

In reply please quote: 24/15536

Contact: Kerren Ven on 9725 0878

13 December 2024

Industry Assessments
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Request for advice on SSD-71144719 – ESR Horsley Logistics Park at 3 Johnston Crescent, Horsley Park

Dear Rebecka Groth,

Fairfield City Council is in receipt of the above-mentioned state significant development application seeking the construction and fit-out of two (2) x warehouse and distributions buildings operating 24/7, comprising of a total gross floor area (GFA) of 55,900m² and a maximum height of buildings at 14.6 metres. The proposed works involve in particular:

- Site preparation works
- Construction of Warehouse A (occupied by two tenants) with a total GFA of 20,250m²
- Construction of Warehouse B (occupied by a single tenant) with a total GFA of 35,650m²
- Civil and infrastructure works
- Construction of hardstand and driveway access for loading and site servicing
- Associate signage, 254 car parking spaces and landscaping.

It is understood that the two buildings will remain to occupy as a single lot owned by ESR with continuous pad level and central access hardstand area.

Based on the review of the exhibited material, the following matters regarding the proposal raised by Council shall be addressed and satisfied by the consent authority.

A. Staging of development

The construction of the development will be undertaken in one stage however should the construction be staged then notification in writing to Council and the consent authority must be made at least one month before the commencement and the issue of a construction certificate for any part of the development on the respective lot.

The payment of a levy of 1% of the proposed cost of carrying out the development on that lot must be paid to Council under s7.12 of the EP&A Act 1979.

B. Parking

- i. The proposal calculates the parking requirement in accordance with TfNSW Guide to Transport Impact Assessment 2024 (1 space per 300m²) which is consistent with

other nearby developments of similar scale. Although the proposal meets the requirement at this stage, the applicant shall confirm the parking provision also considers the anticipated daily staff and visitor numbers to avoid any shortfalls in future.

- ii. The driveway and ramp design shall be subject to approval by Council.
- iii. The car parking areas shall be designed in accordance with AS2890.1, AS2890.2 and AS2890.6 as required.
- iv. Compliant parking spaces for anticipated service/delivery vehicles shall be provided.
- v. The parking requirement should be met within the site with no reliance on on-street parking.
- vi. Swept paths assessment of all anticipated vehicles and their movement (listed below) shall be provided to inform the car park design and layout to ensure adequate circulation aisle width is available for vehicles to manoeuvre safely within the site without any conflict (vehicular or pedestrian).
 - B99 and B85 vehicles entering and exiting the driveway simultaneously.
 - B99 and B85 vehicles simultaneously passing the ramp.
 - B99 vehicles making a U-turn when all carparking spaces are occupied.
- vii. Appropriate pedestrian walkways and line-marking shall be provided for each car parking area to ensure pedestrian safety within the site.

C. Access points and traffic conflicts

- i. Swept paths assessment reflecting the largest vehicle entering and exiting the driveway and circulating within the site including the scenario where all loading docks are occupied, and a truck needs to turn around and exit the site shall be provided to ensure potential conflicts in traffic movements have been considered.
- ii. Swept paths of waste servicing vehicles shall also be provided to ensure servicing vehicles can adequately manoeuvre on-site in a forward direction without impeding on other users and have unobstructed clearances.
- iii. Details of the driveways dimensions are to be provided on the plans.

D. Loading management

A loading and operational management plan shall be provided incorporating details of anticipated vehicular movements within the loading area as well as the entire site including pedestrian movements.

E. Waste management

The collection of waste materials from the site must be in accordance with the NSW Environment Protection Authority, Industrial Noise Policy (2000).

A designated waste storage collection room that includes for bulky waste is to be provided for each tenancy and located within close proximity to the integrated on-site waste loading bay. The room is to accommodate the following infrastructure:

- Accessed via dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm
- Minimum internal width of 1800mm
- Room enclosed, walled, and not permit through access to other on-site infrastructure

Note that the submitted WMP provides no designated bulky waste infrastructure and proposed co-disposal within the m³ bins. This co-disposal is not permitted, separate and designated infrastructure is needed for each waste stream.

F. Landscape and planting

The proposed landscaping must ensure that there is a visual amenity buffer between the rural/ industrial developments in the surrounding area. The intention is to contribute to the streetscape and amenity of the area through incorporation of mass planting of trees, shrubs and soft landscaping. Based on a review of the plans, the following items raised are to be addressed:

- The Landscape Design Statement appears to be a copy paste statement with incomplete figures. The statement needs to provide values in here i.e. plant numbers, canopy coverage etc.
- Design Details for Landscape Plans required to ensure its appropriateness:
 - Plants
 - Trees
 - Details of trees and garden in 'island planting' for finishes (is the surface mulch, deco, and or planted garden?)
 - Soil and mulch profile including specification of soils (as majority of plants are natives, native soil mix must be specified to prevent phosphorous burns on plants) and specification for mulch (to prevent premature soil erosion and drying out)
- Confirmation that deep soil is provided to all tree planting areas and are not just in structural soils to trees behind retaining walls. Noting that there appears to be very small planting space for trees located in islands in parking spaces.
- Trees should have a clearer indication which trees are going where (i.e. use initials not just coloured dots to determine appropriateness).
- Shadow diagram indicating minimum requirements of sun in summer and winter required in relation to the building. Particularly relevant to the gardens and trees south of Warehouse B and A.
- Establishment period for minimum 12 months is required for all vegetation in the landscape design. Confirmation of schedule and confirmation plants will be established and maintained properly. All trees to fail to be replaced within this 12-month period to ensure canopy coverage is achievable. This is essential to ensure softening of the development and reduce the impact on potential nearby sensitive uses.

G. Operational noise

An acoustic report is to be prepared and submitted to consent authority for its assessment and approval within three (3) months of occupation/completion of the development. The report shall include but is not limited to the following information:

- a) Noise measurements taken at the nearing noise sensitive locations.
- b) Verification that noise levels at the nearest potentially affected receiver comply with all relevant assessment.
- c) All complaints received from residents in relation to the operation of the premises/development.
- d) Where noise measurements required under point a) above indicate that the relevant assessment criteria are exceeded, recommendations shall be provided in relation to how noise emissions can be satisfactorily reduced to comply with the assessment criteria.

Following written approval from the consent authority, any recommendations provided under point d) above shall be implemented fully. This is to ensure the use of the premises does not have a negative impact upon nearby owners/occupants.

Council officers are still reviewing the stormwater drainage and management plans. Further advice will be provided upon comments received. If you would like more information regarding the above, please contact the undersigned on 9725 0878.

Yours sincerely



Kerren Ven

Strategic Land Use Planner

Strategic Land Use Planning, City Strategic Planning