



planning consultants

5 July 2019
Our Ref: 20817A.3SE_SSD Submission

Mr Jim Betts
Secretary
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Betts

**RE: Kemps Creek Warehouse, Logistics and Industrial Facilities Hub – SSD 9522
Submission on State Significant Development
Mamre Anglican School – The Anglican Schools Corporation**

DFP Planning has been commissioned by The Anglican Schools Corporation (TASC) to review the above State Significant Development (SSD) application in regard to potential outcomes relating to the Mamre Anglican School site, located at 45-59 Bakers Lane, Kemps Creek (Lot 4 DP 587334).

Mamre Anglican School is located less than 500m east of the Kemps Creek Warehouse, Logistics and Industrial Facilities Hub site (the site), with common access to both sites through the intersection of Mamre Road and Bakers Lane.

DFP Planning has reviewed the EIS and supporting assessment material relevant to the potential outcomes of the proposal as they relate to Mamre Anglican School. The following comments are made in regard to the development proposal:

- **Traffic:** TASC has engaged Stanbury Traffic Planning to carry out a review of the Traffic Impact Assessment prepared by Ason Group. The findings and comments made by Stanbury Traffic Planning on behalf of TASC are set out in a review letter at **Attachment 1**. It is requested that as part of the Response to Submissions (RtS) package, the applicant be required to provide a response to each of the items raised in the review letter.
- **Air Quality:** The site-specific mitigation measures set out in Table 17 of the Air Quality Impact Assessment prepared by Northstar are supported. It is recommended that any consent for the proposal should include the relevant air quality mitigation measures as part of the Construction Environmental Management Plan, in particular including a requirement to notify surrounding land users (including Mamre Anglican School) if the air quality drops below acceptable levels as a result of the construction works, and what measures are being taken to address and resolve the conditions.
- **Construction Noise:** The recommendation of the Noise Impact Assessment by Acoustic Works in regard to construction noise and vibration is supported. It is recommended that the noise management plan prepared prior to the issuing of a Construction Certificate includes specific reference to daytime noise that might impact the operations at Mamre Anglican School.



Thank you for the opportunity to provide a submission on this application. Please contact the undersigned should the above require further discussion.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'Stephen Earp', written over a horizontal line.

**STEPHEN EARP
PARTNER**

searp@dfpplanning.com.au

Reviewed: _____

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