

Our ref: DA 24/14866 (PAN-474259)

Mr Jason Harman
Land Development Solutions
79 Broadmeadow Road
BROADMEADOW NSW 2292

24 October 2024

Subject: PAN-474259 - Request for Information – Change of Use to Depot, 20 Selwyn Street, Mayfield East (DA 24/14866)

Dear Mr Harman,

I refer to the above Development Application (the DA) lodged under Part 4 of the *Environmental Planning and Assessment Act 1979* for the change of use to depot at 20 Selwyn Street, Mayfield East. After careful consideration the Department of Planning, Housing and Infrastructure (the Department) is requesting that you provide the additional information outlined below in accordance with clause 36 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation).

You are requested to provide the following:

1. Clarification of the type of material that the driveway and hardstand areas are constructed. Section 3.2 of the Statement of Environmental Effects (SEE) states that no concrete hardstand is proposed within the site and that compacted gravel would be used for driveways and storage areas. However, the Site Plan - Landscape Concept Plan DA02 21/8/23 Issue A (Appendix D of the SEE) shows a concrete driveway.
2. Sections 3.2.1 and 3.2.2 of the SEE states that the demountable buildings are constructed to Australian Standards. Provide details of the relevant Australian Standards that the construction of the demountable buildings are compliant with.
3. Details of how the demountable buildings are secured to the ground to provide stability to the building's occupants and workers within the site. The information must include drawings illustrating the method that the buildings are secured.
4. Details of the fencing that would installed on the perimeter of the site.
5. The Traffic Assessment (Appendix C) states that based on the traffic generating potential of business parks, the peak traffic generating for 1000sq.m GFA of building/storage areas is between 7-8 vtp. However, no details of the number of light and heavy vehicle movements that are generated by the proposal are provided. You are requested to provide details of the traffic movements generated on a daily basis (total vehicles and light and heavy vehicles).

6. No details are provided of traffic routes used by the heavy vehicles. In particular it is unknown if Selwyn Street and the Industrial Drive underpass would be utilised and its suitability as a heavy vehicle route.
7. Section 3.0 of the Acoustic Report (Appendix E) states that the site is within an established rural residential area with minimal industrial or traffic noise. Please clarify this statement as the site is adjacent to a State Road (Industrial Drive) and a rail line (servicing Port Waratah Coal Services) and is located in an area with industrial, port and residential land uses.

The Department requests that you provide a response with the requested information by **7 November 2024** via the NSW Planning Portal. If you are unable to provide the requested information within this timeframe, you are required to provide, and commit to, a timeframe detailing the provision of this information.

In accordance with section 94 of the EP&A Regulation, the assessment period ceases to run from the date of this request until the information is provided. At the date of this letter, 20 days in the assessment period has elapsed.

If you have any questions, please contact me on 9274 6437.

Yours sincerely



Michael Young
Principal Planner, Transport and Water Assessments
as delegate for the Minister for Planning and Public Spaces