



06 April 2020

NSW Planning Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Contact: Kerry Porter
Our Ref: 52/2020/1
Your Ref: SSD – 10435

Attention: Susan Fox
Senior Environmental Assessment Officer

Dear Susan

**SEARs comments on proposed State Significant Development (SSD 10435)
Styles Street, KURRI KURRI (Lot 1 DP 1128108 and Lot 5 DP 1251190)**

I refer to your recent request dated 17 March 2020, in which you sought Council's comments on the Secretary's Environmental Assessment Requirements (SEARs) relating to a State Significant Development (Reference SSD 10435).

Specifically, the proposal is to expand the existing site operations which are currently located at 8 Styles Street Kurri Kurri, to include land known as 1 Styles Street Kurri Kurri. The proposal incorporates the following:

- construction of a new weighbridge on the site known as 8 Styles Street, Kurri Kurri.
- establishment of delivery vehicle checking/queuing bays and staff car parking; along with construction of a new kiosk building on the site known as 1 Styles Street, Kurri Kurri.

The proposal also includes an increase of through-put operations to 300,000 tonnes per annum.

Council has reviewed the information provided and submits the following comments for the Department's consideration:

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Traffic and Access

The design of the proposed access to Lot 1 DP 1128108 from Mitchell Avenue will trigger approval from Transport for NSW (TfNSW) given this is a classified state road.

The impact of additional truck movements on the local road network should be considered and addressed in any Traffic Impact Assessment (TIA) submitted by the applicant.

Concern is raised in respect to the number of access crossings proposed on Lot 1. Specifically, the ability of trucks to adequately manoeuvre from the proposed load checking/waiting bay on Lot 1, to the central facility located on Lot 5, is a concern. Such manoeuvring is likely to create traffic safety issues along Styles Street.

In addition, Styles Street is a public road, and its use by other motorists may be adversely impacted upon as a result of the development. Of particular concern is the number of access crossings proposed, along with the width of the crossings, i.e., general proliferation of crossings, and the subsequent impact of this on the ability for other road users to safely utilise the road.

Finally, the safety of workers moving between the sites needs to be considered. In this regard, safe pedestrian linkages should be provided.

Flooding

The subject land is flood affected. The proposal to develop Lot 1 DP 1128108 for the purpose of a staff car park, kiosk, staff amenities and load checking bays will need to have regard for flooding impacts in the form of a flood impact assessment.

Council's Development Control Plan 2010 (Chapter C.9 Development on Flood Prone Land), provides guidelines and controls which should be considered in the design of the development.

Air and Water Quality

Council will rely on the comments provided by the Environmental Protection Authority (EPA) with regards to air and water quality impacts resultant from the development.

Noise Impacts

Council will rely on the comments provided by the EPA regarding the likely noise impacts on the locality.

Visual Impact

The visual impact of the development should be addressed through suitable building design and landscaping. Whilst it is acknowledged that the area is zoned industrial, concern is raised with respect to the appearance of the area, including that the streetscape is increasingly under pressure from utilitarian development and from ineffective landscaping.

Consideration should be given to the design of the buildings, including articulation, materials, colours, external finishes, fenestration the bulk of the buildings, siting and the visual exposure of plant (rooftop plant to be avoided). Consideration should extend to the

finished appearance of proposed fencing, the quality of landscaping and all hard surface areas (the pavements of the car park and roads), associated with the development.

Crime Prevention

Consideration should be given to the design principles of *Crime prevention and the assessment of development applications* guidelines in the design of the proposed car park on Lot 1. Notably, the principles of natural surveillance, lighting, landscaping, and access control (ie. fencing), are key design features in the prevention of crime. The safety of staff accessing the kiosk, given that the development will be operating 24 hours a day, should also be considered in the crime prevention plan.

Site Consolidation

The proposal will result in the development straddling Styles Street on two (2) separate parcels of land with the proposed car park, kiosk, staff amenities and load checking bays on Lot 1 being ancillary to the existing waste recycling facility on Lot 5. Consideration should be given to the consolidation of the two properties.

Food Premises

The proposed kiosk will be required to satisfy the provisions of the Food Act 2003 and Food Safety Standards. The operational aspects of the kiosk should be detailed by the applicant in the documentation submitted in conjunction with the applicant. For the purpose of Council's review of the proposal, it is assumed that the kiosk is only intended to be used by staff members directly employed in conjunction with the development.

Section 7.12 Contributions

Contributions are applicable under the provisions of the Cessnock Section 7.12 Levy Contributions Plan 2017.

Thank you for the opportunity to provide comment in respect to the proposal. In the event it is proposed to issue consent to the SSD, Council requests a further opportunity to provide comment and input to the draft conditions of consent.

Should you have any further enquiries please contact Council's Senior Planning Assessment Officer Kerry Porter of Council's Planning and Environment Department on direct line 02 4993 4112 or email kerry.porter@cessnock.nsw.gov.au

Yours faithfully



Peter Giannopoulos
Team Leader Development Services