



CUMBERLAND
CITY COUNCIL

Ref: OA2021/0006

21 April 2021

NSW Government - Planning Industry & Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Sir/Madam,

Subject: Request for comments-State Significant Development (SSD)
Application No: OA2021/0006
Property: 14 & 16 Kiara Crescent YENNORA NSW 2161
Proposal: Ministerial Consent - Yennora Liquid Waste Treatment Plant (SSD-10407)

Reference is made to the Department of Planning, Industry & Environment referral dated 8 April 2021 inviting Council's comments for the proposed development.

Council has reviewed the submitted information and the Response to Submissions (RtS), and requests that the following matters be addressed:

Development Engineering

Stormwater

- ❖ Response to a) & b):
 - Stormwater comments have been noted. Stormwater comment shall be modified as follows:
 - i) As stated in the Response to Submissions (RTS) the proposal shall comply with the requirements as outlined in Section 7.0 (Stormwater Management) under the Part "A" of Holroyd DCP 2013.

Traffic/Parking

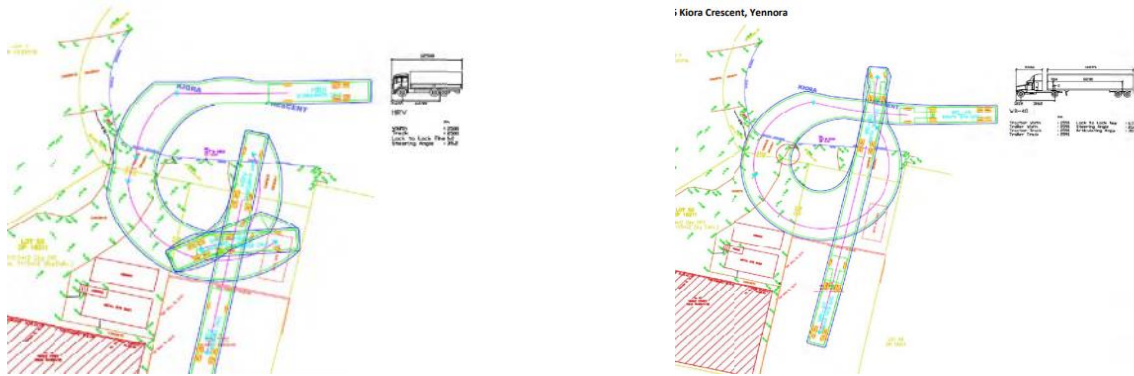
- ❖ Response to c):
 - c) If 7 car parking spaces are provided as part of the proposal, a restriction shall be imposed on the development to limit the employee numbers to 5.

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Welcome *Belong* Succeed

❖ Response to d):

- d) Council will not support the proposed driveway widening. Driveways are provided for the site access only. All the turning manoeuvring shall be provided within the site. A separate approval shall be obtained from Council's Engineering section for any modification to the driveway. Swept path analysis submitted as part of the RTS clearly shows that the driveway widening is required for the reverse manoeuvring. Sketch from the RTS has been provided for reference:



❖ Response to e), g), h) and j)

- e) Reverse manoeuvring in Council's land is not permitted. It will compromise the safety. Vehicles should enter and leave the site in a forward direction. This condition has also been imposed as part of the schedule A of the development consent DA2013/351/1.
- g) All development related vehicles shall be parked within the site. In this regard, truck parking space(s) shall be provided within the site. Off site parking is not acceptable. It is noted waiting area is available within the site. This area can be used as overnight or temporary truck parking area, if required.
- h) Any modification to the parking loading arrangement shall comply with the relevant Australian Standard. In this regard, truck loading design must comply with Australian standard AS2890.2. It should be noted there is a restriction on the size of the truck as per the approved consent.
- j) All the vehicles shall enter and leave the site in a forward direction. This is also a requirement of the previous consent.
- ❖ Please note that following conditions have imposed as part of the development consent DA2013/351/1:

SCHEDULE "A"

Consent to the alterations to an existing industrial premises and fit-out for a liquid waste facility shall not operate until all of the following Schedule "A" conditions have been complied with to Council's satisfaction.

Please note that this consent shall lapse if the approved development is not physically commenced by the "date of expiry of consent" shown on the front page of this document. It is therefore in your interest to attend to the following matters as soon as possible. When Council is satisfied that Schedule "A" has been complied with, a letter will be issued advising of the "date from which Consent operates".

Swept Path Analysis

1. Swept path analysis for the largest vehicle (i.e. Small Rigid Vehicle) shall be provided to Council that will demonstrate that the vehicle can enter and exit the site in a forward direction.

Traffic / Parking

39. The car parking spaces, driveways and manoeuvring areas are to be used for employees and visitors vehicles only and not for the storage of new or used materials, finished goods or commercial vehicles.
40. All vehicles shall enter / exit the site in a forward direction.
41. The size of delivery vehicles shall be restricted to a small rigid truck.
42. Service vehicles shall not load / unload on or from the street.

Should you have any further enquiries please do not hesitate to contact Nighat Aamir on 8757 9972 in relation to this matter.

Yours faithfully,



Nighat Aamir
Senior Development Planner