

**DCP Assessment Table**

Proposed Construction and Operation of a Warehouse and Distribution Facility  
250 Victoria Street, Wetherill Park (Lot 1, 2, 3 and 4 DP781975)

Fairfield Citywide Development Control Plan 2013 (BDCP 2013) Assessment		
Development Control	Compliance	Planning Assessment Comment
<b>Chapter 3 – Environmental Management and Constraints</b>		
<p><b>3.6 Land Contamination</b></p> <p><i>3.6.3 Controls</i></p> <p><i>3.6.3.1 General requirement</i></p> <p>All development applications (except for change of use and occupation DA's) must submit information within the statement of environmental effects (as detailed in Chapter 2) detailing whether there is evidence to suggest that the site of the proposed development may be contaminated. In order to prepare this statement reporting on the sites history including historical records of land use, land title searches, aerial photographs and the results of a site investigation will be necessary.</p>	<b>YES</b>	<p>An early works Development Application (<b>62.1/2021</b>) was submitted to Council on 22 February 2021 for Site preparation works including demolition, tree removal and bulk earthworks. Additional Site Investigations were prepared by JK Environments to ensure that the Site was suitable for the proposed development (refer <b>Appendix 11</b>).</p> <p>The Section 10.7 (2) and (5) Planning Certificate and a search of the Environment Protection Authorities website indicates that the Site is not on the contaminated land record, is not subject to an investigation or remediation order, is not a notified site, has not been issued EPL and has not received any notices or audits.</p> <p>A Remediation Action Plan was prepared JK Environments and is attached at <b>Appendix 12</b> of this EIS. The preferred options for remediation given the investigations above are considered to be:</p> <ul style="list-style-type: none"> <li>▪ On Site treatment of surficial ACM;</li> <li>▪ Off-site disposal of the UST/s, UST backfill and associated infrastructure; and</li> <li>▪ Ongoing monitoring and management of groundwater.</li> </ul> <p>A Site Audit Report has been prepared by Ramboll Australia Pty and is attached at</p>

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		<b>Appendix 13</b> of this EIS. This Report concludes that the Site can be made suitable for the purposes of 'commercial/industrial' use if remediated in accordance with the Remediation Action Plan prepared by JK Environments.
<p><i>3.6.3.2 Initial Assessment</i></p> <p>i) All development proposals on known contaminated land, or land that may be contaminated, will require a preliminary investigation of the land subject of a development application where:</p> <ul style="list-style-type: none"><li>a) Council has reasonable grounds to believe the land is contaminated because of the land's history, condition, or other information known to Council.</li><li>b) Where there are records or evidence that the land contains fill material and the contamination status of the fill cannot be clarified.</li><li>c) The site has been investigated and/or remediated but there is insufficient information available about the nature and extent of contamination, or the circumstances have changed.</li><li>d) There are restrictions on, or conditions attached to, the use of the site by a regulatory authority that are, or may be, related to contamination, but there is insufficient information available about the nature and extent of contamination.</li><li>e) Council records indicate that the site is associated with pollution incidents or illegal dumping of waste.</li><li>f) The site has previous land uses or is adjoining land that has been associated with activities that may cause contamination</li></ul> <p>ii) Subsequent stages in the investigation of contamination need not apply where:</p> <ul style="list-style-type: none"><li>a) The contaminated land consultant certifies that the preliminary investigation clearly and unequivocally demonstrates that contamination of the subject land, and its surrounds, has not occurred and the site is appropriate for the proposed use; or</li><li>b) The subject land has previously been remediated to an appropriate standard acceptable to Council, for the proposed land use.</li><li>c) Where the proponent fails to satisfy the above criteria, a detailed investigation will be required as referred to in sub clause 3.6.3.3.</li></ul>	<b>YES</b>	<p>An early works Development Application (<b>62.1/2021</b>) was submitted to Council on 22 February 2021 for Site preparation works including demolition, tree removal and bulk earthworks. Additional Site Investigations were prepared by JK Environments to ensure that the Site was suitable for the proposed development (refer <b>Appendix 11</b>).</p> <p>contamination of the Site was found and as such, a Remediation Action Plan was prepared JK Environments and is attached at <b>Appendix 12</b> of this EIS. The preferred options for remediation given the investigations above are considered to be:</p> <ul style="list-style-type: none"><li>▪ On Site treatment of surficial ACM;</li><li>▪ Off-site disposal of the UST/s, UST backfill and associated infrastructure; and</li><li>▪ Ongoing monitoring and management of groundwater.</li></ul> <p>A Site Audit Report has been prepared by Ramboll Australia Pty and is attached at <b>Appendix 13</b> of this EIS. This Report concludes that the Site can be made suitable for the purposes of 'commercial/industrial' use if remediated in accordance with the Remediation Action Plan prepared by JK Environments.</p>

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<p><i>3.6.3.3 Detailed Investigation</i></p> <p>i) Should the preliminary investigation fail to clearly demonstrate that the land is suitable for its proposed use, a more detailed assessment and evaluation is to be undertaken.</p> <p>ii) This detailed investigation involves formal sampling by a suitably qualified contaminated land consultant in accordance with the Contaminated Land; Planning Guidelines and is to include within the statement of environmental effects which:</p> <ul style="list-style-type: none"><li>a) defines the nature, extent and degree of contamination;</li><li>b) assesses potential risk posed by contaminants to health and the environment; and</li><li>c) describes whether the site is suitable for the proposed use whether feasible remediation options exist (and if so what they are).</li></ul>	<p><b>YES</b></p>	<p>An early works Development Application (<b>62.1/2021</b>) was submitted to Council on 22 February 2021 for Site preparation works including demolition, tree removal and bulk earthworks. Additional Site Investigations were prepared by JK Environments to ensure that the Site was suitable for the proposed development (refer <b>Appendix 11</b>).</p> <p>contamination of the Site was found and as such, a Remediation Action Plan was prepared JK Environments and is attached at <b>Appendix 12</b> of this EIS. The preferred options for remediation given the investigations above are considered to be:</p> <ul style="list-style-type: none"><li>▪ On Site treatment of surficial ACM;</li><li>▪ Off-site disposal of the UST/s, UST backfill and associated infrastructure; and</li><li>▪ Ongoing monitoring and management of groundwater.</li></ul> <p>A Site Audit Report has been prepared by Ramboll Australia Pty and is attached at <b>Appendix 13</b> of this EIS. This Report concludes that the Site can be made suitable for the purposes of 'commercial/industrial' use if remediated in accordance with the Remediation Action Plan prepared by JK Environments.</p>
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<p><i>3.6.3.4 Submissions Requirements for the detailed investigation phase based on the Category of the proposed development</i></p> <p>i) Those development applications which require a detailed investigation under 3.6.3.3, and are category 1 remediations as described by SEPP 55 will be required to submit with there DA a Remedial Action Plan (RAP). The RAP should be based on EPA guidelines prepared in 1997. The RAP should provide information on investigations and on the proposed development. The objectives of the remediation strategy and the recommended clean-up criteria should be clearly stated in the RAP. The RAP should demonstrate how the proponent proposes to reduce risks to acceptable levels and achieve the desired clean up levels.</p> <p>ii) These development applications which require a detailed investigation under 3.6.3.3, and is a category 2 remediation as described by SEPP 55 will be required to submit with this detailed investigation information on how they intend to remediate the site. The applicant will undertake remediation as described by Council in the conditions of consent, or through deferred commencement procedures, before the commencement of other works. Council must be notified of validation of this work within one month of the remediation work being completed. Sample conditions of consent are found in Appendix C of the Managing Land Contamination (planning guidelines SEPP 55 – Remediation of Land, DUAP and EPA 1998) or go to <a href="http://www.planning.nsw.gov.au">www.planning.nsw.gov.au</a> for this information.</p> <p>iii) If the remediation works for a category 2 development is deemed to be inconsistent with the objectives of clause 3.6.2 then the work becomes a category 1 development.</p>	<p><b>YES</b></p>	<p>An early works Development Application (<b>62.1/2021</b>) was submitted to Council on 22 February 2021 for Site preparation works including demolition, tree removal and bulk earthworks. Additional Site Investigations were prepared by JK Environments to ensure that the Site was suitable for the proposed development (refer <b>Appendix 11</b>).</p> <p>contamination of the Site was found and as such, a Remediation Action Plan was prepared JK Environments and is attached at <b>Appendix 12</b> of this EIS. The preferred options for remediation given the investigations above are considered to be:</p> <ul style="list-style-type: none"><li>▪ On Site treatment of surficial ACM;</li><li>▪ Off-site disposal of the UST/s, UST backfill and associated infrastructure; and</li><li>▪ Ongoing monitoring and management of groundwater.</li></ul> <p>A Site Audit Report has been prepared by Ramboll Australia Pty and is attached at <b>Appendix 13</b> of this EIS. This Report concludes that the Site can be made suitable for the purposes of 'commercial/industrial' use if remediated in accordance with the Remediation Action Plan prepared by JK Environments.</p>
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<p><i>3.6.3.5 Assessment Considerations</i></p> <p>i) Council before granting consent for a development which requires a RAP or where a detailed investigation has been carried out must adequately consider and be satisfied that the proposed remediation works is of a standard and quality consistent with EPA guidelines.</p>	<p><b>YES</b></p>	<p>An early works Development Application (<b>62.1/2021</b>) was submitted to Council on 22 February 2021 for Site preparation works including demolition, tree removal and bulk earthworks. Additional Site Investigations were prepared by JK Environments to ensure that the Site was suitable for the proposed development (refer <b>Appendix 11</b>).</p> <p>contamination of the Site was found and as such, a Remediation Action Plan was prepared JK Environments and is attached at <b>Appendix 12</b> of this EIS. The preferred options for remediation given the investigations above are considered to be:</p> <ul style="list-style-type: none"><li>▪ On Site treatment of surficial ACM;</li><li>▪ Off-site disposal of the UST/s, UST backfill and associated infrastructure; and</li><li>▪ Ongoing monitoring and management of groundwater.</li></ul> <p>A Site Audit Report has been prepared by Ramboll Australia Pty and is attached at <b>Appendix 13</b> of this EIS. This Report concludes that the Site can be made suitable for the purposes of 'commercial/industrial' use if remediated in accordance with the Remediation Action Plan prepared by JK Environments.</p>
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<p><b>3.7 Consideration of SEPP 33 – Hazardous and Offensive Development</b></p> <p><b>3.7.2 Controls</b></p> <p>i) Applicants are required to consider and address SEPP 33 – Hazardous and Offensive Development and NSW Hazardous Industry Planning Advisory Paper No.10 – Land Use Safety Planning when proposing a residential use adjoining a Hazardous or Potentially Hazardous or Offensive or Potentially Offensive Development.</p>	<p><b>YES</b></p>	<p>To facilitate operational use of the proposed warehouse and distribution facility, there will be hazardous substances stored on the Site. Details of the proposed quantities stored and handled on the Site are provided in <b>Table 8</b> below.</p> <table border="1" data-bbox="1486 451 1982 678"><caption><b>Table 8. Quantities of Dangerous Goods Stored and Handled</b></caption><thead><tr><th><b>Chemical</b></th><th><b>Class</b></th><th><b>Quantity (kg)</b></th></tr></thead><tbody><tr><td>Ethylene</td><td>2.1</td><td>200</td></tr><tr><td>Ammonia</td><td>2.3</td><td>4,000</td></tr><tr><td>Diesel</td><td>C1</td><td>60,000</td></tr></tbody></table> <p>Given the quantities proposed on Site, a Preliminary Hazard Analysis (PHA) has been prepared by Riskcon Engineering and is attached at <b>Appendix 22</b> of this EIS. The PHA concludes that the risks at the Site boundary are not considered to exceed the acceptable risk criteria. Further assessment of the hazards and risk are provided at <b>Section 6.11</b> of this EIS.</p>	<b>Chemical</b>	<b>Class</b>	<b>Quantity (kg)</b>	Ethylene	2.1	200	Ammonia	2.3	4,000	Diesel	C1	60,000
<b>Chemical</b>	<b>Class</b>	<b>Quantity (kg)</b>												
Ethylene	2.1	200												
Ammonia	2.3	4,000												
Diesel	C1	60,000												
<p><b>3.9 Acid Sulfate Soils</b></p>	<p><b>YES</b></p>	<p>A Salinity Assessment has been prepared by JK Geotechnics and is attached at <b>Appendix 9</b> of this EIS.</p> <p>The proposed investigation comprised a walkover inspection and sampling obtained from 24 locations across the Site. Additionally, 8 groundwater monitoring wells were installed on the proposed Site. During the walkover inspection there was no visual indication of Saline Soils, however, the Site is mapped as obtaining</p>												

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<table border="1"> <thead> <tr> <th>Class of Land</th><th>Works</th></tr> </thead> <tbody> <tr> <td>1</td><td>Any works.</td></tr> <tr> <td>2</td><td>Works below the natural ground surface. Works by which the watertable is likely to be lowered</td></tr> <tr> <td>3</td><td>Works more than 1metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1metre below the natural ground surface.</td></tr> <tr> <td>4</td><td>Works more than 2 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metre below the natural ground surface.</td></tr> <tr> <td>5</td><td>Works within 500 metre of adjacent Class 1, 2, 3 or 4 land that is below 5 metre Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</td></tr> </tbody> </table> <p><b>3.9.3 Controls – General</b></p> <p>i) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p> <p>ii) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.</p> <p>iii) Development consent must not be granted under this clause for the carrying out of works unless an acid sulphate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.</p>	Class of Land	Works	1	Any works.	2	Works below the natural ground surface. Works by which the watertable is likely to be lowered	3	Works more than 1metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1metre below the natural ground surface.	4	Works more than 2 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metre below the natural ground surface.	5	Works within 500 metre of adjacent Class 1, 2, 3 or 4 land that is below 5 metre Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	<p>moderately salinity potential. The results of the investigations are summarised below:</p> <ul style="list-style-type: none"> <li>▪ The soils are classed as strongly acidic to strongly alkaline;</li> <li>▪ The soils are classed as slightly to moderately saline with localised occurrences of very saline conditions;</li> <li>▪ The soils are sodic to highly sodic;</li> <li>▪ The soils are mildly aggressive towards buried concrete and steel;</li> <li>▪ The groundwater beneath the site is moderately aggressive towards buried concrete; and</li> <li>▪ The groundwater is not aggressive towards buried steel.</li> </ul> <p>Based on the investigations undertaken by JK Geotechnics, it is recommended that a Salinity Management Plan be prepared for the proposed development and results outlined in this report should be reviewed and incorporated into the design of the proposed development by the project team. It is considered that this could form an appropriately worded condition of consent.</p>
Class of Land	Works												
1	Any works.												
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered												
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250 Victoria Street, Wetherill Park (Lot 1, 2, 3 and 4 DP781975)

<p>iv) Development consent is not required under this clause for the carrying out of works if:</p> <ul style="list-style-type: none"><li>a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan need not be carried out for the works, and</li><li>b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.</li></ul> <p>v) Development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):</p> <ul style="list-style-type: none"><li>a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,</li><li>b) routine management work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),</li><li>c) minor work, being work that costs less than \$20,000 (other than drainage work).</li></ul> <p>vi) Despite subclause (ii), development consent is not required under this clause to carry out any works if:</p> <ul style="list-style-type: none"><li>a) the works involve the disturbance of less than one tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the construction of artificial water bodies (including canals, dams and detention basins) or foundations, or flood mitigation works, or</li><li>b) the works are not likely to lower the water table.</li></ul> <p>vii) Clause 10 of State Environmental Planning Policy No.4 – Development Without Consent and Miscellaneous Exempt and Complying development does not apply to development that requires development consent under this clause.</p>		
<p><b>3.10 Erosion and Sediment Control</b></p> <p><b>3.12.3 Controls</b></p> <p>i) An Erosion and Sediment Control Plan is required for all development sites where soil disturbance, change or stockpiling will occur. Guidelines are available from the NSW Office of Environment and Heritage and NSW Landcom and will be a condition of approval.</p>	<p><b>YES</b></p>	<p>The proposed development comprises a detailed sediment erosion control to ensure the sediment and erosion are appropriately management throughout the construction phase. The following measures are proposed:</p> <ul style="list-style-type: none"><li>▪ <u>Sediment Basins</u> – Sediment basins have been sized and located appropriately to ensure sediment</li></ul>



## DCP Assessment Table

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<p>ii) All conditions attached to an approval that specifies how erosion and sediment will be controlled must be:</p> <ul style="list-style-type: none"><li>a) put into place prior to any works occurring onsite, and</li><li>a) maintained throughout the course of the works until the site has been effectively stabilised and revegetated.</li></ul>		<p>concentrations in Site runoff are within acceptable limits.</p> <ul style="list-style-type: none"><li>▪ <u>Sediment Fences</u> – Sediment fences are proposed to be located around the perimeter of the Site to ensure that no untreated runoff leaves the Site. Sediment fences have also been located around existing drainage channels to minimised sediment migration into waterways.</li><li>▪ <u>Stabilised Site Access</u> – A stabilised Site Access from Redfern Street is proposed to minimise the risk of sediment being transported onto Redfern Street.</li><li>▪ <u>Other Management Measures</u> – Other management measures that are proposed to be implemented include:<ul style="list-style-type: none"><li>○ Minimising the extent of disturbed areas across the Site at any one time.</li><li>○ Progressive stabilisation of disturbed areas or previously completed earthworks to suit the proposal once trimming works are complete.</li><li>○ Regular monitoring and implementation of remedial works to maintain the efficiency of all controls.</li></ul></li></ul> <p>The Sediment and Erosion Control will be monitored, reviewed and updated during design, staging and construction</p>
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## DCP Assessment Table

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		methodology is developed. The proposed implementation measures listed above are considered to appropriately manage sediment and erosion runoff during the construction of the proposed warehouse and distribution facility.										
<p><b>3.11 Heritage Items</b></p> <p><b>3.13.3 Controls</b></p> <p>i) To assist Council in making the assessments required under clause 5.10 of the Fairfield LEP 2013, and to help applicants and designers to take account of heritage issues when contemplating development, applicants must provide the information set out in the table below:</p> <table><tr><th>Type of Development</th><th>Heritage Item (1)</th></tr><tr><td>Demolition and/or new building</td><td>DA and SOHI (2)</td></tr><tr><td>Major alterations and additions</td><td>DA and SOHI (2)</td></tr><tr><td>Minor work associated with Council's Heritage Grants Program (3)</td><td>Minor Development Application (4)</td></tr><tr><td>All proposed work</td><td>Consideration of the relevant design guidelines "Heritage and Development" contained within Appendix G to this DCP.</td></tr></table> <p>b) Vegetation such as significant landmark trees are important heritage items and are to be retained and protected from any proposed works. An Arborist is to be engaged to assess this impact.</p>	Type of Development	Heritage Item (1)	Demolition and/or new building	DA and SOHI (2)	Major alterations and additions	DA and SOHI (2)	Minor work associated with Council's Heritage Grants Program (3)	Minor Development Application (4)	All proposed work	Consideration of the relevant design guidelines "Heritage and Development" contained within Appendix G to this DCP.	<p><b>YES</b></p>	<p>The Site is not identified as a heritage item nor is it located within a heritage conservation area. The Site is located within proximity from a local heritage item known as Bunya Pines (I101). The Statement of Significance for Bunya Pines is provided below:</p> <p><i>Bunya pines and spotted gums in impressive stand, on prominent ridge top location. Bunya Pines possibly part of original avenue planting to "Horsley" Homestead. Local significance.</i></p> <p>The Site at its closest point would sit approximately 200m from the mapping of the heritage item. The proposed development would not have an impact on the health of the Bunya Pines and given the setback the proposed development would not impede views to Bunya Pines when heading west on Victoria Street.</p>
Type of Development	Heritage Item (1)											
Demolition and/or new building	DA and SOHI (2)											
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All proposed work	Consideration of the relevant design guidelines "Heritage and Development" contained within Appendix G to this DCP.											
<b>Chapter 9 – Industrial Development</b>												
<p><b>9.1 Site and Built Form</b></p> <p><b>9.1.1 Site Dimensions</b></p> <p><b>9.1.1.1 Consolidation of Allotments</b></p> <p>i) Where new development is proposed on two or more existing allotments, a condition of approval will require the consolidation of such allotments into one title and registration with the Land Titles Office before occupation of the building. This subclause applies to development for the purposes of bulky goods retailing. In some</p>	<p><b>YES</b></p>	<p>It is noted that a condition of consent would required the consolidation of Lots 1, 2, 3 and 4 DP781975.</p>										

## DCP Assessment Table

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areas, existing sites are too small to achieve bulky goods retailing in an orderly and efficient manner. In such cases, consolidation of allotments will be required to ensure that site access and landscaping requirements are satisfied														
<p><i>9.1.1.2 lot Frontage</i></p> <p>i) The minimum frontage to the Horsley Drive, Victoria Street, Canley Vale Road extension, Walter Road and Bonnyrigg Avenue, Woodville Road, Hume Highway, Cumberland Highway, Old Wallgrove Road and Wallgrove Road is 60m.</p> <p>ii) The minimum frontage to all other roads is to be 30 metres.</p> <p>iii) Development of narrower lots will be subject to conditions on a development consent that will limit the size of trucks, which can use the site.</p> <p>ii) Battleaxe blocks are to have an average width (excluding access way) of 60 metres.</p>		<b>YES</b>	The proposed development has a road frontage of greater than 30m. The frontage is approximately 225m.											
<p><i>9.1.1.3 Lot Size</i></p> <p>iv) The Torrens Title subdivision of any allotment within the Wetherill Park, Bonnyrigg Precincts must not be less than 930 square metres as identified on the <i>Fairfield LEP 2013 – Minimum Lot Size Map</i>.</p>		<b>YES</b>	The proposed development does not propose a subdivision which would result in a lot less than 930m <sup>2</sup>											
<p><i>9.1.2 Setbacks</i></p> <table><tr><td></td><td>used for car parking purposes.</td></tr><tr><td>• North side (No's 2-8) of Orchardleigh Street</td><td>5 metres of which 1.5 metres is to be used for landscaping only.</td></tr><tr><td><b>East Fairfield Precinct</b> - Lisbon, Fairfield, Seville, Malta, Mandarin, Scott and Donald Streets.</td><td>5 metres, all of which is to be used for landscaping.</td></tr><tr><td><b>Wetherill Park Precinct</b> - The Horsley Drive, Walters Street, Victoria Street between Cowpastures Road and Hassall Street excluding Canley Vale Road</td><td>20 metres of which 10 metres is to be used for landscaping only. The remainder of the setback may be used for car parking purposes</td></tr><tr><td><b>Wetherill Park Precinct</b></td><td>The minimum setback for all land within Wetherill Park, other than those roads described immediately above is to be 10 metres, all of which is to be landscaped</td></tr><tr><td>• Larra Street, Vinitaker Street, Railway Parade, Anuli Street, The Promenade, and Junction Street</td><td>5 metres of which 1.5 metres is to be used for landscaping only. The remainder of the setback may be</td></tr></table> <p>which 5 metres is to be used for landscaping only unless described otherwise by the following table:</p>		used for car parking purposes.	• North side (No's 2-8) of Orchardleigh Street	5 metres of which 1.5 metres is to be used for landscaping only.	<b>East Fairfield Precinct</b> - Lisbon, Fairfield, Seville, Malta, Mandarin, Scott and Donald Streets.	5 metres, all of which is to be used for landscaping.	<b>Wetherill Park Precinct</b> - The Horsley Drive, Walters Street, Victoria Street between Cowpastures Road and Hassall Street excluding Canley Vale Road	20 metres of which 10 metres is to be used for landscaping only. The remainder of the setback may be used for car parking purposes	<b>Wetherill Park Precinct</b>	The minimum setback for all land within Wetherill Park, other than those roads described immediately above is to be 10 metres, all of which is to be landscaped	• Larra Street, Vinitaker Street, Railway Parade, Anuli Street, The Promenade, and Junction Street	5 metres of which 1.5 metres is to be used for landscaping only. The remainder of the setback may be	<p><i>Building</i></p> <p>i) The minimum setback for all industrial development is to be 10 metres of</p>	<b>ON MERIT</b> <p>The Visual Impact Assessment has also reviewed the objectives of the setback control within the FDCP2013. The control requires a setback of 20m of which 10m is to be used for landscaping. It is noted that condition allows for the remainder of the setback to be used for car parking. The proposed development allows for a 10m landscaped setback and sets the main building back 20m from Victoria Street. However, to ensure residential amenity for the neighbouring properties located on the southern side of Victoria Street, an acoustic wall has been proposed. Behind the acoustic wall the proposed development seeks approval for lower ground and basement level car parking and a ground floor hardstand area for trucks. The proposed development is generally compliant with the FDCP2013 as it provides</p>
	used for car parking purposes.													
• North side (No's 2-8) of Orchardleigh Street	5 metres of which 1.5 metres is to be used for landscaping only.													
<b>East Fairfield Precinct</b> - Lisbon, Fairfield, Seville, Malta, Mandarin, Scott and Donald Streets.	5 metres, all of which is to be used for landscaping.													
<b>Wetherill Park Precinct</b> - The Horsley Drive, Walters Street, Victoria Street between Cowpastures Road and Hassall Street excluding Canley Vale Road	20 metres of which 10 metres is to be used for landscaping only. The remainder of the setback may be used for car parking purposes													
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• Larra Street, Vinitaker Street, Railway Parade, Anuli Street, The Promenade, and Junction Street	5 metres of which 1.5 metres is to be used for landscaping only. The remainder of the setback may be													

## DCP Assessment Table

Proposed Construction and Operation of a Warehouse and Distribution Facility  
250 Victoria Street, Wetherill Park (Lot 1, 2, 3 and 4 DP781975)

<p>ii) The minimum building setback on corner allotments is to be 5 metres to the secondary frontage. This entire setback is to be landscaped.</p> <p>i) This subclause applies to existing buildings which are to be converted to a bulky goods premises. In such a circumstance, the minimum setback to roads is to be 10 metres which is used for landscaping only. However, where this cannot be met Council will examine the existing building setback and how the proposal meets the other requirements within this chapter and will require the upgrading of the existing landscaping.</p>		<p>for 10m landscaped setback and a 20m setback to the built form, however, an assessment against the objectives of the control has been undertaken for completeness. The objectives of the control are:</p> <p>a) <i>To ensure sufficient land is set aside for significant landscaping.</i></p> <p>b) <i>To ensure a consistent development form is provided which enhances the scale and appearance of the streetscape</i></p> <p>In accordance with the objectives, a 10m setback has been set aside for landscaping as is requested by the control and is therefore considered to comply. In relation to objective b) it is considered that given the majority of the built form is setback 20m and the proposed acoustic wall is found to have a limited additional visual impact as viewed from the residents to the south, the proposed development is considered to be acceptable in this regard. Further, it is reiterated that the acoustic barrier is proposed to provide adequate amenity for the residents to the south and as such should be considered acceptable in terms of design outcome.</p>
<p><b>9.5 Stormwater</b></p> <p><i>9.5.1 Stormwater Disposal</i></p> <p><i>Objectives</i></p> <p>i) To direct stormwater runoff to Council's drainage system without adversely impacting on adjoining or downstream properties.</p>	<p><b>YES</b></p>	<p>the proposed stormwater quality treatment system incorporating the use of a treatment train of a vortech style GPT (Ocean Protect OceanSave or similar) with oil baffle, in conjunction with a proprietary filtration device (Ocean Protect Jellyfish) is proposed to mitigate any increase in</p>

**DCP Assessment Table**

Proposed Construction and Operation of a Warehouse and Distribution Facility  
250 Victoria Street, Wetherill Park (Lot 1, 2, 3 and 4 DP781975)

<p>ii) To ensure the efficient and effective planning, management and maintenance of Council's existing and future stormwater systems and reduce environmental and property damage.</p> <p>iii) Relevant controls, performance criteria and where the policy applies can be found in Chapter 3 of the Stormwater Management Policy – September 2017.</p>		stormwater pollutant load generated by the development.
<p><b>9.5.2 On Site Detention</b></p> <p><i>Objectives</i></p> <p>i) To ensure that through the use of OSD, stormwater discharge is controlled thereby ensuring development does not increase the risk of downstream flooding, erosion of unstable waterways or a reduction of the capacity of Council's drainage network.</p> <p>Relevant controls, performance criteria and where the policy applies can be found in Chapter 4 of the Stormwater Management Policy – September 2017.</p>	<b>YES</b>	No site specific OSD or water quantity measures are required or proposed as part of the development based on the infrastructure already present within the Wetherill Park Industrial Area.
<p><b>9.5.3 Water Conservation</b></p> <p><i>Objectives</i></p> <p>i) Reduce water consumption in non-residential properties, consistent with the BASIX scheme requirements in residential properties.</p> <p>ii) Enable use of non-potable water for toilet flushing, irrigation and other non-potable uses.</p> <p>Enable use of non-potable water for toilet flushing, irrigation and other non-potable uses.</p>	<b>YES</b>	<p>The ESD Report sets and standards for the reduction of water consumption through water efficiency. The expectation to reduce the Site's potable water demand by more than 50% compared to standard practice building through the initiatives described below:</p> <ul style="list-style-type: none"> <li>○ Water efficient fixtures and fittings.</li> <li>○ Water Sensitive Urban Design – The landscape design with assist with the minimisation of water use for irrigation and reduction of site stormwater discharge.</li> <li>○ Rainwater capture and reuse – Rainwater capture and reuse system may be implemented to offset the sites water usage for washdown, cooling</li> </ul>

## DCP Assessment Table

Proposed Construction and Operation of a Warehouse and Distribution Facility  
250 Victoria Street, Wetherill Park (Lot 1, 2, 3 and 4 DP781975)

		<p>towers, toilet flushing and other facets of production.</p> <p>The proposed development is targeting a 5 Star Green Building As-Built Rating and as such, the proposed development is considered acceptable in this regard.</p>
<p><b>9.5.4 Water Quality Improvement</b></p> <p><i>Objectives</i></p> <ul style="list-style-type: none"> <li>i) Mitigate the impacts of development on stormwater quality</li> <li>ii) Minimise the potential impacts of development and other associated activities on the aesthetic, recreational and ecological values of our local creeks.</li> </ul> <p>These objectives are only applicable to the Wetherill Park Industrial Area Stormwater management Zone. Relevant controls and performance criteria can be found in Chapter 6 of the Stormwater management Policy – September 2017.</p>	<p><b>YES</b></p>	<p>The proposed development is required to consider the principles of Water Sensitive Urban Design (WSUD) and to target pollutants that are present in the stormwater to minimise adverse impact these pollutants could have on receiving waters and to also meet Council's requirements.</p> <p>The key objectives for stormwater management for the proposed development as stated in Costin Roe's assessment are:</p> <ul style="list-style-type: none"> <li>▪ <i>Maintain or improve existing water quality.</i></li> <li>▪ <i>To protect the aquatic environment of the downstream waterways including Prospect Creek.</i></li> <li>▪ <i>Prevent bed and bank erosion and instability of waterways.</i></li> <li>▪ <i>Provide sufficient flows to support aquatic environments and ecological processes.</i></li> <li>▪ <i>Incorporate a Water Sensitive Urban Design (WSUD) approach.</i></li> </ul> <p>Fairfield City Council provides a Stormwater Management Policy which sets out the following annual percentage pollutant reductions on a developed catchment:</p>

## DCP Assessment Table

Proposed Construction and Operation of a Warehouse and Distribution Facility  
250 Victoria Street, Wetherill Park (Lot 1, 2, 3 and 4 DP781975)

		<ul style="list-style-type: none"><li>▪ Gross Pollutants 90%</li><li>▪ Total Suspended Solids 80%</li><li>▪ Total Phosphorus 55%</li><li>▪ Total Nitrogen 40%</li><li>▪ Total Hydrocarbons 90%</li></ul> <p>The water quality catchment will require the provision of a treatment train of water quality devices. The proposed systems will include a gross pollutant trap (GPT) to surface drainage systems and proprietary filtration systems for final water polishing.</p> <p>The existing Site is currently serviced by an in-ground pipe drainage networks which conveys Site run-off into Council's drainage system along Victoria Street located in the south east of the Site. There are limited water quality treatment measures currently utilised on Site. Other than the Site connection drainage the in-ground pipe network will be removed from Site as part of the early works.</p> <p>The treatment of water during the operation phase of the proposed development will be via a vortech style GPT (Ocean Protect OceanSave or similar) with oil baffle, in conjunction with a proprietary filtration device (Ocean Protect Jellyfish).</p> <p>Further, the proposed development will also comprise a shut-off valve to assist with the containment of fire water run off.</p> <p>Given the implementation of the above measures the proposed development is</p>
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**DCP Assessment Table**

Proposed Construction and Operation of a Warehouse and Distribution Facility  
250 Victoria Street, Wetherill Park (Lot 1, 2, 3 and 4 DP781975)

		considered to meet the WSUD requirements of Council and is considered supportable.
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