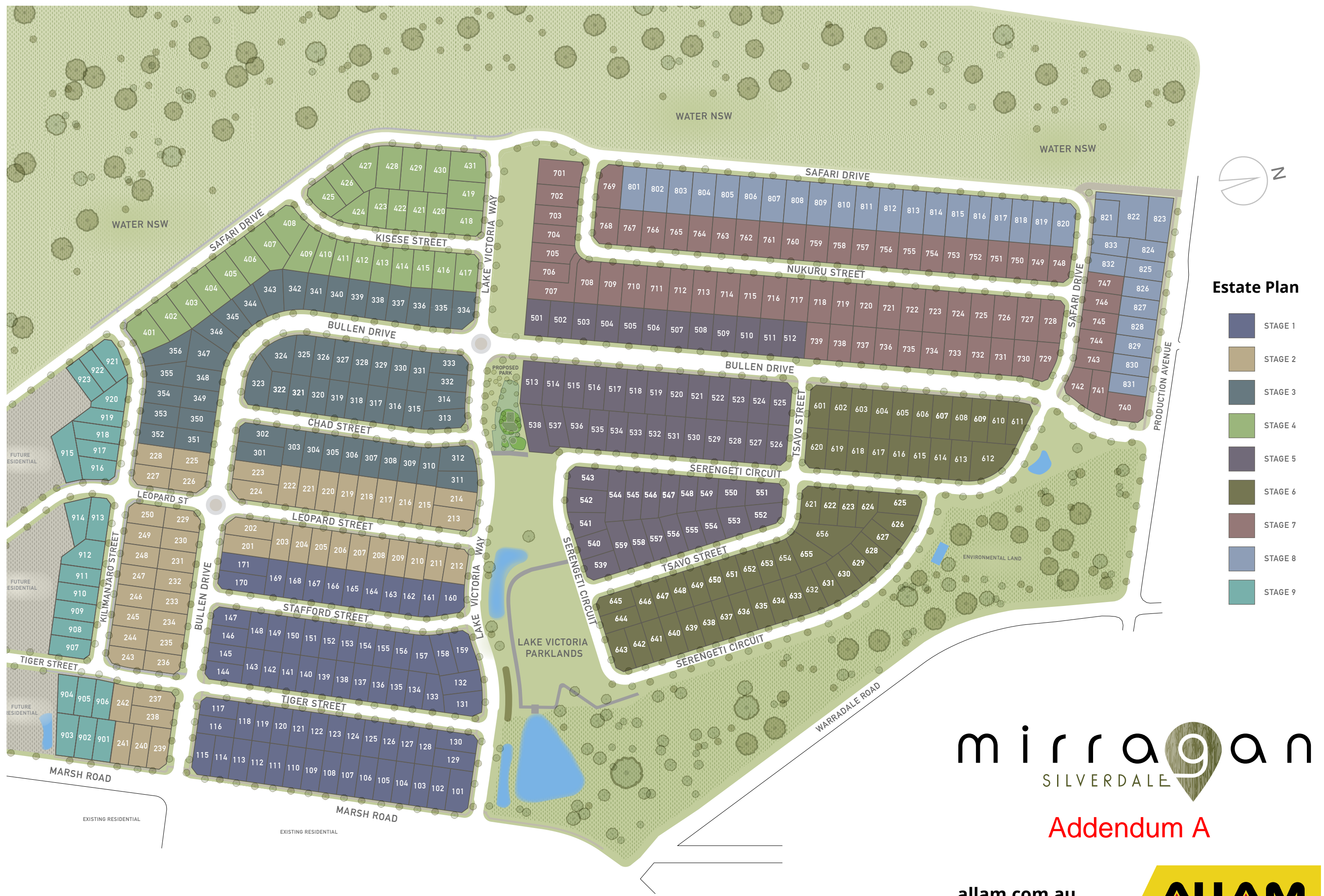
I am happy to further discuss any of the above issues raised when assessing these matters, for possible solutions so that both parties are not impacted.

Yours faithfully

*R. Lamari*

**Ron Lamari**  
**Senior Development Manager**





mirragan  
SILVERDALE

Addendum A

allam.com.au

ALLAM

Please note that the plan is an artist's impression and is to be used as a guide only. Whilst every care is taken to ensure that this plan is correct, it is indicative only and subject to change without notice. Purchasers must rely on their own enquiries and the Contract for Sale of Land. NOTE: Dimensions are subject to survey and preparation of final subdivision plan. Plans are not to scale. ALHMM 2560321

# Political donations disclosure statement



NSW GOVERNMENT  
Department of Planning

## Addendum B

Office use only:

Date received: \_\_\_\_/\_\_\_\_/\_\_\_\_

Planning application no. \_\_\_\_\_

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning and Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

### Explanatory information

#### Making a planning application or a public submission to the Minister or the Director-General

Under section 147(3) of the Environmental Planning and Assessment Act 1979 ('the Act') a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any *person with a financial interest* in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any *associate of that person*.

#### How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation is made.

#### What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

**Warning:** A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

## Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

**gift** means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

**gift** means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

**local councillor** means a councillor (including the mayor) of the council of a local government area.

**relevant planning application** means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
- b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
- c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
- d) an application for development consent under Part 4 (or for the modification of a development consent), or
- e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application, but does not include:
  - f) an application for (or for the modification of) a complying development certificate, or
  - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
  - h) any other application or request that is excluded from this definition by the regulations.

**relevant period** is the period commencing 2 years before the application or submission is made and ending when the application is determined.

**relevant public submission** means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

**reportable political donation** means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

### 86 Meaning of "reportable political donation"

- (1) For the purposes of this Act, a reportable political donation is:
  - (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
  - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
    - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
    - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

**a person has a financial interest** in a relevant planning application if:

- a) the person is the applicant or the person on whose behalf the application is made, or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

**persons are associated with each other** if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d) they have any other relationship prescribed by the regulations.



## Political Donations Disclosure Statement to Minister or the Director-General

*If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.*

Disclosure statement details				
Name of person making this disclosure		Planning application reference (e.g. DA number, planning application title or reference, property address or other description)		
Ron Lamari - Senior Development Manager-Allam property Group		Warragamba Dam Raising Project - SSI8441		
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT		YES / <b>NO</b>	OR	You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION <b>YES</b> / <b>NO</b>
<b>Reportable political donations made by person making this declaration or by other relevant persons</b>				
* State below any reportable political donations <b>you have made</b> over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).				
* If you are the <b>applicant</b> of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR				
* If you are a <b>person making a submission</b> in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
Nil				
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date				
Name(s)				
<div>APPROVED</div> <div>By Ron Lamari at 2:07 pm, Nov 24, 2021</div>				



Cont...

## Political Donations Disclosure Statement to Minister or the Director-General

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
Nil				

DA Approval  
condition calls for a  
pedestrian crossing  
to be constructed in  
Production Ave to  
provide access to the  
parkland

## Addendum C



No.	DESCRIPTION	DRN	APP.	DATE
A	ORIGINAL ISSUE	A.K		01/12/15
B	REVISED SUBDIVISION LAYOUT	A.C		19/05/16
C	REVISED TO COUNCIL COMMENT	A.C		06/08/16
D	REVISED SOUTHERN DRAINAGE & WALL PLAN ADDED	A.C		13/07/17
E	REVISED PROPERTY DESCRIPTION	A.C		31/10/17

planning engineering landscape design

12 New Rd, LA 5061 T 03 931 9919

Weighted Mean	A.H.D	Current Title	Project Name	Notations
Drawn	A.C	GARDEN	12 New Rd Launceston TAS 5060 Garden 1600 1510 Wetland 1600 2200 E 16 1400 3000 E 16 1400 3000	NO EXISTING 15137 DA COT Sheet 02 of 38 Scale 1:1,250 @ A1 Date 31/10/17 E A1
Checked	A.C			
Approved	V.M.		SIMBA DEVELOPMENTS	
	V.M.	Approval	WOLLONDILLY Local Authority	

## PROPOSED SUBDIVISION, DRAINAGE & ANCILLARY WORKS

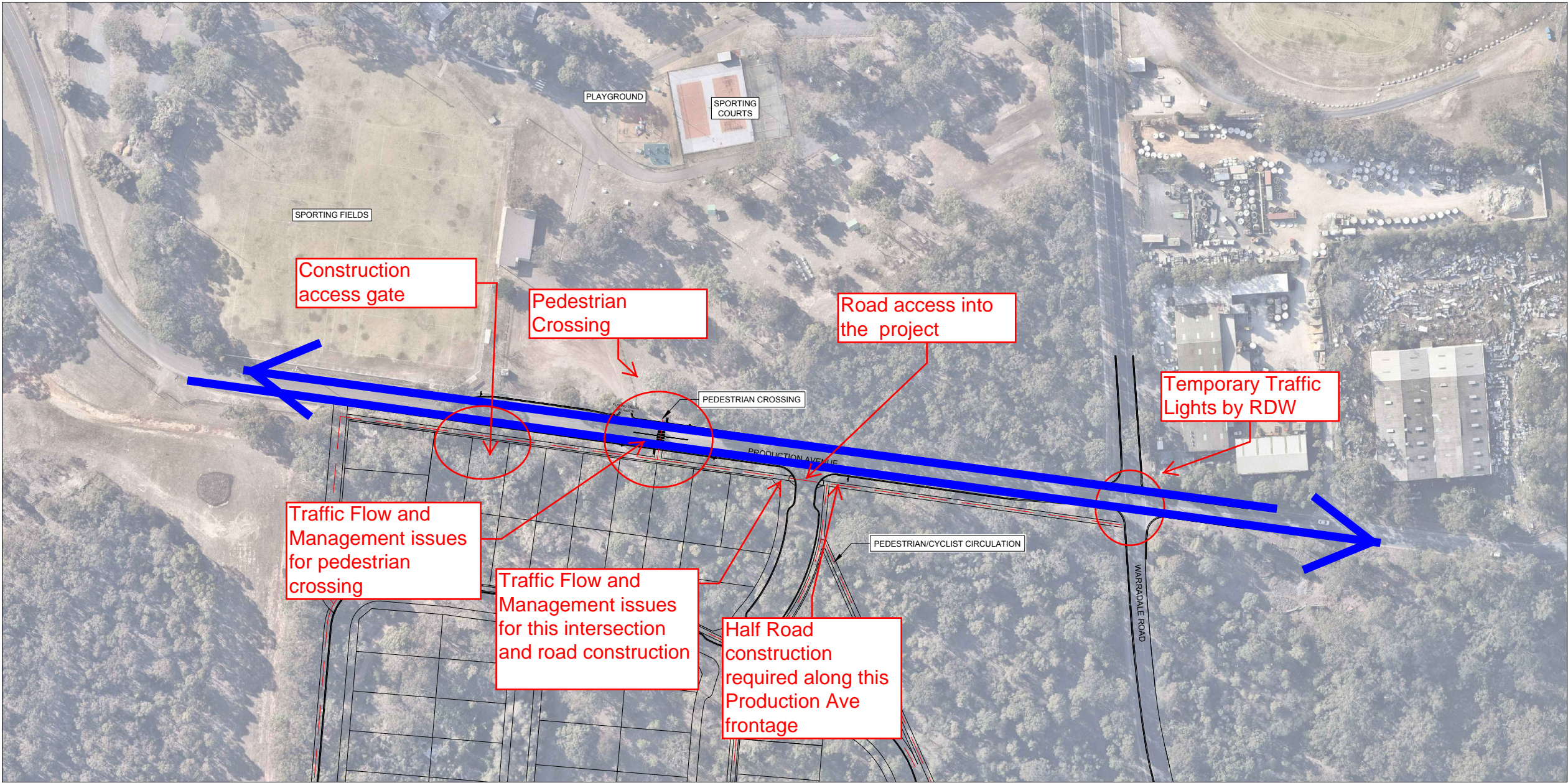
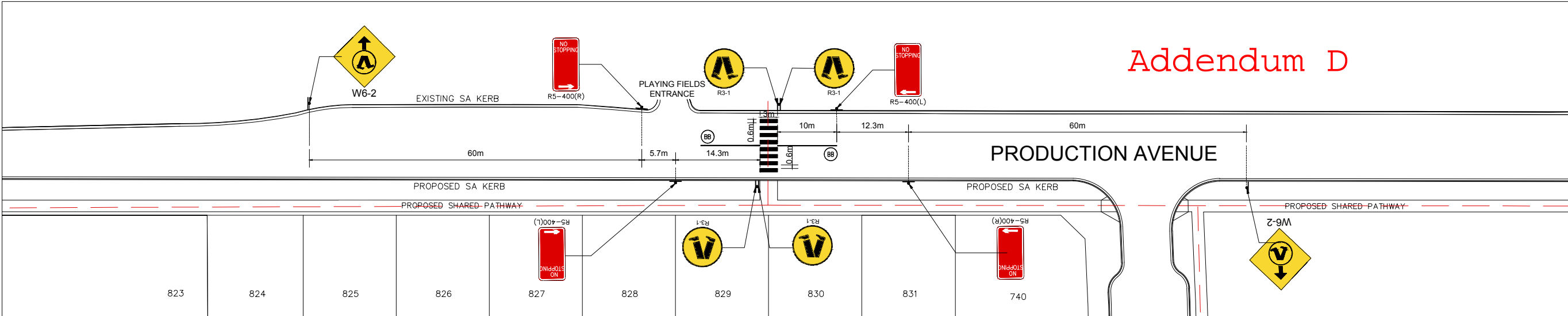
### LOTS 1301-1304 DP:1236986

## SITE CIVIL WORKS AND KEY PLAN





Addendum D



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
C	27.09.18	ADDED LOT NUMBERS	NS	ND	DATUM: N/A CONTOUR INTERVAL: N/A	0 25 50m SCALE: 1:1000 (FULL)	
• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design							

Copyright Notice: This plan and the information it contains are copyright and remain the property of ADW Johnson Pty Ltd. ADW Johnson Pty Ltd grants to the client named on this plan a license to use the information hereon for the purpose for which we were engaged to perform the work. Use of the plan and information it contains for any other purpose is not permitted unless prior written approval has been obtained from ADW Johnson Pty Ltd.

drawing title:  
**PEDESTRIAN CROSSING**

location: PRODUCTION AVE.

council: WOLLONDILLY

dwg ref:300002-ESK-013

client:  
SIMBA DEVELOPMENTS  
PTY LTD

central coast office ph: (02) 4305 4300  
hunter office ph: (02) 4978 5100  
www.adwjohnson.com.au