



In reply please quote: SSD-10436



Contact: Kerren Ven on 9725 0878

09 April 2020

Industry Assessments
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Bruce Zhang,

SEARS REQUEST FOR ADVICE – ESR HORSLEY LOGISTICS PARK (SSD-100436)

I refer to your recent correspondence requesting feedback from Fairfield City in relation to the Secretary's Environmental Assessment Requirements (SEARs) for SSDA 10436 at 6 Johnston Crescent, Horsley Park comprising the following:

- A Concept Plan to guide the staged development of the Horsley Logistics Park including:
 - An Indicative Master Plan and Development Master Plan that will include land uses, developable area, building envelopes, overall GFA, landscape concept and indicative layout plan
 - Development Controls for future development stages; and
 - Landscape Concept Plan.
- Stage 1 development of Lot 201 comprising:
 - On-lot stormwater, infrastructure and services;
 - Construction and fit out of buildings;
 - Construction of hardstand, loading and car parking;
 - Landscaping, retaining walls and signage; and
 - Use of 15m high buildings for generic warehousing and distribution uses.
 - 24hour operation
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Council considers the Request for SEARs Report prepared by Urbis (dated 10 March 2020), as outlined under section 4 and 5 generally addresses the key matters for impact assessment to be addressed in the Environmental Impact Statement (EIS). In addition, Council request that the following specific matters be also addressed under preparation of the EIS:

Fairfield City Council Administration Centre 86 Avoca Road,
Wakeley NSW 2176
Tel: 9725 0222 Fax: 9725 4249 ABN: 83 140 439 239
PO Box 21, Fairfield NSW 1860 Email: mail@fairfieldcity.nsw.gov.au

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Part 4 Development Control Plan

Pursuant to Clause 18(1) of the SEPP- Western Sydney Employment Area (WSEA), consent must not be granted to development on any land within the WSEA unless a development control plan (DCP) has been prepared. To this end it is noted that in 2016 Department of Planning and Environment endorsed a site specific DCP prepared for the site prepared by Calibre and PAA Design Architecture that sets out site-specific planning controls aimed at achieving quality design outcomes.

The SEARs Report states that the DCP does not apply to state significant development under the SEPP (State and Regional Development) 2011. Rather the proponent is of the view that the functions of the DCP will be superseded by an Indicative Master Plan including development controls and a concept Landscape Plan to address clause 23 of the WSEA SEPP to ensure development adjacent residential land impact is considered.

Council raises no objection to the above outcomes, subject to the Concept Plan being generally consistent with the key requirements of the adopted DCP and Part 5 of the SEPP (WSEA).

Consultation with surrounding residents

Surrounding residents shall be directly notified during public exhibition of the SSDA and any comments raised in relation to visual, acoustic, odour or traffic impacts are taken into account under the Departments assessment of the project.

Conditions of consent for development consents associated to the site

The concept Masterplan, Concept Plan and Landscape Plan shall comply with any conditions of the all previous consents associated with the site. If the SSDA contravenes any conditions, the EIS shall specify any modifications proposed and shall be subject to a modification application to the development consent that applies.

In particular, condition 107 of MA 893.6/2013 specifies that “The southern face of the bund and retaining wall on lots 201 and ~~204~~ 202 are to be accessible by foot for maintenance purposes, so that maintenance may be undertaken manually where necessary with handheld tools.” The bund and retaining wall must be illustrated part of the SSDA.

Furthermore, condition 121 of MA 893.6/2013 states that “A Positive Covenant shall be created over proposed lots 201 and ~~204~~ 202 in the following terms;

FINISHED LEVELS

The finished levels for all lots in Stage 2 are proposed to be modified under the modification application. The reason for altering the finished levels is to aid drainage of the lots, as a flat pad level would not enable them to drain

effectively in the interim until the site is fully developed. Stormwater advice was submitted discusses the drainage of the proposed Lots 201 and 202

- *Lot 201 was approved with a finished level of RL86.5m AHD. Condition of consent 3(a) states the following regarding the maximum pad level for Lot 201, which is the subject of this application.*

"3. General Plan Amendments and Construction Sequence

The following conditions must be complied with in respect of the development:

- a. The plans shall be amended prior to the issue of a construction certificate to show the finished levels of proposed Lot 201 to be a maximum of RL86.5m AHD."*

The ultimate building pad level will remain at RL 86.5m on Lot 201 and RL 89.1m on Lot 202 for any future building. A restriction on the Use of Land shall be imposed to ensure any future building on Lot 201 and 202 is restricted to the applicable building pad level."

Landscape Plan

A detailed landscape plan prepared by a qualified landscape architect shall be submitted as part of the SSDA and must comply with the landscape buffer setbacks to the southern portion of the site on Lot 201. Furthermore, the Concept Landscape Plan must be included in the Indicative Master Plan and be addressed in the Visual Impact Assessment Report justifying how the Stage 1 development and Master Plan will not impact on the views of the surrounding area. The Landscape Plan must comply with clause 23 of the WSEA SEPP and section 4.2 Landscape Design of the adopted DCP for Burley Road.

Environmental Management

Council's Environmental Management Section have reviewed the SEARs Report and concludes that the potential impacts on the existing environment of the site and surrounding area will need to be fully addressed in the EIS.

It is noted that a development application to Council has been received for the remediation of land in Stage 2 and Stage 3 (under DA 21.1/2020) of the approved subdivision (under DA 893/2013) of the CSR quarry site. This means the site will be required to be fully remediated prior to handover to ESR. Any future development of the subject site will need to address the relationship to DA 21.1/2020.

Flooding

The SEARs Report does not address potential flooding impacts. Prior to the submission of the EIS, a Flood Impact Assessment is to be undertaken to ensure

negligible impact to surrounding areas as a result of the development. This can be facilitated through the Developer Agreement process whereby Council can grant access to Council's established flood model undertaken as part of the Rural Area Flood Study. The applicant should contact Council's Catchment Branch on 9725 0222 for further advice on this matter.

Stormwater Management

Stormwater drainage for the proposed development in Lot 201 shall be provided in accordance with Site Specific DCP 327-335 Burley Road Horsley Park dated March 2016. A stormwater drainage plan is to be prepared by a qualified engineer and shall be submitted with the EIS. In particular, the following shall be incorporated in the stormwater design.

1. On site Detention system (OSD) shall be designed for the proposed development to comply with PSD and SSR requirements as noted in Clause 6 Section 3.2 of the above mentioned Site Specific DCP.
2. Water quality measures shall be implemented to meet gross pollutant trap performance criteria as noted table 4 in Section 3.2. MUSIC model used in the design shall be submitted to Council.

Traffic and Parking

In consideration of traffic and parking to the overall site, the EIS shall address the following points for Stage 1 development of Lot 201 and the Indicative Master Plan:

- All internal road design and drainage works shall be in conjunction with previous approvals relating to the subject site.
- Safety and capacity impacts of the development on the surround road network and access points shall be determined. A quantitative Traffic Impact Assessment shall be prepared in accordance with AUSTROADS and Transport for NSW Guidelines.
- The provision of parking shall comply with the Fairfield Citywide Development Control Plan 2013. Any variation to the parking requirement shall be justified by a parking survey of a development with similar operating characteristics and scale.
- Details of all daily and peak traffic and transport movements likely to be generated by the development (vehicle type, public transport) during construction and indicative operation shall be determined. Traffic modelling assessment shall be undertaken to assess the impact of the development traffic on the adjoining road network (nearby intersections) under the existing and forecasted conditions/ SIDRA intersection files (electronic copy of the files) shall be submitted to Council for assessment.
- Details and a justification of the proposed access to, from and within the site shall be provided. The proposed vehicle access for the development shall comply with the requirement of AS 2890.2:2018 and the size of the vehicle access shall be based on the swept path analysis.

- The internal site layout shall comply with AS 2890.2:2018 and be designed for the largest vehicle manoeuvring into, within and out of the site. Any potential conflicts between vehicles and trucks manoeuvring within the site shall be minimised.
- Detailed of road upgrades, new roads or access points required for the development, if necessary.
- The development shall demonstrate sufficient loading/unloading, car parking, pedestrian and cyclist facilities have been provided for the development if required.
- A loading management plan shall be prepared. Service vehicles shall only undertake loading and unloading activities from the service bay/ hard stand area and shall not obstruct traffic flow into within and out of the site. Determination on the size of the loading bays or manoeuvring areas shall be based on relevant Australian Standards and turning path analysis.

Biodiversity Impact

The SEARs Report notes that a BDAR waiver is proposed. Council requests further clarification of any impact on the adjacent E2 Environment Conservation (stewardship site) that complies with the existing stewardship arrangement. A report shall be submitted, summarising the impact on the site including previous approvals, test of significance of the proposal and consultation with the Biodiversity Conservation Trust to ensure the proposal as no impact on the existing stewardship site arrangements.

Aboriginal Due-Diligence Assessment

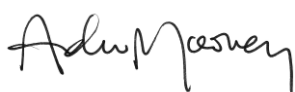
A search of Council's GIS system indicates the subject site has identified Aboriginal sites therefore an Aboriginal Due Diligence Assessment Report shall be included as part of the EIS.

Notification

The SSDA must be placed on public notice in accordance with s84 of the Environmental Planning and Assessment (EP&A) Regulation 2000.

Council appreciates the opportunity to comment on this matter. If you have any questions regarding the above, please contact Ms K Ven on 9725 0878.

Yours faithfully



Andrew Mooney
ACTING MANAGER, STRATEGIC LAND USE PLANNING