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Environmental & Planning Department

Our Reference: 003/8001-06
Contact: Mrs T Hannaford
Telephone: 9840 9809

16 March 2016

Department of Planning & Environment
GPO BOX 39
SYDNEY NSW 2000

Dear Sir/Madam,

PROPERTY: LOT 21 DP 1171076, 14-54 DENNISTOUN AVENUE, YENNORA
SUBJECT: MODIFICATION REQUEST

Thank you for the opportunity to comment on the Yennora Distribution Park – Modification request.

Development Engineering

- A. The site is shown as a flood control lot on Council's mapping. In this regard the following shall be addressed with regard to the area where development is proposed: -
- i. The applicant shall submit a survey drawing prepared by a registered surveyor that includes existing site contours and spot levels throughout the site along with the location of all existing structures to the Australian Height Datum (mAHD).
 - ii. Photos of the existing overland flow path area throughout the site shall be taken and submitted to Council.
 - iii. Submit details and drawings of the works that are required to convey the 1% AEP stormwater overland flow through the site ensuring that the neighbouring properties do not suffer any increase in water levels or flooding following construction of the proposed structures.
 - iv. Council DCP requires the finished floor level of industrial development to be set a minimum of 500mm above the post development 1% AEP overland flow path level, at the upstream side of the structure. See below also for PMF controls.
 - v. Clear passage or open style fencing (refer to Council standard detail SD8025) is required within overland flow path areas.
 - vi. Council's DCP flood controls should be addressed. Reference shall be made to DCP 2013 Part A section 8 including the Flood Risk Precincts table. Also PMF levels will be required for evacuation/safe refuge and structural soundness requirements. Evacuation/safe refuge shall be demonstrated and cannot include mechanisms (eg lift) reliant upon the power supply.

a place for everyone

B. Demonstrate compliance with Section 7.0 Stormwater management of Holroyd DCP including:

- Minimize runoff by the reuse and recycling of stormwater.
- Water quality impacts.
- On-site stormwater detention.

C. Council would also like clarification of the following:

- When the easements in favour of Council for all stormwater assets on the site that drain external catchment areas will be created. (Condition 33 of Determination 2/4/2002).
- As Council is undertaking an overland flow analysis within this catchment, if stormwater plans identifying existing private systems within the site are available for Council information?

Traffic Engineering

1. Car parking spaces located north of building 8A shall be provided with at least 300 mm clear of obstructions higher than 150 mm such as walls, fences and columns in accordance with AS 2890.1:2004.
2. The gradient of the ramp for the loading bay located south of building 3 shall be shown on the plans. The gradient of the ramp shall be in accordance with AS 2890.2:2002.
3. The Traffic Report does not correspond with the architectural drawings. The gross floor area in the Traffic Report differs from the architectural drawings. Also, there is no evidence of building 8C on the architectural drawings.
4. Due to the proposed increase of train movements from 10 to 14, a road safety assessment / statement at the existing level crossing on Boola Avenue shall be undertaken. The assessment shall include existing and future number of traffic flows.
5. SIDRA analysis / any traffic modelling to include the following scenarios and information:
 - Existing.
 - Existing + Development.
 - Show result for all turning movements, queue length, delays, LoS and DoS.
 - Provide SIDRA data files.
6. Impact of the proposed development on low density local roads (e.g. Boola Avenue, Loftus Road, Military Road etc.) with consideration for local road environmental capacities and impact on residential amenities.
7. Impact of the proposed development on surrounding intersections subject to traffic generation assessment of the proposed development.
8. Any proposals that affect traffic signs, linemarking or traffic devices on any public road are subject to the approval through the Holroyd Traffic Committee. The proposal shall be reported to the Holroyd Traffic Committee prior to the lodgment of the DA. Holroyd Traffic Committee meetings are generally held on the first Wednesday of the every month excluding January. Please contact Council's Traffic Engineer to include an item to the Holroyd Traffic Committee. A plan of the proposal and supporting documentation including traffic

reports/studies is required to be submitted two weeks prior to the Holroyd Traffic Committee meeting date. It is also noted that the traffic consultant, applicant or representatives will generally be required to present and answer questions at the Holroyd Traffic Committee meeting

Environmental Health Department

A. Contamination

The report from Douglas Partners is a Preliminary Waste Classification Report (Project 73624.01) dated 17 October 2013. The report submitted is not a Preliminary Environmental Site Assessment nor is the report a Detailed Environmental Site Assessment as defined by the NSW EPA "Guidelines for Consultants Reporting on Contaminated Sites". The report has not been prepared in accordance with the National Environmental Protection Measure (Assessment of Site Contamination) (NEPM), 1999 (2013 Amendment).

Council notes that it is a waste classification report; however the SEE refers to the provisions of SEPP 55. Table 1 of SEPP 55 refers to landfill sites, which the subject area appears to be. Therefore contamination report is required in accordance with SEPP 55. The report's being prepared in 2013 provides a gap of 2 years and are therefore not considered relevant.

Council will require a Preliminary Environmental Site Assessment to be prepared in accordance with SEPP 55 – Remediation of Land, NSW EPA "Guidelines for Consultants Reporting on Contaminated Sites" and the National Environmental Protection Measure (Assessment of Site Contamination) (NEPM), 1999 (2013 Amendment).

B. Noise

No objections are raised to the report from Atkins Acoustics & Associates Pty Ltd (Ref: 45.6978.R1:GA/DT/2015 Rev 02) dated June 2015.

Landscaping

1. Amended architectural, engineering and landscape plans are to provide for the required tree planting bays within the car park areas as per DCP Part A, Clause 3.4, c7 and figures 8, 9 and 10 on page 36.
2. Submission of a fully documented landscape plan prepared by a qualified landscape architect and which provides for:
 - a. Native plant species selected from the Yennora Distribution Park plant species list **(copy attached)**
 - b. Car parking areas shall provide a native tree planted every 5 spaces, to be planted in the required planter beds as per item 1 above.

Yours faithfully,

Merv Ismay

GENERAL MANAGER

Per:

MANAGER DEVELOPMENT

A handwritten signature in black ink, appearing to be 'J. Smith', written over the printed name 'MANAGER DEVELOPMENT'.

