



Addendum Report – State Significant Development 6078

**Austral Internal Driveway Works
(Lot 1 in DP843901)**

Prepared by McKenzie Group Consulting Planning
on behalf of Goodman Property Services (Aust)
Pty Ltd
December 2014

Addendum Report

Austral Internal Driveway Works – SSD 6078

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PART A PRELIMINARY

1.1 INTRODUCTION

This Report has been prepared in addition to the Environmental Impact Statement dated November 2013 and addendum Environmental Impact Statement dated July 2014 prepared by McKenzie Group Consulting on behalf of the Proponent, Goodman Property Services Pty Ltd, and is submitted to the New South Wales Department of Planning and Environment to assist with the Assessment Report and Instrument of Approval for State Significant Development 6078.

As part of the Old Wallgrove Road upgrade works, the existing access to the Austral Brickworks site at 224-398 Burley Road Horsley Park (Lot 1 in DP843901) needs to be relocated and the internal driveway reconfigured to accommodate the new access opposite Millner Avenue. The location of this new access point will provide for adequate sight lines that comply with current regulations while the resultant internal layout will ensure that the operational requirements of the existing facility are maintained.

A separate Development Application will be submitted to Fairfield City Council in the future that seeks approval for a new gatehouse within the Austral site. This application will include detailed elevations of the building that indicates the proposed materials and colour scheme.

This Report seeks to address the relevant Environmental Planning Instruments applicable to the land and environmental impacts as a result of the minor internal site works.

The structure of this document is as follows:

- Part A Preliminary
- Part B Site Analysis
- Part C Proposed Development
- Part D Legislative and Policy Framework
- Part E Consultation
- Part F Environmental Risk Assessment
- Part G Conclusion

APPENDICES

- **Appendix 1 Development Plans**
- **Appendix 2 Flora & Fauna Assessment**
- **Appendix 3 Phase I Environmental Site Assessment**

PART B SITE ANALYSIS

2.1 SITE LOCATION & EXISTING CHARACTERISTICS

The subject site is 82 hectares in area and is currently used for the purpose of brick manufacturing (known as Plant 3). Investigation of the site indicates that this operation has been in place since the 1970's and the existing quarry on the site has been used to extract material used to manufacture bricks.

Notable site attributes include the following:

- Stockpiles of material used to manufacture bricks and ceramic products;
- Quarry used to extract material for brick manufacturing;
- Brick manufacturing building and ancillary car parking area adjacent Old Wallgrove Road;
- 20.5m Road reserve that extends through the centre of the site; and
- Vegetation along the boundaries



Figure 1: Site Location (NSW LPI, 2014)

PART C PROPOSED DEVELOPMENT

3.1 PROPOSED DEVELOPMENT PARTICULARS

The purpose of the proposed driveway works is to maintain a safe and efficient level of access to the site once Old Wallgrove Road is upgraded. The area of the site which is the subject of the proposed works is 10,000sqm. The existing access arrangement is shown below in **Figure 2**.



Figure 2: Austral Site – Existing Access (Near Map, 2014)

The particulars of the proposed internal driveway works pertaining to the Austral Brickworks site are outlined below:

Demolition

It is proposed to remove the fuel tank which is currently empty and used for water storage on the site to facilitate area for the new access driveway and associated car parking. Part of the existing hard stand will also be removed to accommodate the new layout resulting in the removal of 54 existing spaces. The revised internal layout will be capable of meeting the fundamental requirements of the Brickworks operation that includes a gatehouse (subject to a separate future approval with Fairfield City Council) and weighbridge.

Removal of Vegetation

Existing vegetation is proposed to be removed to allow for new hardstand and parking spaces. This vegetation has been assessed and is considered to not be of high ecological value given the disturbed nature of the site to be developed. Replacement planting will be provided within the site commensurate with the site layout and soil conditions. This planting will comprise native species that enhance the visual amenity when viewed from Old Wallgrove Road and surrounding properties. The final Landscape Plan will be prepared and submitted to DP&E for approval prior to landscaping works.

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New Car Parking/Hard Stand Areas

New hard stand area is proposed and associated parking comprising a total of 54 spaces to replace the existing spaces on the site. All spaces have been designed to comply with the requirements AS2890.1 and shall service staff and customers of the existing facility. Associated drainage works are proposed to service the new hardstand areas that are shown on the plans referenced below in Section 3.1.1.

Separately, a Development Application will be lodged with Fairfield City Council for a new gatehouse. This has been shown indicatively on the plans to demonstrate the ultimate layout of the site. The General Arrangement Plan of the proposed works is shown in **Figure 3** below.

It is noted that the primary land use will not change or be intensified as a result of these works.

3.1.1 Drawings

Drawings for the proposed internal driveway works are outlined in **Table 1**.

Table 1 – Drawing Schedule				
Civil Engineering – Austral Internal Driveway Works				
Drawing No.	Description	Author	Date	Revision No.
C501	Cover Sheet	AT&L	12.12.2014	B
C502	General Notes and Legend Sheet	AT&L	12.12.2014	B
C503	Typical Sections Sheet	AT&L	12.12.2014	B
C505	Typical Details Sheet 1	AT&L	12.12.2014	B
C506	Typical Details Sheet 2	AT&L	12.12.2014	B
C510	General Arrangement Plan	AT&L	12.12.2014	C
C511	Site Works Plan Sheet 1	AT&L	12.12.2014	D
C512	Site Works Plan Sheet 2	AT&L	12.12.2014	D
C515	Road Works Longitudinal Sections	AT&L	04.12.2014	B
C531	Pavement Plan Sheet 1	AT&L	12.12.2014	B
C532	Pavement Plan Sheet 1	AT&L	12.12.2014	C
C541	Signage and Linemarking Plan Sheet 1	AT&L	12.12.2014	C
C542	Signage and Linemarking Plan Sheet 2	AT&L	12.12.2014	C
C551	Services and Utilities Co-ordination Plan Sheet 1	AT&L	12.12.2014	C
C552	Services and Utilities Co-ordination Plan Sheet 1	AT&L	12.12.2014	C
C561	Stormwater Drainage Details Sheet 1	AT&L	12.12.2014	B
C565	Stormwater Drainage Longitudinal Section	AT&L	12.1.2.2014	C

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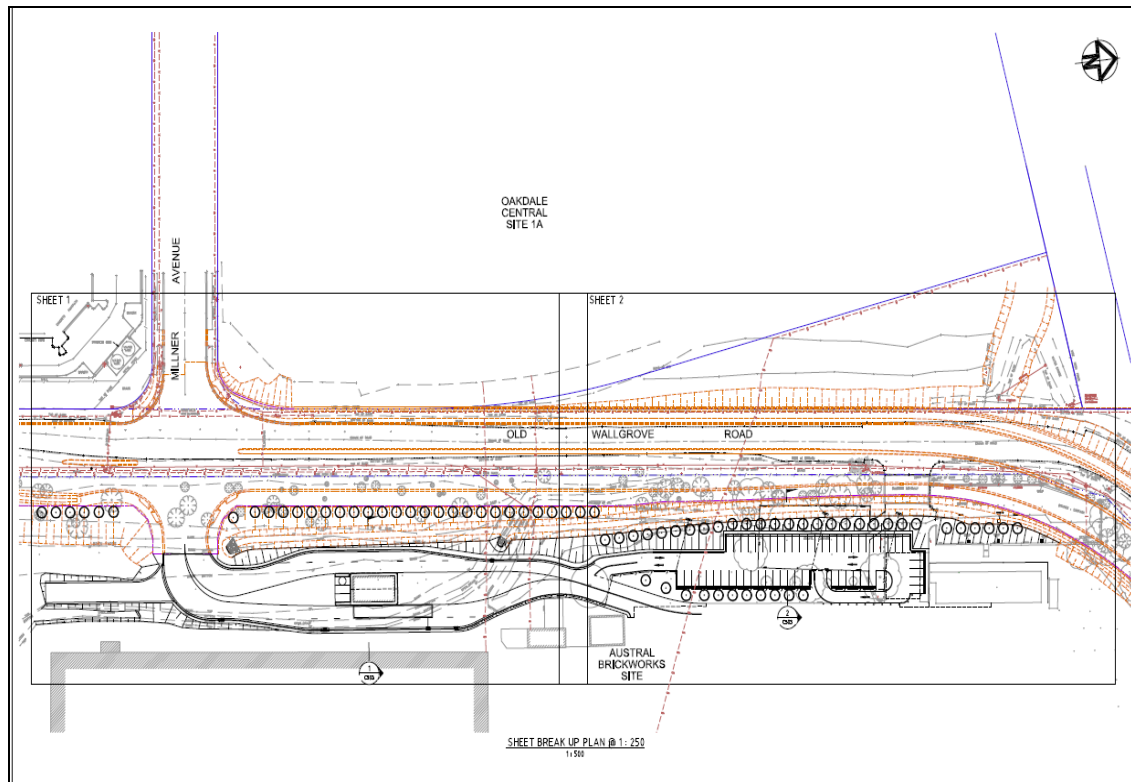


Figure 3: General Arrangement Plan (AT&L, 2014)

PART D LEGISLATIVE AND POLICY FRAMEWORK

Controls and Policies

The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this addendum report:

- ***State Planning Context***
 - *State Environmental Planning Policy (Infrastructure) 2007*
 - *State Environmental Planning Policy (Western Sydney Employment Area) 2009*
 - *State Environmental Planning Policy No 55 – Remediation of Land*
- ***Local Planning Context***
 - *Fairfield Local Environmental Plan 2013*
 - *Fairfield City Wide Development Control Plan 2013*

This planning framework is considered in detail in the following sections.

4.1 STATE PLANNING CONTEXT

4.1.1 State Environmental Planning Policy (State and Regional Development) 2011

Proposals involving activities that are listed in Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP) are identified as being State Significant Development (SSD).

The application has previously been accepted by DP&E as a SSD Application. The Austral internal driveway upgrade component of the project has been included in the scope of works and will form part of any determination issued in relation to the subject application.

4.1.2 State Environmental Planning Policy (Western Sydney Employment Area) 2009

State Environmental Planning Policy (Western Sydney Employment Area) 2009 (Employment Area SEPP) applies to the site. The aims of the policy are:

- a) *to promote economic development and the creation of employment in the Western Sydney Employment Area by providing for development including major warehousing, distribution, freight transport, industrial, high technology and research facilities,*
- b) *to provide for the co-ordinated planning and development of land in the Western Sydney Employment Area,*
- c) *to rezone land for employment or environmental conservation purposes,*
- d) *to improve certainty and regulatory efficiency by providing a consistent planning regime for future development and infrastructure provision in the Western Sydney Employment Area,*
- e) *to ensure that development occurs in a logical, environmentally sensitive and cost-effective manner and only after a development control plan (including specific development controls) has been prepared for the land concerned,*
- f) *to conserve and rehabilitate areas that have a high biodiversity or heritage or cultural value, in particular areas of remnant vegetation."*

The proposed development is consistent with the aims of the plan in that it will provide for improved access to surrounding employment lands, promoting economic development in the WSEA.

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Land Use and Permissibility

Under the provisions of *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (SEPP WSEA), the subject land is zoned IN1 – General Industrial. There are no provisions in the SEPP which prohibit the proposed internal driveway works as they are ancillary to the existing approved brick manufacturing plant.

Principal Development Standards

- *Ecological Sustainable Development*

The proposed internal driveway works will not demand the consumption of potable water nor will they result in the emission of greenhouse gases.

- *Height of Buildings*

No buildings are proposed as part of the internal driveway works.

- *Rainwater Harvesting*

No local or regional rainwater harvesting scheme is required for the driveway works.

- *Development on or in the vicinity of proposed transport infrastructure routes*

The proposed development is not on or in the vicinity of a proposed transport infrastructure route on Transport and Arterial Road Infrastructure Plan Map.

Miscellaneous Provisions

- *Industrial Release Area - satisfactory arrangements for the provision of regional transport infrastructure facilities*

All necessary arrangements for the provision of regional transport infrastructure have been dealt with under the Voluntary Planning Agreement (VPA) for the estate and the additional VPA for the land which is the subject of SSD 6078.

- *Preservation of trees and vegetation*

The proposed development does not require the removal of critical vegetation. Only minor shrubs and ground planting will require removal for the driveway works, none of which are endangered.

On balance, it is considered the proposed driveway design is satisfactory in respect of SEPP.

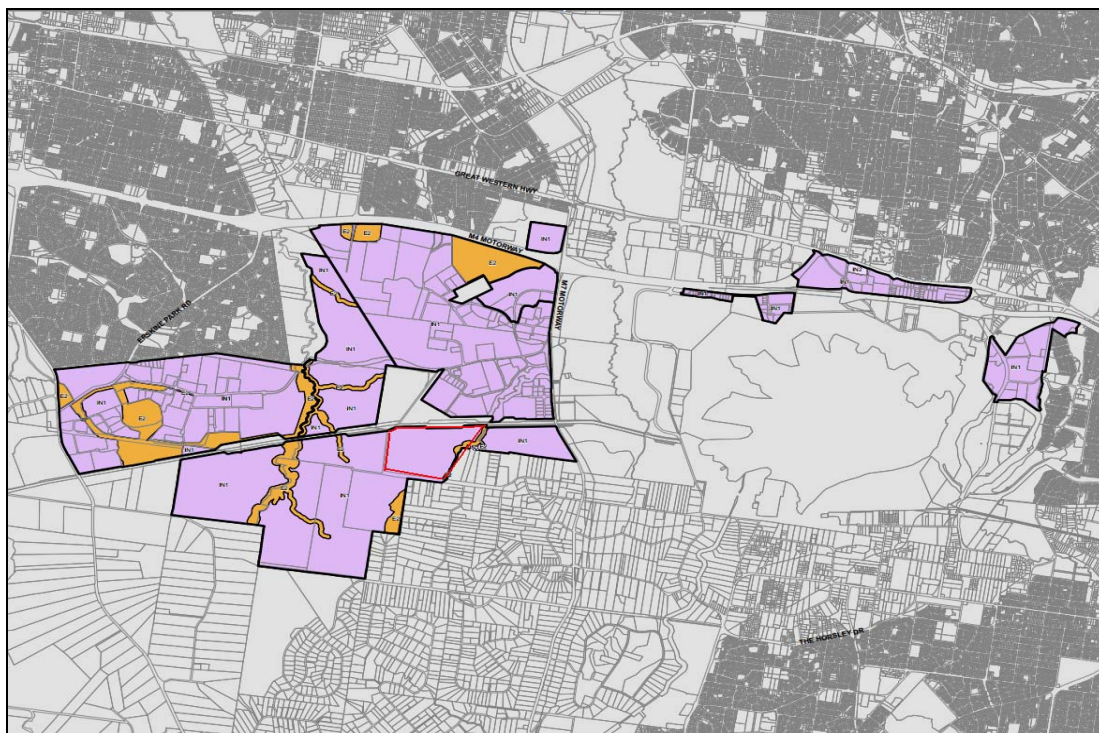


Figure 5: Site Zoning (Western Sydney Employment Area, 2009)

4.1.3 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

The provisions of *State Environmental Planning Policy No 33— Hazardous and Offensive Development* have been considered in respect of the existing diesel tank that is proposed to be removed. Based on the advice of the current landowner, this tank is empty and not operational in any capacity and does not contain any hazardous material.

Review of the SEPP indicates the site is not considered potentially hazardous. Liquids classified as combustible liquids (i.e. diesel) are not proposed on site, nor are they included in the threshold limits for SEPP33. Combustible liquids are not considered to be potentially hazardous unless they are stored with other flammable liquids.

Accordingly, the proposal does not trigger any thresholds under the SEPP and further consideration is not required.

4.1.4 State Environmental Planning Policy No. 55 – Remediation of Land

Clause 7(1) of *State Environmental Planning Policy No.55 – Remediation of Land* stipulates:

7 Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless:
 - (a) it has considered whether the land is contaminated, and
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

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An addendum Report to the Phase 1 Environmental Assessment for the Old Wallgrove Road upgrade works has been provided by AECOM that addresses the proposed internal driveway works (refer **Appendix 3**).

It is noted that an existing diesel fuel storage tank is to be demolished and removed from the site and the existing vegetated bund is to be cleared for the proposed car park and driveway. The findings of this Report conclude that the potential for contamination is low given the historic use of the portion of the site in question and a Phase II investigation is not required.

Based on these findings, the provisions of the SEPP are satisfied as suitable measures will be imposed to ensure that surplus spoil is disposed off-site and construction management measures will be adhered to in the event that unexpected finds are encountered.

4.2 LOCAL PLANNING CONTEXT

4.2.1 Fairfield Local Environmental Plan 2013

As the site is located within the WSEA, the provisions of *Fairfield Local Environmental Plan 2013* do not apply.

4.2.2 Fairfield City Wide Development Control Plan 2013

It is noted that Section 11 of *State Environmental Planning Policy (State and Regional Development) 2011* states:

- 11 *Exclusion of application of development control plans***
Development control plans (whether made before or after the commencement of this Policy) do not apply to:
- (a) State significant development*

Notwithstanding, the proposal is generally consistent with the provisions of the *Fairfield City Wide Development Control Plan 2013* (FDCP). Any departure from the FDCP is minor as the works in question relate only to the internal driveway works to the Austral Site. No built form is proposed as part of the road upgrade works.

4.3 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft Environmental Planning Instruments apply to the land within the WSEA.

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PART E CONSULTATION

5.1 FAIRFIELD CITY COUNCIL

As part of the Section 138 Approval for the Old Wallgrove Road upgrade works, AT&L have consulted with Fairfield City Council regarding the proposed works. No objection has been raised by Council to the works which are the subject of this Report.

PART F ENVIRONMENTAL RISK ASSESSMENT

Key environmental considerations relevant to the internal driveway works are addressed below.

6.1 FLORA & FAUNA

An addendum Flora and Fauna Assessment has been prepared by Cumberland Ecology (**Appendix 2**) that confirms no threatened flora or fauna species were recorded within the woody vegetation on the subject site.

The Report also notes that the grassed areas of the subject site where there is no woody vegetation provides very limited habitat for native threatened fauna. The highly disturbed nature of these grassed areas also makes it highly unlikely that threatened flora species occur in these areas.

Based on the findings of the assessment carried out, the proposed Austral access works will not have a significant adverse impact on threatened species, populations and communities known to occur in the locality of the subject site.

6.2 ABORIGINAL HERITAGE

It is considered that the findings of this previous study for the Old Wallgrove works are sufficient for the minor internal driveway works given the highly disturbed nature of the site. Goodman will adhere to the mitigation measures outlined in Management and Mitigation Measures Statement in respect of reporting objects/sites in accordance with the legislation should artefacts be encountered during works.

6.3 CONTAMINATION

An addendum to the Phase I Environmental Site Assessment for the Old Wallgrove Road works has been prepared by AECOM in support of the internal driveway works (refer **Appendix 3**). The evidence presented in this Report confirms that prior to the use of the site by Austral Bricks, there were various land owners who used the site for agricultural purposes dating back as early as 1912.

Key components of the proposed development within the Austral site include the demolition and removal of the existing diesel tank and clearing of the vegetated bund to facilitate the new driveway and car parking area.

Anecdotal evidence from various representatives of Austral with a longstanding association with the site has been provided within the Report that confirms the following:

- *No known underground storage tanks (USTs) at the Site.*
- *Along the western boundary area of Austral Plant, the northern portion has always been used for car parking purposes, whilst the southern portion (i.e. the Site) has remained undeveloped. Visual bunds were recently constructed to provide a 'screen' from Old Wallgrove Road. The bunds may contain clay and crushed brick and tiles sourced from the Plant.*
- *Three in-ground septic tanks (concrete construction) are present near chainage 500 to 550. Treated effluent is used to irrigate the lawn area adjacent to the tanks. The septic tanks receive 'domestic' effluent (i.e. waste from bathrooms, kitchens etc.) not trade waste.*
- *The Site was formerly powered by oil. A cylindrical above ground tank (AST) was formerly used to store oil however, this tank is empty and no longer used. The*

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AST is located on the subject Site and no obvious indications of oil staining were observed in the vicinity of the structure.

- *The Plant is currently powered by natural gas although it will soon be replaced by landfill gas. A landfill gas pipeline was in the process of being installed from the Austral property to lands on the western side of Old Wallgrove Road. The pipe is some 350 mm in diameter and will require vertical boring beneath Old Wallgrove Road.*

Based on the anecdotal evidence provided and site inspection carried out by AECOM, it can be concluded that the potential for contamination is low, in particular with respect to hydrocarbon contamination associated with the existing diesel tank. Nonetheless, subsequent to removal, sampling and analysis of soils from the footprint of the AST for petroleum hydrocarbon related contaminants is recommended.

In relation to the bund that is to be cleared, it is considered the potential for fragments of asbestos containing material (ACM) and/or other contaminants is considered to be low. A construction phase management plan will implemented for earthworks completed on the bund, so that unexpected finds (if any) can be appropriately managed.

The preparation of a Phase II ESA for the proposed internal driveway works is not considered necessary as sufficient evidence has been provided to determine the potential for contamination is low. Goodman shall adhere to all necessary mitigation measures in respect of contamination.

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PART G CONCLUSION

The purpose of the driveway works is to maintain access to the Austral site in a safe and efficient manner which does not determinately affect the operational requirements of the existing brickworks operations.

The proposed internal driveway works for the Austral site will allow for the Old Wallgorve Road upgrade works to proceed which seek to improve the currently inadequate existing road network and sufficiently accommodate increased vehicle movements associated with the future development of the Oakdale Central Estate and surrounding employment lands.

The subject site is appropriately zoned and there shall be no change or intensification of the existing use.

As such, it is recommended that the proposal be supported by the Department of Planning and Environment the aforementioned works be incorporated as part of the approval for SSD 6078.

APPENDIX 1 Development Plans

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APPENDIX 2 Flora & Fauna Assessment

APPENDIX 3
Phase I Environmental Site Assessment