

Ms Grace Macdonald
NSW Planning Manager
ESR Developments (Australia) Pty Ltd
Level 24, 88 Phillip Street
SYDNEY NSW 2000

23 December 2022

Subject: Request for Additional Information

Dear Ms Macdonald

I refer to the additional information provided for the Westlink Industrial Estate (SSD-9138102) on 6, 13 and 21 December 2022. After reviewing the information provided, the Department is requesting that you provide additional information that effectively addresses the issues identified in Attachment 1.

The Department is also continuing to consult with relevant agencies as to whether the additional information provided has adequately addressed the issues raised in previous advice, and further information may be requested.

You are requested to provide the information, or notification that the information will not be provided, to the Department by 31 March 2023. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

If you have any questions, please contact David Schwebel on 9274 6400 or via email at david.schwebel@planning.nsw.gov.au.

Yours sincerely,



Chris Ritchie
Director
Industry Assessments

Attachment 1

Earthworks and retaining walls

- The Department notes that the overall pad height for Lot 1 has been driven, in part, by an attempt to achieve a balance between cut and fill volumes and a building footprint to facilitate tenant requirements. However, the proposed pad size and height has resulted in proposed retaining walls that significantly exceed the DCP height limits for both individual tiers and cumulatively. The Department previously recommended consideration of relocating the western extent of the proposed building further to the east in order to achieve a more gradual incline, and potentially relying more on embankments and less on large retaining wall tiers. Only minor changes to the retaining wall configuration were proposed in response. Questions were also raised regarding the viability of proposed large trees between tiers, and it was then confirmed that only medium-sized trees would be viable.

Based on the most recent configuration, the overall height and steepness of the proposed retaining walls is still considered to have a prominent presence on the public realm and the proposed landscaping is not considered adequate to sufficiently mitigate these impacts. If the level difference between the proposed pad and the public realm at the south-western corner of the site is proposed, the visual impacts would need to be managed by significantly reducing the overall steepness and incorporating more vegetation. Relocating the western extent of warehouse building towards the east, or removing part of the western end of the proposed building, could also reduce the area of the building that exceeds the DCP height limits from pre-development ground level. It is also noted that the indicative cross-sections provided do not include horizontal scales and it is difficult to accurately establish the steepness of the proposed retaining walls.

- The RFI response states that all retaining walls have been set back 2m from the property boundary. However, the civil plans indicate that some walls are still within 2m of the boundary – including RW-LOT 1-02. Clarify the width of the setback of the retaining walls from the property boundaries and confirm that proposed landscape planting is achievable in the locations proposed between walls and the boundary.

Landscaping and visual impact

- It is noted that the visual impact assessment (VIA) has been amended for Viewpoint 3. However, the location of trees shown in the photomontage along the top of the retaining wall along the northern boundary conflicts with the landscape plan for Lot 1, which shows these trees between the retaining wall and boundary.
- Further, the corrected photomontage for Viewpoint 3 has highlighted that the proposed pad levels and scale of the warehouse building could result in significant visual impacts to the residence to the north at 284-288 Aldington Road. This includes impacts from truck headlights as the proposed layout of Warehouse 1 requires trucks to drive north and then east around the back of the warehouse to exit the site and will at some points directly face the dwelling house, including on occasions with headlights on directed at this property. Similar to noise impacts, existing dwellings in the Mamre Road Precinct should be considered and cannot be assumed to be uninhabited or subject to industrial development unless an active development application or consent applies to the site.

- The proposed tree planting along the northern boundary is considered insufficient to adequately mitigate this visual impact on the dwelling at 284-288 Aldington Road. In order to provide adequate screening, a vegetated buffer of greater width should be provided along the northern boundary, incorporating both trees and understory plants at an appropriate density, and including tree planting along the top of the retaining as required by the DCP. Alternatively, other screening options must be considered to reduce visual and lighting impacts on this receiver, such as options for agreed planting at the property itself along its southern boundary or closer to the dwelling.
- As advised previously, further consideration should be given to planting trees along the top of retaining walls to improve screening of the proposed warehouses from the surrounding area given the proposed levels of fill and elevated position of the proposed lots, particularly when viewed from the west.
- Provide a plan that clearly demonstrates the pervious surface area calculations provided in the RFI response table.
- The Urban Design Report (Appendix M) is marked as 'draft for review.'

Stormwater

- The development must have regard to the final Sydney Water Mamre Road Precinct stormwater scheme plan and draft design guidelines (released 21 December 2021): https://www.sydneywatertalk.com.au/aerostormwater/news_feed/updated-mamre-road-precinct-stormwater-scheme-plan-and-related-documents
- It is noted that Sydney Water, in their advice dated 20 December 2022, requires the 25m-wide open natural trunk drainage channel identified within the site to be reflected in the proposal.
- Aspects of the proposed development are located within the trunk drainage channel as identified in this scheme plan and consideration will need to be given to potentially re-locating or moving parts of the proposal within the naturalised channel, unless otherwise agreed with Sydney Water as the Water Management Authority. Any relevant plans, technical reports or modelling must also be updated to reflect any changes to the development layout.