

ETHOS URBAN

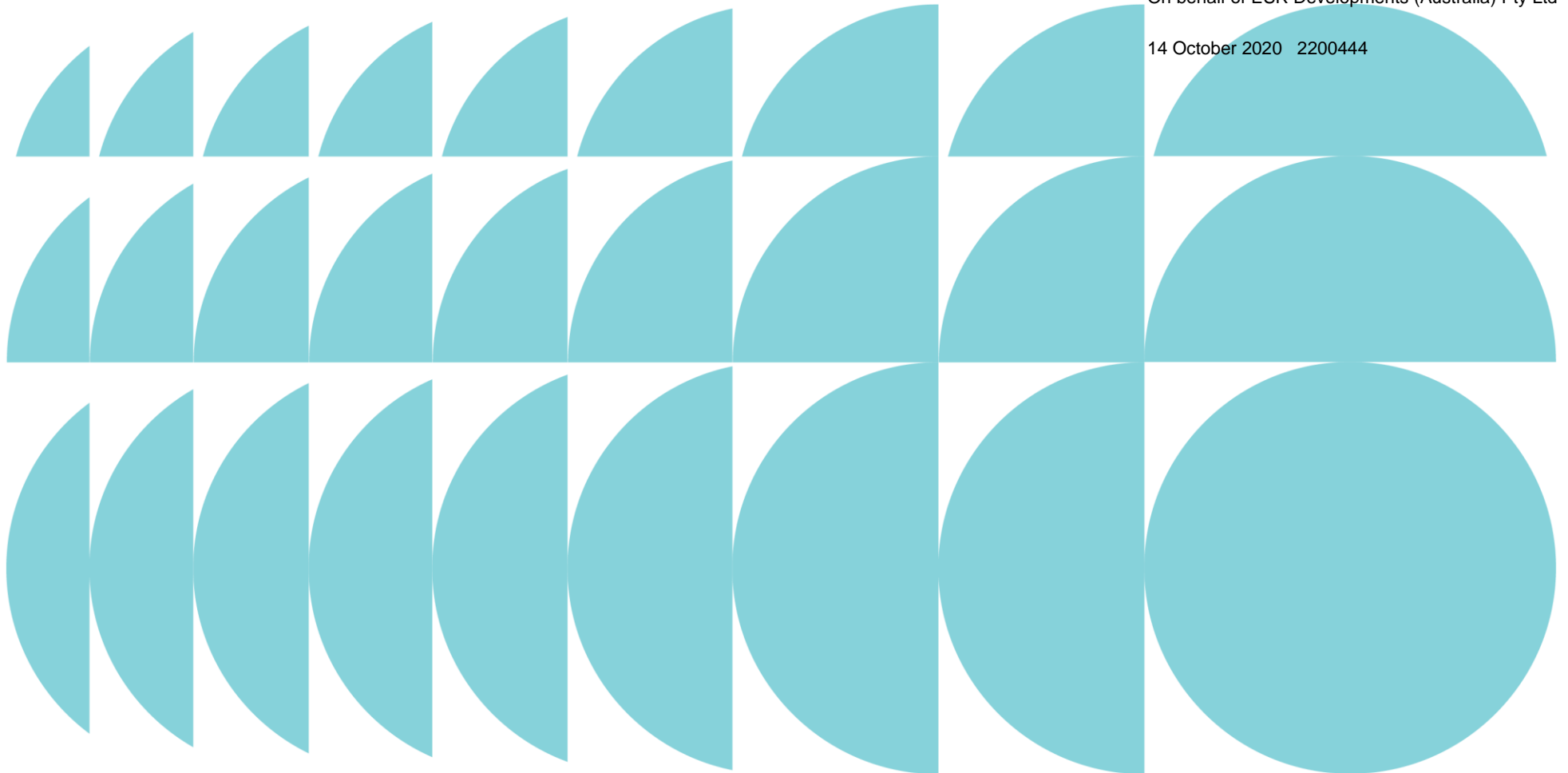
Response to Submissions SSD-8586218

Lot 4 Skyline Crescent, Leppington
Bringelly Road Business Hub - Temperature
Controlled Warehouse Facility

Submitted to Department of Planning, Industry and
Environment

On behalf of ESR Developments (Australia) Pty Ltd

14 October 2020 2200444



1.0 Department of Planning, Industry and Environment

Table 1 **DPIE Request for Further Information**

Comment	Response
<p>Built Form</p>	
<p>It is acknowledged the proposal meets the Site Design Guideline’s setback requirements in relation to the Stuart Road boundary, however, part 2.1(1)(b) requires a 5 metre (m) wide vegetation buffer to this boundary, the development proposes 3 m.</p> <p>In addition, 2.5(5) also requires a 15m setback from the boundary to the riparian zone, however, the development proposes approximately 8.4m.</p> <p>Appendix E “Compliance with Design Guidelines” does not address these inconsistencies. Please provide a full assessment of any inconsistencies between the proposal and the controls, and if required, make changes to any of the supporting documentation for the Development Application (architectural plans, landscape plans etc).</p> <p>It is noted the architectural drawings show roof plants with approximate heights only, resulting in a building height of 15.7m. Part 2.3(4) of Site Design Guidelines notes maximum height is 14m, with taller buildings permitted where it can be demonstrated certain criterion can be met. A review of the EIS does not appear to address the height inconsistency with the concept approval. As such, please provide clarification on the building height, a full assessment against the guidelines and if required, make changes to the architectural plans.</p>	<p>Consideration against Site Design Guidelines Part 2.1(1)(b) Section 2.1(1)(b) does not include a guideline that requires a minimum dimension. The Stuart Road building setback area is 1,670sqm. The landscaped portion of the Stuart Road setback area is 1,020sqm which equates to 61% and is generally compliant with the requirements of the guideline.</p> <p>Consideration against Site Design Guidelines Part 2.5(5) The guideline to setback 15m to the northern boundary where it adjoins the riparian corridor reflects the requirement for a 15m asset protection zone in this location. The proposal seeks to vary the guideline to facilitate the spatial and operational requirements of the temperature-controlled warehouse operator without creating any additional fire safety risks. The Bushfire Protection Assessment submitted as Appendix J with the EIS concludes that the proposal meets the objectives of ‘<i>Planning for Bush Fire Protection 2019</i>’. The proposal is also consistent with the setback objectives in the Site Design Guidelines as outlined below.</p> <ul style="list-style-type: none"> • <i>To encourage buildings that respond to the relative position of the site.</i> <p>The proposal complies with the setback guidelines for the public domain interfaces with Skyline Crescent and Stuart Road. As stated above, the 15m setback to the Bedwell Park riparian corridor is informed by the 15m APZ; as the guideline setback to the eastern boundary with the neighbouring private property is 5m. The Bushfire Protection Assessment confirms that the proposed setback will not create any additional fire safety risk. Condition B4(b) on the development consent for SSD 6324 Concept Plan requires</p> <p><i>“landscape buffer planting within the Bedwell Park riparian corridor immediately adjacent to the northern/north-eastern boundaries of lots 4, 6 and 8, comprising a mixture of native groundcovers, grasses, shrubs and trees that would complement the existing vegetation within the riparian corridor.”</i></p> <p>The landscape buffer planting will provide an additional visual buffer between the proposal and Bedwell Park.</p> <p>For these reasons, the proposed building provides an appropriate response to its relative position on the site.</p> <ul style="list-style-type: none"> • <i>To provide an open streetscape with substantial areas for landscaping.</i>

Comment	Response
	<p>The proposal contributes to the provision of an open streetscape along Skyline Crescent and Stuart Road. The building is setback in accordance with the guidelines and includes suitable and compliant landscaping areas that will soften the appearance as well as allow visual connectivity between the public domain and the warehouse.</p> <ul style="list-style-type: none"> <i>To ensure the provision of appropriate buffers to Bringelly Road, Stuart Road and internal roads that softens the visual impact of the development whilst allowing visibility to appropriate development.</i> <p>As above, the building is setback in accordance with the guidelines and includes suitable and compliant landscaping areas that will soften the appearance as well as allow visual connectivity between the public domain and the warehouse.</p> <p>Consideration against Site Design Guidelines Part 2.5(5)</p> <p>The Concept Plan approval does not place any limits on the building height. The proposed roof ridge height is 13.7m which is below the guideline height limit. It is proposed that 14 x plant units will have a maximum height of 15.8m. In accordance with part 2.3(4) of the Site Design Guidelines, the proposed height is appropriate in the circumstances for the following reasons:</p> <ul style="list-style-type: none"> <i>the proposed height is in keeping with the character of the locality;</i> <p>The predominant building height is 13.7m which is below the guideline height limit of 14m. The site is located with a business park hub which is undergoing rapid development to facilitate employment generating land uses in accordance with the Concept Approval. The proposal is immediately west of 2 x large industrial warehouse buildings that have an approved height of 13.7m. The predominant height is consistent with the height of the adjacent buildings and in keeping with the character of the estate. The taller roof plant units will not alter the proposal's consistency with the character of the locality.</p> <ul style="list-style-type: none"> <i>the building, or any part thereof, is not visually obtrusive</i> <p>A Visual Impact Assessment was submitted as Appendix O with the EIS. The VIA concluded that only one viewpoint will see any significant change in the landscape context and that:</p> <p><i>“the view impact is considered low due to the surrounding industrial site context with existing warehouses on both sides”</i></p> <p>The building will not be visually obtrusive.</p> <ul style="list-style-type: none"> <i>the overall design of the development, including landscaping and building materials, reduces the impact of height and bulk of the building.</i> <p>As outlined above the predominant height of the building is below the guideline limit of 14m. The taller elements are limited to roof plant units. The building is extremely large and has been designed using materials typical to a contemporary warehouse development. The length and scale of the building elevations will reduce any visual impact of the taller plant units.</p>

Comment	Response
	<p>In addition, landscaping is proposed along the Stuart Road and Skyline Crescent frontages which will further reduce any visual impact. The VIA submitted with the EIS concluded that:</p> <p><i>“the development will be heavily landscaped in setbacks surrounding the site helping to soften and screen views for these users. It should also be noted that these users living along and/or traveling in an east-west direction along Bringelly road are currently experience views which include the current warehouse facilities of the same scale as the one on which this report is based.</i></p> <p><i>Wider reaching views to the site from residential areas located in the greater landscape have also been considered, however the site is buffered heavily from the north east through a vacant vegetation corridor making views to the site negligible.”</i></p> <p>For these reasons the overall design will reduce the impact of the taller roof plant units.</p>
<p>Construction Timeframe</p>	
<p>Please provide details on the expected construction timeframe for the proposed development.</p>	<p>Construction is proposed to commence as soon as practicable after determination, ideally targeting a November 2020 start. Construction is anticipated to take approximately 10 months.</p>
<p>Signage</p>	
<p>It is acknowledged that a condition to provide flexibility on signage as part of the development was requested in the EIS, with generic signage shown on the provided drawings. To ensure any future signage changes are appropriate, the condition is not supported. As such, please provide drawings detailing the specific signage proposed.</p>	<p>Signage is proposed to be withdrawn from the application. It is requested that any future consent includes a condition that signage is not approved.</p>
<p>Bicycle Parking</p>	
<p>It is acknowledged the proposal has supplied 15 bicycle parking spaces for 150 staff in accordance with the Liverpool City Council’s DCP. However, the EIS has stated the development will result in 187 jobs. Please clarify the justification, and if required, make changes to bicycle parking rates.</p>	<p>The applicant is comfortable accepting a condition requiring 19 bicycle parking spaces.</p>

2.0 Liverpool City Council

Table 2 LCC Request for Further Information

Comment	Response
General Matters for Consideration	
<p>Council has reviewed the submitted architectural plans and notes the following inconsistencies with the Urban Design Guidelines, prepared by JBA Urban Planning Consultants, dated June 2015:</p> <ul style="list-style-type: none"> i. Control 2 in Section 2.1 – At least one third of the required setback distance to Stuart Road is to be set aside for landscaping. The required setback distance to Stuart Road is 15m. One third of 15m is 5m. The applicant only provides 3m of landscaping along the Stuart Road frontage. ii. Control 5 in Section 2.1 – A setback of 15m is required from the northern boundary of the site (where it adjoins the riparian corridor associated with Bedwell Park wetland area). The proposed development is setback less than 15m from the northern boundary of the site. iii. Control 1 in Section 2.4 – Roof materials to be used shall not be reflective. It is noted that the applicant proposes solar panels on the roof of the warehouse. Council is generally satisfied with the incorporation of such sustainability measures. <p>However, there is potential for visual impacts as a result of glare and light spill from solar panels. In this case, it is requested that the applicant undertake an assessment of the potential visual impacts of the solar panels. Any recommendations to mitigate potential impacts shall be incorporated.</p> <p>It remains that the proposed development is required to comply with the controls of the Urban Design Guidelines.</p>	<p>Responses to items (i)-(iii) are provided in the table above. Solar panels are proposed as part of the future development but do not form part of this application.</p>
<p>Council commends the incorporation of landscaping at the site. Notwithstanding this, it is important to maximise the amount of landscaping to ensure an optimal sustainability outcome. Having regard to the submitted traffic report, it is noted that there are hardstand areas adjacent to the perimeter planting that do not appear to be required for vehicle manoeuvring and/or parking. In this case, there appears to be scope for an increase in landscaped areas around the perimeter of the site.</p>	<p>The proposal complies with the relevant Site Design Guidelines for on-site landscaping. The proposed hardstand is appropriate for the size and operations of the warehouse facility.</p>
<p>Council has reviewed the submitted landscape plan prepared by Habit8. It is noted that this plan indicates planting on the site yet does not denote the plant species. Furthermore, it is noted that the plant schedule does not provide details of the height and the canopy spread of each plant species. The landscape plan should be amended to rectify these matters.</p> <p>Notwithstanding this, having regard to the submitted visual assessment, it is noted that the trees used on the site, especially those in the car park area and along the Stuart Street frontage do not appear to provide large canopy cover. It is recommended that the applicant provide for species with a larger canopy to provide more shaded areas and adequate screening.</p>	<p>An updated landscape plan has been provided under separate cover. The plan provides species details. The level of detail is consistent with the level detail provided for SSD-8900 Steelforce Facility and SSD-9511 CFC Warehouse/Retail Facility.</p>
Flooding and Catchment Considerations	

Comment	Response
<p>It is considered that the submitted information is not adequate to undertake a proper assessment of the application. The following matters shall be submitted to the Department for further assessment of flooding and catchment considerations:</p> <ul style="list-style-type: none"> i. A Flood impact assessment demonstrating no adverse impact of flooding due to the proposed development to adjoining properties and roads for up to the 1% AEP storm event shall be carried out and provided to Department for assessment. The impact assessment shall consider the overland flow diverted from the western side of the proposed development and the water course at the northern side of the development site. ii. Water quality treatment trains shall be incorporated in the stormwater management plan. Water quality treatment trains shall be designed using MUSIC modelling software and the water quality treatment system performance shall be verified using Council's MUSIC link. iii. Stormwater generated within the development site shall attenuate through onsite detention system. The system shall provide adequate flow attenuation to ensure that the peak post-development discharges from the development site do not exceed peak pre-development discharges for the 20%, 5% and 1% AEP storm events. iv. Any excavation and filling shall have a batter of 1V:4H. 	<p>There is no requirement for a flood impact assessment to be provided under SSD 6324 Concept Approval "Part B Conditions to be met in Future Development Applications".</p> <p>The SSD 6324 Assessment Report concluded that:</p> <p><i>"Both the Council and the OEH confirmed that the information provided in the Applicant's RTS demonstrates <u>that the site is not affected by mainstream flooding and that the proposed development will not adversely impact on the drainage capacity or function of the Bedwell Park wetland</u>. Given the above, the Department has concluded that that stormwater can be appropriately managed on-site provided that:</i></p> <ul style="list-style-type: none"> • <i>future development applications for the construction of buildings are accompanied by a Stormwater Management Plan which addresses the requirements of the Council's DCP;</i> <p>Notwithstanding, it is acknowledged that the SEARs for SSD-8586218 required a flooding assessment. In this regard, flooding was addressed at Section 4.4 of the Civil Engineering Report submitted as Appendix I of the EIS. The level of detail provided in the Report is <u>consistent with over and above</u> the level of detail that was considered adequate when assessing the following SSDA's that have been approved at the Bringelly Road Business Hub:</p> <ul style="list-style-type: none"> • SSD-8900 Steelforce Facility • SSD-9511 CFC Warehouse/Retail Facility • SSD-10366 Bunnings Warehouse Leppington <p><u>All of which did not provide a Flood Impact Assessment.</u></p> <p>For this reason, the assessment can proceed with the information that has been submitted to date. Appropriate conditions of development consent can be impose as required.</p> <p>Approval for excavation and filling is not sought as part of this application.</p>
<p>Environmental Health Consideration</p>	
<p>Appropriate Regulatory Authority Schedule 1 of the Protection of the Environment Operations (POEO) Act 1997 declares premises-based activities regulated by the NSW Environment Protection Authority (EPA). The Application must be reviewed with consideration for Schedule 1 of the POEO Act 1997 to determine if the proposal is a scheduled activity and requires an Environment Protection License (EPL) from the NSW EPA (Integrated Development).</p>	<p>The proposed development is a light industrial use comprising a warehouse and distribution facility and ancillary office space. The proposed operational details are outlined at Section 3.7 of the EIS. The proposal is not for any of the uses described under Schedule 1 of the POEO Act 1997.</p>

Comment	Response
<p>In these circumstances, approval must be obtained from the NSW EPA before consent can be granted. The consent authority must refer the development application to the relevant public authority and incorporate the public authority’s general terms of approval.</p>	
<p>Site Regulation The Environmental Health Section wishes to highlight the following key points regarding the proposed development:</p> <ul style="list-style-type: none"> • The Department will have primary responsibility for assessing compliance with conditions of consent in relation to environmental emissions (i.e. noise, air, water, land) during the construction and operational phases of the project; • Clear guidance is required outlining the Appropriate Regulatory Authorities for scheduled and non-scheduled activities at the site. Additionally, the Environmental Health Section would like to be advised of any other assistance offered by the State in the regulation of the facility under the Protection of the Environment Operations Act 1997; and • The Environmental Health Section wishes to reiterate the importance of implementing comprehensive compliance monitoring initiatives that incorporate both qualitative and quantitative measures. It is strongly believed that data collected using quantitative methods for the duration of construction and operational phases of the project would assist in determining compliance with the approval and encourage environmental best practice. 	<p>Noted.</p>
<p>State Environmental Planning Policy No. 55- Remediation of Land In accordance with Clause 7 of State Environmental Planning Policy No. 55- Remediation of Land, the Consent Authority is required to consider contamination and the need for remediation when determining a Development Application. It is the responsibility of the Consent Authority to consider the requirements of Clause 7 of SEPP No. 55- Remediation of Land prior to granting consent to any development on the land. In particular, the Department must consider whether the Applicant has provided sufficient information to address the aforementioned requirements.</p>	<p>Concept Approval SSD 6324 included the following four deferred commencement conditions:</p> <p>Environmental Site Assessment</p> <p>A2. Prior to the commencement of any works, a Phase 2 Environmental Site Assessment shall be undertaken in accordance with the recommendations contained within the Phase 1 Environmental Site Assessment Report, prepared by Coffey Environments Australia Pty Ltd, dated 15 September 2014.</p> <p>A3. Should the Phase 2 assessment identify the requirement for remediation works, a Remedial Action Plan (RAP) must be prepared in accordance with the <i>Contaminated Land Planning Guidelines</i> under section 145C of the <i>Environmental Planning and Assessment Act 1979</i> and relevant guidelines produced or approved under section 105 of the <i>Contaminated Land Management Act 1997</i>. The RAP must be submitted to and approved by the Secretary prior to the commencement of any remediation works.</p> <p>A4. The RAP shall be accompanied by a Section B Site Audit Statement issued by a NSW EPA accredited Site Auditor confirming the appropriateness of the RAP to determine that the land can be made suitable for the approved land uses. Any remediation works required must not commence until the consent authority is satisfied that the deferred commencement conditions have been satisfied.</p> <p>A5. The Applicant must produce evidence to the consent authority to satisfy the deferred commencement condition/s listed in Schedule 2, Part A within 12 months from the date of this consent.</p> <p>Pursuant to Section 95(6) of the <i>Environmental Planning and Assessment Act 1979</i>, this consent will lapse if the Applicant does not provide the evidence to address the deferred commencement condition/s, within this 12 month period.</p> <p>These conditions have been satisfied and the consent for SSD 6324 has been operative for some time.</p>

Comment	Response
<p>Acoustic Assessment</p> <p>Exceedances of the assessment criteria were predicted by SLR Consulting Australia Pty Ltd during the construction and operational phases of the proposed development. The Department shall consider the potential acoustic impacts identified by the consultant and ensure that appropriate mitigation measures are incorporated into the design, construction and operation of the proposed development. It is requested that the Department also ensures that appropriate conditions of consent are imposed by any future approval regulating the emission of offensive noise from the premises.</p> <p>In addition to the recommendations made by SLR Consulting Australia Pty Ltd, significant advancements have been made to audible reversing alarms. As a result, there is a range of alternatives to the traditional reversing signals capable of providing a safe system of work, whilst also reducing noise impacts. Apart from broadband alarms, these include variable-level audible alarms, focused tonal alarms, non-audible warning systems, proximity alarms, spotters or observers and exclusion alarms. To ensure compliance with work, health and safety requirements, further advice should be sought from SafeWork NSW.</p>	<p>Noted.</p>
<p>Noise Management Plan</p> <p>SLR Consulting Australia Pty Ltd recommended that operational procedures should aim to minimise noise emissions from trucks and the site as far as practicable. The Department shall require the preparation of a Noise Management Plan and complaints' handling procedure prepared under the supervision of a suitably qualified acoustic consultant.</p> <p>The Noise Management Plan must identify and implement strategies to minimise noise from the proposed development and incorporate: approaches for promoting noise awareness by staff and drivers; training procedures; a complaint lodgement procedure to ensure that members of the public and local residents are able to report noise issues; an ongoing review process and a plan for responding to noise complaints. The Noise Management Plan shall clearly specify the responsibilities of site personnel in managing noise and include a detailed list of steps taken to manage potential noise impacts. The Noise Management Plan and complaints handling procedure shall be submitted to the consent authority for review.</p> <p>In accordance with Council's requirements, it is strongly recommended that the Department requires the Noise Management Plan to be prepared or reviewed and certified by a suitably qualified acoustic consultant who is a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm. The report's cover or title page must confirm the consultant's membership with the Australian Acoustical Society or employment by an Association of Australasian Acoustical Consultants (AAAC) member firm.</p>	<p>Appropriate conditions of consent can be imposed if required in a manner consistent with the conditions imposed on the development consents for the neighbouring development.</p>
<p>Construction Phase Soil and Water Management Plan</p> <p>A soil and water management plan shall be prepared for the construction phase of the proposal.</p>	<p>Appropriate conditions of consent can be imposed if required in a manner consistent with the conditions imposed on the development consents for the neighbouring development.</p>
<p>Construction Environmental Management Plan</p>	<p>Appropriate conditions of consent can be imposed if required in a manner consistent with the conditions imposed on the development consents for the neighbouring development.</p>

Comment	Response
<p>A Construction Environmental Management Plan shall be prepared by a suitably qualified environmental consultant for the proposal. Suitable management and control measures must be included within the Plan to ensure that there are no adverse impacts on the environment during construction. The CEMP must address all environmental aspects of the development's construction phases, and include, where relevant, but not be limited to, the following:</p> <ol style="list-style-type: none"> 1. Asbestos Management Plan; 2. Project Contact Information; 3. Site Security Details; 4. Timing and Sequencing Information; 5. Site Soil and Water Management Plan; 6. Noise and Vibration Control Plan; 7. Dust Control Plan; 8. Health and Safety Plan; 9. Waste Management Plan; 10. Incident Management Contingency; and 11. Unexpected Finds Protocol. 	
<p>Site Plans</p> <p>Detailed site plans for the proposed facility shall be submitted with the Application and include:</p> <ul style="list-style-type: none"> • Environmental safeguards such as trafficable bunds installed at the entry and exits of chemical and waste storage areas to prevent contamination of the surrounding environment; • A sealed forecourt area to prevent dust emissions and tracking of sediment and other material from the site; • An enclosed building for the complete storage of goods and waste; • The roof covering all storage areas, garbage bin bays and chemical storage areas shall contain an overhang of at least 10° to prevent rainwater intrusion. Uncontaminated rainwater shall be directed from the canopy and other roofed areas into stormwater drains; • The location of spill kits, stormwater pits and stormwater drainage infrastructure. A detailed drainage diagram shall be submitted with the Application to clearly identify the proposed location of surface drains, sewerage and stormwater infrastructure; and • Manufacturer's specifications and the location of any pre-treatment devices to be installed at the subject premises. <p>All containment measures including trafficable bunds shall be designed, installed and constructed in a manner which: permits the safe passage of personnel and vehicles, maintains effective containment capacity and minimises intrusive/offensive noise impacts arising from vehicle operation.</p>	<p>A site plan was been prepared and submitted with the application.</p>
<p>Waste Management</p> <p>Garbage/waste storage areas shall be clearly identified on the site plans and be located within the proposed building. The designated garbage/waste storage areas shall comply with the following requirements:</p>	<p>Noted.</p>

Comment	Response
<p>i. The rooms shall be fully enclosed and provided with a concrete floor, and with concrete or cement rendered walls coved to the floor;</p> <p>ii. Provided with a hose cock for hosing the garbage bin bay and a sewer drainage point in or adjacent to the bin storage area. The drainage point should have a fine grade drain cover sufficient to prevent coarse pollutants from entering the sewer. If the hose cock is located inside the bin storage bay, it is not to protrude into the space indicated for the placement of bins;</p> <p>iii. The room shall have a floor waste which is to consist of a removable basket within a fixed basket arrester and is to comply with Sydney Water requirements; and</p> <p>iv. The room must include a tight-fitting, self-closing door and mechanical ventilation.</p>	
<p>Regulated Systems The installation, operation and maintenance of cooling water systems and warm water systems are regulated under the Public Health Act 2010. The Applicant must confirm whether regulated systems such as warm water and/or cooling water systems will be installed at the premises in accordance with the Public Health Act 2010, Public Health Regulation 2012 and AS 3666.</p>	Noted.
<p>Sewage Management It is unclear whether a sewer rising main would be required for the proposal. Section 68 of the Local Government Act 1993 indicates that approval is required to install, construct or alter a waste treatment device and operate a system of sewage management at the premises.</p> <p>"Operate a system of sewage management" means hold or process, or re-use or discharge, sewage or by-products of sewage (whether or not the sewage is generated on the premises on which the system of sewage management is operated). Therefore, separate approval may be required under Section 68 of the Local Government Act 1993 if the proposal includes infrastructure to hold or process, or re-use or discharge, sewage or by-products of sewage. In these circumstances, the Applicant is required to demonstrate that the system's design and capacity are adequate for its intended purpose taking into consideration maximum load requirements, unforeseen incidents and shutdown contingencies.</p> <p>Note - To improve environmental health outcomes and efficiency during the development assessment process, Council requires development applications to be supported by technical reports prepared by suitably qualified and industry certified environmental consultants. It is recommended that the Department adopts a similar approach in the assessment of the Application. Further information is available on Council's website at https://www.liverpool.nsw.gov.au/development/developmentand-building.</p>	Appropriate conditions of consent can be imposed if required in a manner consistent with the conditions imposed on the development consents for the neighbouring development.
Building Consideration	
<p>Building Code of Australia The proposed development shall comply with the relevant provisions of the BCA.</p>	Noted.
<p>Disabled Access Access must be provided to the building for people with a disability in accordance with the relevant requirements of the Building Code of Australia, Disability (Access to Premises –</p>	Appropriate conditions of consent can be imposed if required in a manner consistent with the conditions imposed on the development consents for the neighbouring development.

Comment	Response
Buildings) Standard 2010 and Australian Standard – AS1428.1 (2009), Design for Access and Mobility – General requirements for new building work, to the satisfaction of the Certifying Authority.	
Development Engineering Consideration	
Appendix A provides conditions of consent relating to development engineering to be imposed on any consent granted for the proposed development.	
Traffic Planning Consideration	
<p>The proposed development shall comply with the following requirements:</p> <ul style="list-style-type: none"> i. The applicant is to submit to Council's Traffic and Transport Section for endorsement a final construction traffic management plan report containing details of the proposed construction traffic management measures to minimise the impact on the local road prior to the issue of Construction Certificate. ii. Ensure the provision of car parking, loading facilities and access arrangements are in accordance with Council's DCP and Australian Standards, prior to the issue of Occupation Certificate. The applicant is to ensure that the facilities to be provided can accommodate the biggest vehicle expected on the site. iii. Implement an Operational Traffic Management Plan (OTMP) to assist in managing safety and efficiency of the loading activities, prior to the issue of Occupation Certificate. 	Appropriate conditions of consent can be imposed if required in a manner consistent with the conditions imposed on the development consents for the neighbouring development.

3.0 Environment, Energy and Science Group

Table 3 EES Request for Further Information

Comment	Response
Biodiversity	
A Biodiversity Development Assessment Report Waiver Request prepared by Eco Logical dated 14 July 2020 was submitted on 2 September 2020 and is currently under assessment, EES will advise under separate cover of the outcome once the request has been finalised.	A BDAR Waiver was issued by the Department on 9 October 2020.
Flooding	
EES provides flooding comments.	No comments were provided for consideration. Notwithstanding, we refer to our response to Council's flooding comments in the table above.

4.0 Sydney Water

Table 4 Sydney Water Request for Further Information

Comment	Response
Water Servicing	
<ul style="list-style-type: none"> • Potable water servicing should be available via a 150mm watermain on Bringelly Road or the 200mm watermain on Stuart Road. • Amplifications and/or extensions of these mains may be required. • Detailed requirements and preferred connection point will be provided at the Section 73 application phase. 	<p>Appropriate conditions of consent can be imposed if required in a manner consistent with the conditions imposed on the development consents for the neighbouring development.</p>
Wastewater Servicing	
<ul style="list-style-type: none"> • Wastewater servicing should be available via a 225mm PP wastewater main (laid in 2020) located within the property boundary. • Amplifications, extensions and adjustments may be required. 	<p>Appropriate conditions of consent can be imposed if required in a manner consistent with the conditions imposed on the development consents for the neighbouring development.</p>