

Comment on SEARS - Proposed Dangerous Goods Facility

– Warehouse 3b Oakdale Central , Horsley Park, within Lot 21 DP 1173181

Comments are based on the publication by Willow Tree Planning ‘ Request for Secretary’s Environmental Assessment Requirements Proposed Dangerous Goods facility Warehouse 3B, Oakdale Central, Horsley Park 2 February 2016’

Comment

The proposed warehouse 3B will be sited within proposed Lot 3 which will be near the western end of existing Lot 21 DP 1173181. It seems that fill is being placed to raise Lot 3 above the 100year flood event. – Refer Figures 1 & 2.

Between the western end of proposed Lot 3 and the Ropes Creek Corridor is a ‘Biodiversity Lot C’. The brief report Request for SEARS document appears not to outline the role for ‘Biodiversity Lot C’.

The part F Environmental Assessment Table 4, Soil & Water indicates that all stormwater runoff from Lot 3 will drain to the east to Biodiversity Area B, which will be used for on-site detention purposes. Lot 3 without modification would in part drain to the north and west to Ropes Creek.

It needs to be noted that a tributary of Ropes Creek is located centrally within Biodiversity Area B, so there is potential for stormwater runoff from Bio-diversity Lot B to discharge to Ropes Creek via the tributary. Refer Figure 3.

Ropes Creek to the west of Lot 3 is a non-tidal Crown Waterway whereas the tributary to the east, which passes through Biodiversity Area B is not classified (i.e. is not a non-tidal Crown Waterway).

Hence it is important that contaminants from the Dangerous Goods Facility are able to be contained before entering Ropes Creek (to the west of Lot 3) or the Ropes Ck. tributary (to the east of lot 3).

Given it is proposed to store Class 2(Aerosols), Class 3 (Flammable) and Class 8 (corrosive substances) within the facility, it is important that risks of explosion, spillage, and leakage are controlled so that contaminants are not able to reach Ropes Creek.

Although not directly affected by the proposed Lot 3 or Warehouse 3B, there is a small section of Crown road (Burley Rd) remaining on the south side of Lot 21 DP 1173181 (also north side of Lot A DP3926430). The sections of Burley Rd to the east are now managed by Fairfield City Council. Figure 1 of the subject report Proposed Warehouse 3B, shows a Future Southern Link Road at the SW corner of the figure. It is likely that the small section of Crown road will need to be transferred to Fairfield Council with construction of this link road.

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FIGURES

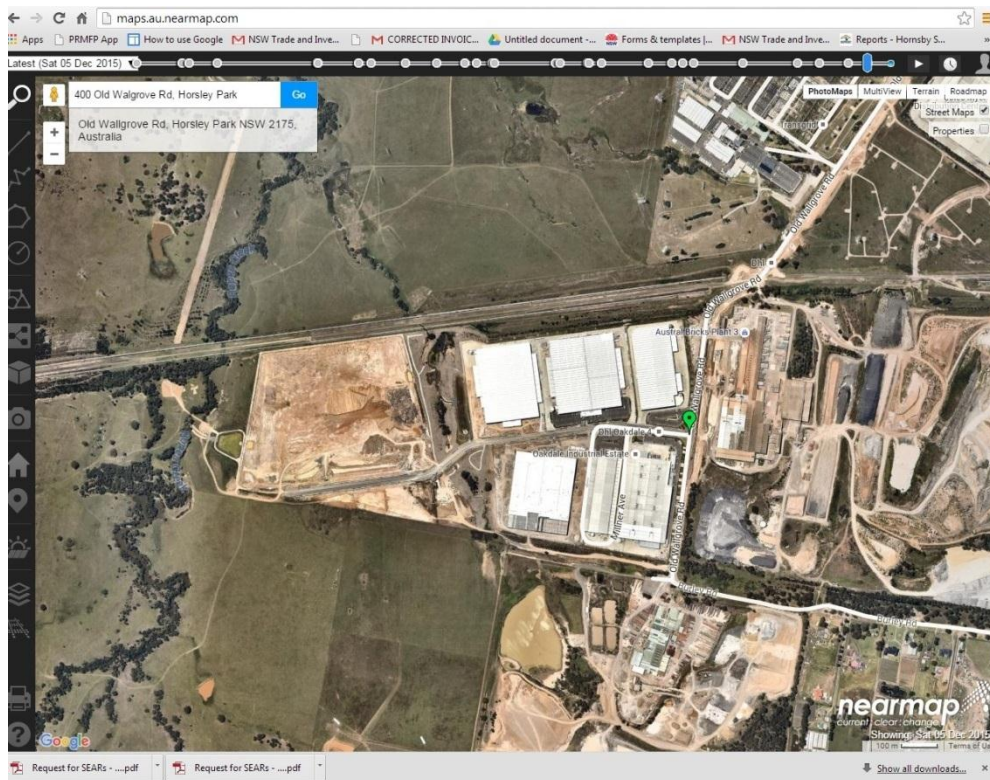


Figure 1 NearMap – Cleared area is Lot 3. The Warehouse 3B is proposed to occupy the northern half of the cleared area . Note Ropes Creek to the west.



Figure 2 Property map showing Lot 21 DP 1173181. Proposed Warehouse 3B will be at the north eastern part of Lot 3. Note that the address of Lot 21 DP 1173181 is 400 Old Wallgrove Rd . The remnant section of Crown road adjoining Lot 21 DP 1173181 is also shown hatched. Other roads are managed by Fairfield City Council.

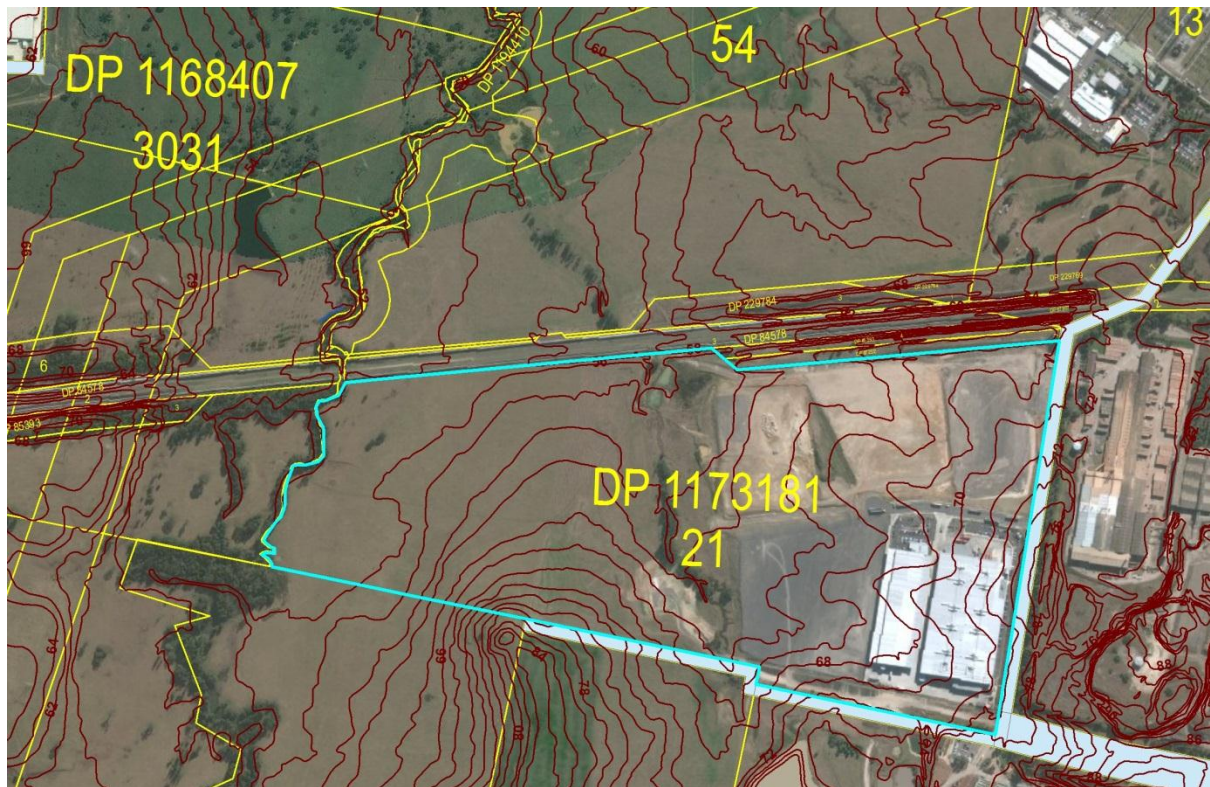


Figure 3 - Aerial showing contours & roads. Note that the north western corner of Lot 21 DP 1173181 naturally drains to the west and north to Ropes Creek, while the central northern part of Lot 21 DP 1173181 drains to a tributary of Ropes Creek, linking with the main creek in the north of the site.