



SSD 8788

Contact Person: Annalise Cummings

13 October 2017

Mr Dominic Crinnion - Ports and Water Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir

RE: STATE SIGNIFICANT INFRASTRUCTURE APPLICATION NO. 8788 PROPOSED NATIONAL LOGISTICS HUB, PARKES.

Thank you for the opportunity to provide a submission in relation to the Preliminary Environmental Assessment (PEA) for the Proposed Freight Transport Facility at the Parkes National Logistics Hub.

Council have reviewed the PEA and note that additional details will be provided as part of the forthcoming application and Environment Impact Statement; however, the following comments are made in relation to the proposed development:

Transport, Access and Haulage arrangements

There are limited details regarding traffic impacts associated with construction and ongoing operations of the development. Details will need to be provided to assess the traffic impacts associated with the project, with reference to the capacity, safety and design of key haulage routes to and from the project site. Details of any proposed upgrades or new vehicular access roads are to be provided in the application. Details of the number and type of vehicle movements anticipated during and after construction are also recommended to be provided.

Noise Impacts

The proposed development has the potential to significantly increase noise during construction and ongoing operations. Council understand the proponent is proposing to undertake a noise assessment to determine the level of impact and associated mitigation strategies.

Surface Water Management

There is potential for increased surface water runoff which should be adequately drained from the development. The assessment should also review the impacts on water quality particularly with regards to the management of stormwater runoff from loading and storage areas that might contain contaminants.

Biodiversity Impacts

The proposed development footprint appears to impact on the 'Special Control Area' detailed in the Parkes Shire Development Control Plan 2013 for the conservation and enhancement of endemic native species. An ecological assessment is required to assess the biodiversity values of the affected area and provide recommendations for appropriate measures to avoid, minimise or mitigate the impacts of the development.

Cumulative Impacts and Timing of Construction

It is noted that the construction of the proposed development and inland rail could occur concurrently. The proponents should detail the estimated commencement dates and length of construction as well as management options to be implemented with regards to the potential cumulative effects of simultaneous construction.

Community Contributions

It is noted that the capital cost of the project is approaching \$50M with a significant workforce during construction and increased impact on infrastructure and facilities. Accordingly, the proposal will be subject to Council's Section 94A Contribution Plan 2016 (enclosed) or alternatively, the applicant may wish to consider a contribution paid under a Voluntary Planning Agreement (VPA). Council would be happy to work with the proponents to negotiate the VPA and provide the following guideline document (enclosed).

Thank you for the opportunity to comment on the proposal. If you require further information please contact Council on (02) 6861 2373.

Yours faithfully

Kent Boyd
GENERAL MANAGER

per: 
Steven Campbell
DIRECTOR PLANNING and ENVIRONMENT