



Community Consultation Report

Proposed Plant 2 Upgrade Works – State Significant Development 9601

780 Wallgrove Road, Horsley Park

Lot 7 DP1059698

Prepared by Willowtree Planning on behalf of
The Austral Brick Co Pty Ltd

August 2019

Community Consultation Report

Proposed Plant 2 Upgrade Works, 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698) WTJ18-222

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EXECUTIVE SUMMARY

This Community Consultation Report has been prepared by Willowtree Planning on behalf of the Proponent, The Austral Brick Co Pty Ltd. The Report has been prepared with reference to the proposed upgrades to the existing Plant 2 owned by The Austral Brick Co Pty Ltd at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

Consultation has been undertaken with community, individuals and organisations/agencies that are directly impacted, or within close proximity to the site.

To date, this proposed development has been supported by a dedicated program of communication, including State and Local Government meetings, community briefing/information sessions and meetings with neighbouring residents.

The purpose of the overall community and stakeholder and participation strategy was to ensure that all stakeholders were informed about the proposed development, and subsequently had an opportunity to view the concepts and provide feedback prior to lodgement of the State Significant Development Application (SSDA) for SSD 9601.

The strategy and processes undertaken have been useful in identifying key stakeholder issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development is administered. Feedback received has predominantly focused on:

- The scope of floodplain analysis;
- The timing of potential future acquisition of the site by the Office of Strategic Lands;
- The scope of the required traffic assessment;
- The scope of hazard studies undertaken with respect to onsite fire risks, and
- The strategic planning context of the site within the broader Western Sydney Parklands.

No significant matters of concern were raised by any of the consulted stakeholders, and it is considered that all relevant technical matters which were raised have been sufficiently dealt with by the supporting technical studies included as Appendix 2 to Appendix 16 of the Environmental Impact Statement (EIS), as well as in the planning assessment contained within the EIS itself.

It is important to note, that the feedback outlined throughout this Report should not be interpreted as being a complete representation of the full range of views from all stakeholders. However, it is an accurate assessment of the feedback recorded to date.

In line with the Proponent's objective to seek formal consent for SSD 9601, transparent and ongoing community and stakeholder engagement measures could be undertaken throughout the duration of the proposed development (if required).

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PART A CONSULTATION OVERVIEW**1.1 INTRODUCTION**

This Community Consultation Report has been prepared by Willowtree Planning on behalf of the Proponent, The Austral Brick Co Pty Ltd. This Report has been prepared in accordance with proposed upgrades to the existing Plant 2 owned by The Austral Brick Co Pty Ltd at the site 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The Austral Brick Co Pty Ltd has undertaken key stakeholder and community engagement as part of their overall consultation strategy. The community and stakeholder and participation strategy was developed to:

- Encourage community and stakeholder feedback at the early stages of investigations;
- Inform stakeholders and the community on the key objectives and benefits of the proposed development and the overall vision of the site;
- Demonstrate that the proposed development is a responsible and responsive development, committed to listening to the community and stakeholders involved;
- Seek valuable insights from the community and stakeholders during the preparation of the SSDA; and,
- Ensure effective coordination between different elements of the communications and engagement tasks, encompassing the full range of stakeholders.

The consultation strategy set out to inform interested entities and persons of the proposed development through various communication tools and activities. It is crucial that open, transparent and ongoing (key stakeholder and community) engagement continues to occur as the proposed development progresses through its relevant stages.

Note: At the time of writing this Report, the status of communication and consultation with community groups, individuals and key stakeholders has reached the lodgement of the EIS stage, as per the requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued on 16 November 2018. The engagement undertaken to date has not intended to provide a statistical analysis of support or objections. Rather, it has been used as a means of informing the community and key stakeholders of the proposed development.

1.2 SITE DETAILS

The site is legally defined as 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698). Existing attributes of the site and its surrounding locality are noted as follows:

- The site is around 82ha in area and supports two significant brick factories with associated stockpile and hardstand areas, as well as office premises. The site is predominantly clear of vegetation;
- Onsite stockpiles of clay are used for brick manufacturing;
- The site is located within the broader Precinct 6: Wallgrove of the Western Sydney Parklands. This is described as being 309ha of diverse urban services infrastructure such as recycling, brickmaking, quarrying and the former Eastern Creek Waste Management Centre. The Wallgrove Precinct also includes agistment land. The site itself is clearly delineated as being for 'Austral Bricks;'
- The site adjoins the M7 Motorway to the west which links with the M2, M4 and M5 Motorways. The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads;
- Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas;

- The Horsley Park Waste Management Facility is located immediately to the south of Plant 1 and to the west of Plant 2. It is licensed to receive up to 430,000 tpa of non-putrescible waste;
- Surrounding development predominantly to the north and north-east of the Plant 2 site comprises industrial facilities used for warehousing and distribution purposes and other extractive industries. The site is bounded by the following existing land zonings/uses:
 - Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
 - The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
 - Ferraers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
 - Rural landholdings which are unzoned to the south;
- The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir;
- The site operates under EPL 546 to undertake the following activities listed in Schedule 1 of the POEO Act:
 - Ceramic waste generation > 5-100 tonnes generated or stored annually;
 - Ceramics production > 200,000 tonnes produced annually;
 - Crushing, grinding or separating, capacity to process > 500,000-2,000,000 tonnes annually;
 - Land-based extractive activity, capacity to extract, process or store > 500,000-2,000,000 tonnes annually; and
 - Mining for minerals, capacity to produce > 500,000-2,000,000 tonnes annually;
- The site is in the vicinity of the following local and State-listed heritage items:
 - Prospect Reservoir and Surrounding Area which is a State listed heritage item and is also locally listed under the *Fairfield Local Environmental Plan 2013* (FLEP 2013). It is located around 250m west of Lot 7;
 - Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) Upper Canal System which is a State listed heritage item, located around 720m south-east of Lot 7;
 - Group of Hoop Pines, which is listed as a local heritage item under the WSP SEPP, located around 730m south-east of Lot 7;
 - Spotted Gum Forest, which is listed as a local heritage item under the WSP SEPP, located around 250m west of Lot 7; and
 - Horsley Complex (Homestead Buildings, Garden Farm) which is listed as a local heritage item under the FLEP 2013, located around 2.4km south-west of Lot 7.

The site is shown in **Figure 1** and **Figure 2** below.



Figure 1 The Site – Aerial View (SIXMaps, 2018)

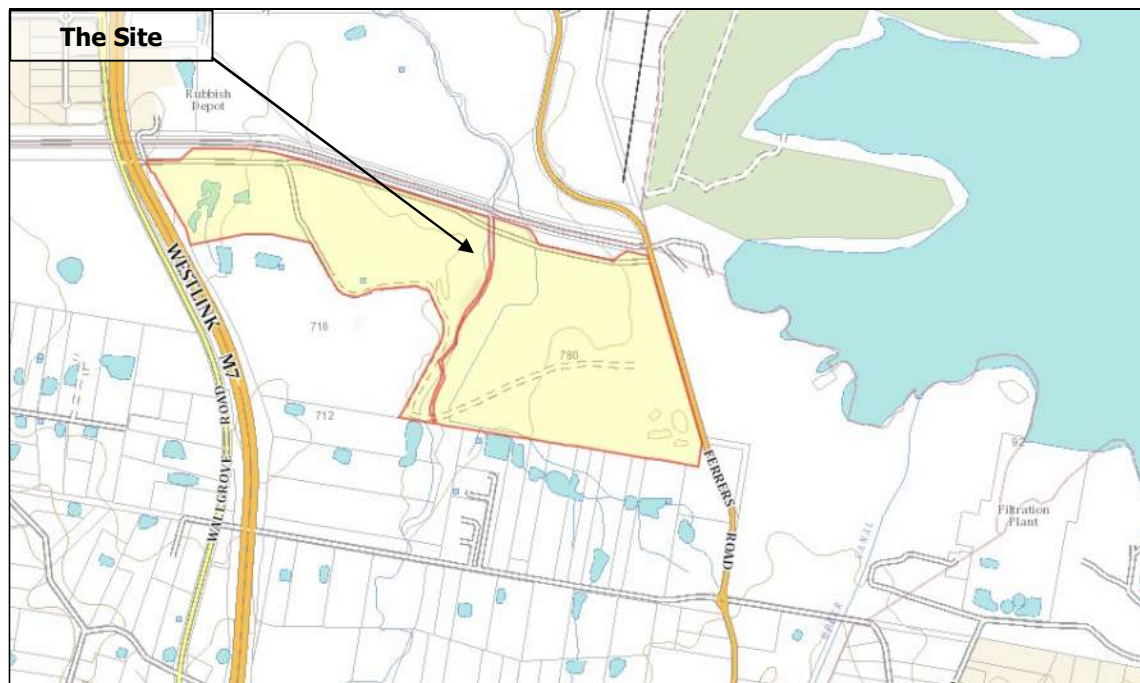


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

1.3 STAKEHOLDER IDENTIFICATION

Consultation with community groups, individuals and Government Agencies has focused on providing general information with regard to the proposed development, as well as seeking specific input relating to the scope of supporting technical studies.

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Table 1 sets out the key groups and agencies which were identified in the SEARs as those which the Proponent was required to consult with.

Table 1 Stakeholder Identification	
Stakeholder Category	Identified Stakeholders
State Government	<ul style="list-style-type: none">▪ Environment Protection Authority;▪ Office of Strategic Lands;▪ NSW Roads and Maritime Services;▪ Office of Environment and Heritage;▪ Department of Primary Industries; and▪ NSW Fire Brigade.
Local Government	<ul style="list-style-type: none">▪ Fairfield City Council.
Local Community Members	Five identified premises and businesses throughout the community consultation process (refer to Section 2.11.1).

PART B CONSULTATION**2.1 INTRODUCTION**

Commencing in December 2018, the engagement tools and activities were specifically directed towards agency and local consultation with an emphasis on different target groups with an interest in the proposed development. The consultation undertaken to date has been designed to inform and build awareness of the proposed development, concerning the proposed upgrades to the existing Plant 2 owned by The Austral Brick Co Pty Ltd, as well as identifying key issues and opportunities and establish a framework for ongoing dialogue.

To date, the proposed development has included a dedicated program of communication including consulting with the NSW Department of Planning and Environment (DP&E), Fairfield City Council, and other key stakeholders and community members impacted or potentially impacted by the proposed development.

2.2 NSW DEPARTMENT OF PLANNING AND ENVIRONMENT

A Request for SEARs Package was sent to the NSW DP&E on 5 September 2018, seeking the issue of the Secretary's SEARs for the proposed development. DP&E responded on 7 September 2018 requesting further information, to which Willowtree replied on 18 September 2018 in an email and with an amended Request for SEARs package. This correspondence is provided in **Appendix 1**, and outlined in **Table 2** below.

Table 2 SEARs Correspondence with DP&E	
Matter Raised by DP&E	Willowtree Response
<ul style="list-style-type: none">The report should address the current operations and procedures of Plant 2 to provide context of why upgrades are required. This should include current operational capacity, operational employment and site car parking capacity.	<ul style="list-style-type: none">Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 35 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time. The current kiln, however, losses heat and requires large amounts of gas to run. There are also no environmental controls on the emissions from the kiln, which has been raised by the EPA as an ongoing issue.The purpose of the upgrades is not to change the operation or the output but to address the environmental issues with the kiln in relation to gas usage and emissions. The new building will provide for the extension of the kiln car storage area and the relocation of the existing de-hacker, both of which will improve circulation in the factory and emergency egress thus addressing occupational health and safety issues. Part of the extension will be used to create a proper glazed storage and application area, which will be bunded to address environmental issues associated with the glazes. Other works, including the

Table 2 SEARs Correspondence with DP&E	
Matter Raised by DP&E	Willowtree Response
	removal of the asbestos roof, installation of solar panels and fire upgrades are all required to meet current standards, provide a safe work place for our employees and address environmental issues.
<ul style="list-style-type: none"> The report should address the impacts the proposed upgrades would have on the existing operations. E.g. Would the upgrades result in an increase of operational employees and operational capacity? 	<ul style="list-style-type: none"> The proposed works will have minimal impact on the actual existing operations as capacity will not increase. There will be no change in the employee numbers, which will remain at 35. The carpark, which currently consists of 55 spaces, will be retained. New staff amenities will be included in the building extension, to meet current employment standards. Traffic numbers will also not be affected by the refurbishment, as the capacity does not change.
The report should address the construction phase of the proposed development including the anticipated period of works, consideration of construction noise impacts and the consideration of construction traffic impacts.	<ul style="list-style-type: none"> The building and kiln works are expected to take six months to complete. The factory will be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.
Part D Justification of the report should include within its options analysis the consideration of undertaking the Brickworks site in its entirety as an SSD application and the surrendering of consent.	<ul style="list-style-type: none"> Austral has an existing approval to manufacture 80 million bricks per annum at this plant. The works are considered refurbishments and upgrades to meet current standards. An entirely new consent is not warranted.
A detailed site plan is to be provided identifying the extent of upgrade works in the context of the entire Brickworks site.	<ul style="list-style-type: none"> Please see attached updated plan.

As a result of this correspondence with the NSW DP&E, SEARs were issued on the 16 November 2018, which have been considered and satisfactorily addressed within the contents of the EIS and supporting technical reports (Appendix 2 to Appendix 16 of the EIS). Further assessment regarding the satisfaction of the SEARs is provided within Table 5 of the EIS. As part of the SEARs issued by DP&E, a list of stakeholders which were required to be consulted with in the preparation of the EIS was provided (refer to **Table 1** in **Section 1.3**).

During the preparation of the SEARs, DP&E also liaised with various Government stakeholders, seeking their feedback and input into the final SEARs package. These matters are known as the Key Issues For Assessment, and are set out in Table 6 to Table 14 of the EIS. Table 6 to Table 14 of the EIS also sets out how in the EIS each of these Key Issues for Assessment have been dealt with by the project consulting team.

2.3 FAIRFIELD CITY COUNCIL

During the preparation of the SEARs, DP&E liaised with Fairfield City Council, seeking its feedback and input into the final SEARs package. These matters are known as the Key Issues For Assessment, and are set out in Table 9 of the EIS. This Table 9 of the EIS also sets out where in the EIS each of these Key Issues for Assessment which were identified by Fairfield City Council have been dealt with by the project consulting team.

An initial consultation letter was emailed to Fairfield City Council on 6 December 2018. No formal response was provided by Fairfield City Council to this correspondence (refer to **Appendix 2**). As the scope of the proposed development was later refined, an updated consultation letter was emailed on 29 April 2019 (refer to **Appendix 2**). Council responded by email on 29 April 2019, advising the following:

- There was no need to meet with Council staff to discuss the proposed development any further;
- Council's Key Issues in relation to the proposed development were outlined in its previous submission; and
- Flood considerations/modelling was a critical issue for the previous proposal at the site, and will be so again. In this regard, Council recommended that the engaged flooding consultant directly contact Council's Catchment Branch to discuss the issues raised in Council's previous submission.

These flooding matters are dealt with in Section 6.7.9 and Appendix 4 of the EIS.

2.4 OFFICE OF STRATEGIC LANDS

A meeting was held with the Office of Strategic Lands (OSL) on 19 September 2018 in relation to the proposed development and the requirement to address clause 17 of *State Environmental Planning Policy (Western Sydney Parklands) 2009* (WSP SEPP). Attendees at this meeting included:

- Wayne Vercoe (OSL);
- Pheona Twist (OSL);
- Halvard Dalheim (OSL);
- Stephen Dewick (OSL);
- Megan Kublins (Austral);
- Matt Sonter (Mills Oakley); and
- Andrew Cowan (Willowtree Planning).

The general outcome of the discussion was the proposed development would have an extremely minor impact on the overall future acquisition costs associated with the site, should the Office of Strategic Lands pursue that in the future having regard to the size of the site, the usual life expectancy of the clay asset contained at the site and total cost of any acquisition. Given the estimated value of the site, it was considered that a deed to relinquish costs associated with the development may not be necessary. Alternatively, a deed may be executed which relates only to the works associated with the proposed development which has the effect of a sliding scale based on when acquisition may occur.

At present, a valuation of the site is being undertaken to enable a resolution to be reached between the parties prior to the determination of the subject proposal.

A further Consultation letter was emailed on 8 May 2019 (refer to **Appendix 3**). Two responses were received, one on 21 June 2019 and the other on 26 June 2019. The key matters contained within these two responses are summarised below:

- *The site is subject to future acquisition for use as multi-purpose public open space as per the Western Sydney Parklands Act 2009 and the Western Sydney Plan of Management (PoM) 2030;*
- *The proposed works for the above application and associated land use appear to be in keeping with the PoM 2030 proposed land uses for the precinct (Precinct 6 Wallgrove), including Interim Infrastructure such as extraction, recycling and associated uses;*
- *Given that Austral's proposal supports long term occupation of the site, the Trust would like to encourage the landowner in its preparation of the EIS to consider opportunities in the short term to create environmental links along Eastern Creek and recreational links such as walking and cycling track links north south through the site; and*
- *The Trust would be happy to meet with the proponent to further explore these opportunities.*

When development applications are proposed by private owners over land within the Parklands boundary consideration of Clause 17 of the SEPP is required. The PMC has particular regards as an acquisition authority to clause 17 (c) the imminence of acquisition of the land and clause 17 (d) the effect of carrying out the development on acquisition costs.

Having reviewed the proposed development application we note that its chief purpose is to upgrade and extend the existing brick making plant. Our preliminary advice of its impact when considering the above two clauses are:

- 1. clause 17 (c) the imminence of acquisition of the land: there is no planned acquisition of the site at present given its historic and ongoing economic role in the production of bricks for the construction industry; and*
- 2. clause 17 (d) the effect of carrying out the development on acquisition costs: the proposed works will have an impact on the acquisition cost of the land albeit only minimal. Therefore, it is considered that at the time of acquisition sometime in the future, the cost of improvements would have depreciated to a level where they have reached their economic life.*

2.5 ROADS AND MARITIME SERVICES

During the preparation of the SEARs, DP&E liaised with Roads and Maritime Services, seeking its feedback and input into the final SEARs package. These matters are known as the Key Issues For Assessment, and are set out in Table 7 of the EIS. This Table 7 of the EIS also sets out where in the EIS each of these Key Issues for Assessment which were identified by Roads and Maritime Services have been dealt with by the project consulting team.

An initial consultation letter was emailed to Roads and Maritime Services on 6 December 2018 (refer to **Appendix 4**). Roads and Maritime Services responded via email on 9 November 2018 with the following:

Roads and Maritime would require the following issues to be included in the transport and traffic impact assessment of the proposed development:

- 1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).*
- 2. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e.; turn paths, sight distance requirements, aisle widths, etc.).*
- 3. Proposed number of car parking spaces and compliance with the appropriate parking codes.*
- 4. Details of service vehicle movements (including vehicle type and likely arrival and departure times).*
- 5. Roads and Maritime requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (e.g.; Green Travel Plan, 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities*

to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.

6. *Roads and Maritime requires an assessment of the likely toxicity levels of loads transported on arterial and local roads to/from the site and, consequently, the preparation of an incident management strategy for crashes involving such loads, if relevant.*

In response to these matters:

- 2018 traffic surveys within the Austral Site indicates a daily traffic generation of 231 trips and 600 trips to/from the Austral Site at the Ferrers Road and Wallgrove Road intersections respectively. The majority of Plant 2 site trips are generated to/from Ferrers Road, estimated at no more than 5vph during the peak periods;
- The existing site access provisions would remain unchanged;
- Currently, the site utilises an unmarked area for car parking purposes. These existing car parking arrangements were assessed in accordance with the minimum requirements of *Australian Standard 2890.1: Parking Facilities – Off Street Car Parking* and yielded a capacity of 63 car spaces (based on User Class 1A dimensions). The proposed development would retain the use of these 63 car parking spaces at the site. This is considered more than sufficient for the site's 35 staff;
- There is currently an average of 20 heavy vehicle movements picking up bricks per day, with only a small number of movements in the commuter peak periods. The Plant 2 Site generally employs Heavy Rigid Vehicles (HRV) for deliveries;
- Sections 5.1 and 5.2 of Appendix 5 to the EIS assess the public and active transport context of the site and the proposed development; and
- As set out in the *SEPP 33 Assessment against Preliminary Hazard Assessment* contained in Appendix 6 of the EIS, there are no assessable quantities of hazardous materials for storage as part of the proposed development. As such, there would be no increase to any Dangerous Goods transported to or from the site. Therefore, the transportation limits in SEPP 33 would also not be exceeded.

As the scope of the proposed development was later refined, an updated consultation letter was emailed on 9 April 2019 (refer to **Appendix 4**). The following response was provided on 1 May 2019:

RMS's response provided dated 9 November 2018 are still applicable for the subject development proposal.

2.6 TRANSPORT FOR NSW

During the preparation of the SEARs, DP&E liaised with Transport for NSW seeking its feedback and input into the final SEARs package. These matters are known as the Key Issues For Assessment, and are set out in Table 8 of the EIS. This Table 8 of the EIS also sets out where in the EIS each of these Key Issues for Assessment which were identified by Transport for NSW have been dealt with by the project consulting team. It is noted that the SEARs did not require the Proponent to undertake further consultation with Transport for NSW (refer to **Table 1** in **Section 1.3**).

2.7 FIRE AND RESCUE NSW

During the preparation of the SEARs, DP&E liaised with Fire and Rescue NSW, seeking its feedback and input into the final SEARs package. These matters are known as the Key Issues For Assessment, and are set out in Table 6 of the EIS. This Table 6 of the EIS also sets out where in the EIS each of these Key Issues for Assessment which were identified by Fire and Rescue NSW have been dealt with by the project consulting team.

An initial consultation letter was emailed to Fire and Rescue NSW on 6 December 2018 (refer to **Appendix 5**). Fire and Rescue responded via email on 11 December 2018 with the following:

- *The preparation and dissemination of a SEPP 33 screening report for any hazardous materials and/or dangerous goods proposed within applicable warehouses FRNSW is consulted during the design phase of the proposed fire and life safety systems for the site;*
- *It is requested that a Fire Engineering Brief Questionnaire (FEBQ) be prepared in relation to the development and submitted to FRNSW for review;*
- *That consideration be given to FRNSW's Fire safety guideline - Fire safety in waste facilities https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/guidelines_fire_safety_in_waste_facilities.pdf*
- *That a comprehensive Emergency Response Plan (ERP) is developed for the site outlining the following specifications:*
 - a) *That the ERP specifically addresses foreseeable on-site and off-site fire events and other emergency incidents (e.g. bushfires in the immediate vicinity) or potential hazmat incidents;*
 - b) *That the ERP detail the appropriate hazard control measures that would need to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders. Such measures would include the level of personal protective clothing required to be worn, the minimum level of respiratory protection required, decontamination procedures, minimum evacuation zone distances;*
 - c) *Other risk control measures that may need to be implemented in a fire emergency (due to any unique hazards specific to the site) should also be included in the ERP;*
 - d) *That two copies of the ERP (detailed in recommendation 1 above) be stored in a prominent 'Emergency Information Cabinet' located in a position directly adjacent to the site's main entry point/s; and*
 - e) *Once constructed that the operator of the facility contacts the relevant local emergency management committee (LEMC). The LEMC is a committee established by Section 28 of the State Emergency and Rescue Management Act 1989. LEMCs are required to be established so that emergency services organisations and other government agencies can proactively develop comprehensive inter agency local emergency procedures for significant hazardous sites within their local government area. The contact details of members of the LEMC can be obtained from the relevant local council.*
- *Whilst there is currently no requirement for a Fire Safety Study (FSS), one may be requested at the discretion of FRNSW following the provision of more detailed information relating to the development's fire safety measures.*

In response to these matters:

- *The SEPP 33 Assessment against Preliminary Hazard Assessment has been prepared and is contained in Appendix 6 of the EIS;*
- *The Austral Brick Co Pty Ltd acknowledges that a condition of consent may be placed on this DA requiring the preparation of an Emergency Response Plan as stated above;*
- *The Fire Engineering Brief Questionnaire would be finalised prior to the issue of the relevant construction certificate;*
- *The Austral Brick Co Pty Ltd acknowledges the need to prepare an Emergency Response Plan for the site to support the proposed development.*

As the scope of the proposed development was later refined, an updated consultation letter was emailed on 9 April 2019 (refer to **Appendix 5**). The following response was provided on 3 May 2019:

- *Consultation with FRNSW be undertaken by way of the Fire Engineering Brief Questionnaire (FEBQ) process prior to the issue of the relevant construction certificate; and*
- *While there is currently no requirement for a Fire Safety Study, FRNSW may request one be undertaken at a later stage should information be provided such that it is deemed that the development poses unique challenges to the response to and management of an incident.*

In response to these matters:

- The Fire Engineering Brief Questionnaire would be finalised prior to the issue of the relevant construction certificate; and
- Austral Brick Co Pty Ltd acknowledges that a requirement to undertake a Fire Safety Study may be imposed at a later date.

2.8 OFFICE OF ENVIRONMENT AND HERITAGE

During the preparation of the SEARs, DP&E liaised with the Office of Environment and Heritage, seeking its feedback and input into the final SEARs package. These matters are known as the Key Issues For Assessment, and are set out in **Table 12 of the EIS**. This **Table 12** of the EIS also sets out where in the EIS each of these Key Issues for Assessment which were identified by the Office of Environment and Heritage have been dealt with by the project consulting team.

An initial consultation letter was emailed to the Office of Environment and Heritage on 6 December 2018 (refer to **Appendix 6**). As the scope of the proposed development was later refined, an updated consultation letter was emailed on 9 April 2019 (refer to **Appendix 6**). At the time of preparing this EIS, no formal response was received from the Office of Environment and Heritage.

2.9 ENVIRONMENT PROTECTION AUTHORITY

During the preparation of the SEARs, DP&E liaised with the Environment Protection Authority, seeking its feedback and input into the final SEARs package. These matters are known as the Key Issues For Assessment, and are set out in Table 13 of the EIS. This Table 13 of the EIS also sets out where in the EIS each of these Key Issues for Assessment which were identified by the Environment Protection Authority have been dealt with by the project consulting team.

A consultation letter was emailed to the Environment Protection Authority on 9 April 2019 (refer to **Appendix 7**). At the time of preparing this EIS, no formal response had been received.

2.10 DEPARTMENT OF PRIMARY INDUSTRIES

During the preparation of the SEARs, DP&E liaised with the Department of Primary Industries, seeking its feedback and input into the final SEARs package. These matters are known as the Key Issues For Assessment, and are set out in Table 10 of the EIS. This Table 10 of the EIS also sets out where in the EIS each of these Key Issues for Assessment which were identified by the Department of Primary Industries have been dealt with by the project consulting team.

An initial consultation letter was emailed to the Department of Primary Industries on 6 December 2018 (refer to **Appendix 8**). As the scope of the proposed development was later refined, an updated consultation letter was emailed on 9 April 2019 (refer to **Appendix 8**). A reply was received on 11 April 2019 confirming that the Department of Primary Industries had no further comment to make.

2.11 LOCAL COMMUNITY AND NEIGHBOURHOOD CONSULTATION

The community consultation process commenced in December 2018 with the distribution of letters to key stakeholders identified as having landholdings in the near vicinity of the proposed development. The purpose of the consultation process was to formally advise the immediate and wider community of the intended consultation activities.

2.11.1 Defining the Extent of Local Community Consultation

Surrounding private landowners were identified via Title Searches of the following surrounding lots:

- Lot 1 DP30290;
- Lot 1 DP499001;
- Lot 1 822361;
- Lot 1 DP829916;
- Lot 2 DP30290;
- Lot 2 DP829916;
- Lot 3 DP30290;
- Lot 3 DP829916;
- Lot 3 DP1002746;
- Lot 4 DP30290;
- Lot 4 DP1002746;
- Lot 5 DP30290;
- Lot 7 DP30290;
- Lot 8 DP30290;
- Lot 9 DP30290;
- Lot 10 DP30290;
- Lot 11 DP30290;
- Lot 92 DP752041;
- Lot 93 DP752041;
- D4 DP400744;
- D5 DP400744;
- D6 DP408890;
- Lot 304 DP1122291;
- Lot 8 DP1059698; and
- Lot 11 DP1048435.

The location of each of these landholdings is shown on **Figure 3** below.

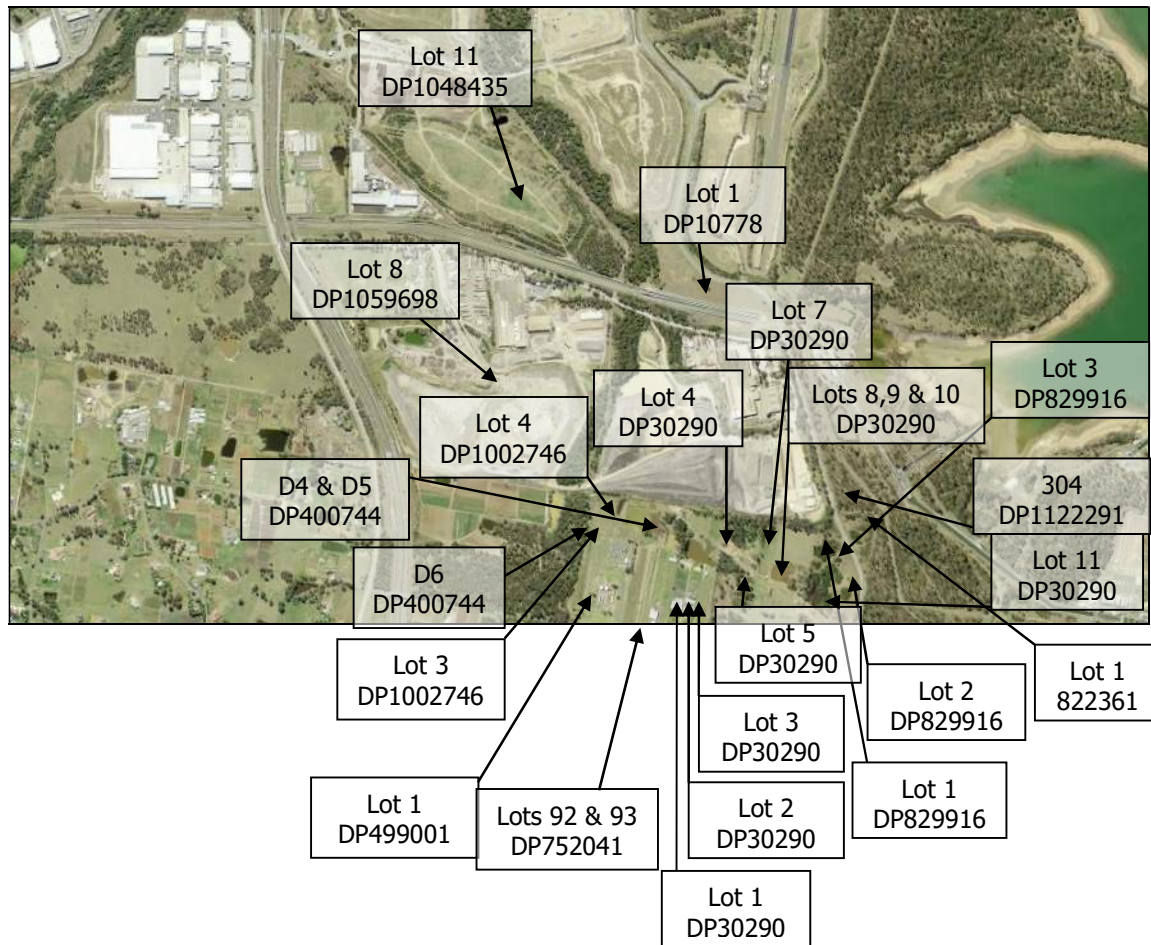


Figure 3 Location of Nearby Landholders Consulted With (Willowtree Planning, 2019)

It is noted that many of these lots are owned by the same group of landowners. The ownership of these lots was identified as follows:

- Western Sydney Parklands Trust;
- AGL;
- Jemena;
- Sydney Water;
- Waste Assets Management Corporation;
- Veolia;
- The private landowner at 150-154 Chandos Road Horsely Park; and
- The private landowner at 168-174 Chandos Road, Horsley Park.

2.11.2 Letter Notification

Consultation letters were emailed or posted to the landowners identified in **Section 2.11.1** above between December and January 2018. As the scope of the proposed development was later refined, an updated consultation letters were emailed or posted around 9 April 2019 (refer to **Appendix 9**). With respect to neighbouring land owned by Western Sydney Parklands Trust, AGL and Jemena, this correspondence was emailed. However, with respect to the private landholdings identified in **Section 2.11.1**, this correspondence was posted.

At the time of preparing this EIS, no formal responses were received from any of these stakeholders, apart from the Western Sydney Parklands Trust, which provided a written response outlining the following:

- *Given its location, the proposed development should be considered in the context of WSP SEPP. WSP SEPP was devised to provide flexible planning controls for the Western Sydney Parklands trust to fulfil the function of the Western Sydney Parklands Act 2006, in accordance with the vision, principles and strategic directions of the current Plan of Management;*
- *Section 2.4 of the Plan of Management contains a Land Use Framework which categorises existing and longterm target land uses and includes an allowance of 2% for development as Business Hubs. The Plan of Management does not identify this site as part of the 2% fir business Hubs for the Parklands. The POM does, however, identify the Austral Bricks site as Interim Infrastructure and anticipates a reduction in Interim Infrastructure land uses over the long term;*
- *The updated Western Sydney Parklands Plan of Management 2030 made no changes to the long term land use targets relevant to the proposed development;*
- *Much of the area now constituting the WPS was originally identified in the 1968 Sydney Region Outline Plan and successive NSW Governments have subsequently spent hundreds of millions of dollars acquiring the land. The Western Sydney Parklands Trust now estimates that around 95% of the WPS is in public ownership, and the vision remains to acquire the remaining private lands over the long term;*
- *The Office of Strategic Lands is the acquiring authority for the remaining private lands under WSP SEPP. The Office of Strategic Lands acquires land in the WSP according to the Land Acquisition (Just Terms Compensation) Act 1991; and*
- *The Western Sydney Parklands Trust requests that the SEARs for the site require the applicant to clearly demonstrate how the proposed development would adhere to the relevant statutory documents including the implementation of the objectives and longterm vision for the WSP.*

These matters have been responded to throughout the preparation of the EIS, particularly with respect to consideration of the strategic planning context of the *Western Sydney Parklands Plan of Management 2030* and WSP SEPP.

2.11.3 ADDITIONAL CONSULTATION

At the time of lodgement, the consultation undertaken is considered suffice with regard to a formal response to the SEARs issued on 16 November 2018. However, further community consultation could be carried out with the local community, if required.

PART C CONSULTATION OUTCOMES**3.1 SUMMARY OF KEY MATTERS**

A key objective of the consultation undertaken to date has been to educate and facilitate engagement between the Proponent and key stakeholders, including relevant entities and organisations as-well-as community members. This process has been useful in identifying key stakeholder issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development, for purposes of the proposed upgrades to the existing Plant 2 owned by The Austral Brick Co Pty Ltd. Feedback received has predominantly focused on:

- The scope of floodplain analysis;
- The timing of potential future acquisition of the site by the Office of Strategic Lands;
- The scope of the required traffic assessment;
- The scope of hazard studies undertaken with respect to onsite fire risks, and
- The strategic planning context of the site within the broader Western Sydney Parklands.

These matters are discussed further in **Table 3** below.

Table 3 Summary of Key Matters for Consideration	
Issue	Detail
The scope of floodplain analysis	These matters are dealt with in detail within Section 6.7.9 and Appendix 4 of the EIS.
The timing of potential future acquisition of the site by the Office of Strategic Lands	The general outcome of the discussion was the proposed development would have an extremely minor impact on the overall future acquisition costs associated with the site, should OSL pursue that in the future having regard to the size of the site, the usual life expectancy of the clay asset contained at the site and total cost of any acquisition. Given the estimated value of the site, it was considered that a deed to relinquish costs associated with the development may not be necessary. Alternatively, a deed may be executed which relates only to the works associated with the proposed development which has the effect of a sliding scale based on when acquisition may occur.
The scope of the required traffic assessment	<p>In response to these matters:</p> <ul style="list-style-type: none">▪ 2018 traffic surveys within the Austral Site indicates a daily traffic generation of 231 trips and 600 trips to/from the Austral Site at the Ferrers Road and Wallgrove Road intersections respectively. The majority of Plant 2 site trips are generated to/from Ferrers Road, estimated at no more than 5vph during the peak periods;▪ The existing site access provisions would remain unchanged;▪ Currently, the site utilises an unmarked area for car parking purposes. These existing car parking arrangements were assessed in accordance with the minimum requirements of <i>Australian Standard 2890.1: Parking Facilities – Off Street Car Parking</i> and yielded a capacity of 63 car spaces (based on User Class 1A dimensions). The proposed development would retain the use of these 63 car parking spaces at the site. This is considered more than sufficient for the site's 35 staff;▪ There is currently an average of 20 heavy vehicle movements picking up bricks per day, with only a small number of movements in the commuter peak periods. The Plant 2 Site generally employs Heavy Rigid Vehicles (HRV) for deliveries;▪ Sections 5.1 and 5.2 of Appendix 5 of the EIS assess the public and active transport context of the site and the proposed development; and▪ As set out in the <i>SEPP 33 Assessment against Preliminary Hazard Assessment</i> contained in Appendix 6 of the EIS, there are no assessable quantities of hazardous materials for storage as part of the proposed development. As such, there would be no increase to any Dangerous

Community Consultation Report

Proposed Plant 2 Upgrade Works, 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698) WTJ18-222

	Goods transported to or from the site. Therefore, the transportation limits in SEPP 33 would also not be exceeded.
The scope of hazard studies undertaken with respect to onsite fire risks	<p>In response to these matters:</p> <ul style="list-style-type: none">▪ The <i>SEPP 33 Assessment against Preliminary Hazard Assessment</i> has been prepared and is contained in Appendix 6 of the EIS;▪ The Austral Brick Co Pty Ltd acknowledges that a condition of consent may be placed on this DA requiring the preparation of an Emergency Response Plan as stated above;▪ Consultation with FRNSW be undertaken by way of the Fire Engineering Brief Questionnaire (FEBQ) process prior to the issue of the relevant construction certificate;▪ The Austral Brick Co Pty Ltd acknowledges the need to prepare an Emergency Response Plan for the site to support the proposed development; and▪ While there is currently no requirement for a Fire Safety Study, FRNSW may request one be undertaken at a later stage should information be provided such that it is deemed that the development poses unique challenges to the response to and management of an incident.
The strategic planning context of the site within the broader Western Sydney Parklands	These matters have been responded to throughout the preparation of the EIS, particularly with respect to consideration of the strategic planning context of the <i>Western Sydney Parklands Plan of Management 2030</i> and WSP SEPP.

Key matters raised have influenced the overall scope of the technical studies prepared in support of the proposed development, as well as the planning assessment contained within the EIS itself.

PART D FUTURE CONSULTATION

At the time of writing this Community Consultation Report, the status of communication and formal consultation with community groups, individuals and organisations/agencies is at the lodgement of the EIS stage, as per the requirements of the SEARs issued on 16 November 2018.

In line with the intention for the proposed upgrades to the existing Plant 2 owned by The Austral Brick Co Pty Ltd, transparent and ongoing community consultation/engagement, and a range of additional communication activities could be undertaken, should SSDA 9601 be approved.

In addition, it is anticipated that pursuant to lodgement, the proposed SSDA would be required to be publicly exhibited for 28 days.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in local newspaper(s);
- A notice on the NSW DP&E's website; and
- Written correspondence to adjoining and surrounding landowners.

The corresponding EIS and specialist/consultant reports would also be publicly exhibited at the NSW DP&E office, as well as any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

PART E CONCLUSION

Consultation was undertaken with community groups, individuals and Government organisations with an interest in the proposed development. To date, this State Significant Development has included a dedicated program of communication including State and Local Government agencies, and distribution of information to the local community.

This process/strategy has been useful in identifying key stakeholder issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed development. Feedback received has predominantly focused on:

- The scope of floodplain analysis;
- The timing of potential future acquisition of the site by the Office of Strategic Lands;
- The scope of the required traffic assessment;
- The scope of hazard studies undertaken with respect to onsite fire risks, and
- The strategic planning context of the site within the broader Western Sydney Parklands.

No significant matters of concern were raised by any of the consulted stakeholders, and it is considered that all relevant technical matters which were raised have been sufficiently dealt with by the supporting technical studies included as Appendix 2 to Appendix 16 of the EIS, as well as within the planning assessment contained in the EIS itself.

It is moreover noted that the feedback outlined in this Report should not be interpreted as representing the full range of views from all stakeholders.

In line with the intention for the proposed upgrades to the existing Plant 2 owned by The Austral Brick Co Pty Ltd, transparent and ongoing community engagement, and a range of additional communication activities would be undertaken.

APPENDIX 1 DP&E CORRESPONDENCE

Jessica Miller

From: Andrew Cowan
Sent: Tuesday, 18 September 2018 4:41 PM
To: Shaun Williams
Cc: Pamela Morales; Megan Kublins (Megan.Kublins@brickworks.com.au); feeproposals@emailmyjob.com
Subject: WTJ18-222 Brickworks Plant 2 Upgrade Works
Attachments: 18-577-SKC001[A].pdf

Hi Shaun

Please see below the responses to the matters raised by DP&E. Can you please confirm that this is sufficient to allow the exhibition of the SEARs to occur?

Thanks,

- The report should address the current operations and procedures of Plant 2 to provide context of why upgrades are required. This should include current operational capacity, operational employment and site car parking capacity.

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time. The current kiln, however, losses heat and requires large amounts of gas to run. There are also no environmental controls on the emissions from the kiln, which has been raised by the EPA as an ongoing issue.

The purpose of the upgrades is not to change the operation or the output but to address the environmental issues with the kiln in relation to gas usage and emissions. The new building will provide for the extension of the kiln car storage area and the relocation of the existing de-hacker, both of which will improve circulation in the factory and emergency egress thus addressing occupational health and safety issues. Part of the extension will be used to create a proper glazed storage and application area, which will be bunded to address environmental issues associated with the glazes. Other works, including the removal of the asbestos roof, installation of solar panels and fire upgrades are all required to meet current standards, provide a safe work place for our employees and address environmental issues.

- The report should address the impacts the proposed upgrades would have on the existing operations. E.g. Would the upgrades result in an increase of operational employees and operational capacity?
The proposed works will have minimal impact on the actual existing operations as capacity will not increase. There will be no change in the employee numbers, which will remain at 30. The carpark, which currently consists of 55 spaces, will be retained. New staff amenities will be included in the building extension, to meet current employment standards. Traffic numbers will also not be affected by the refurbishment, as the capacity does not change.
- The report should address the construction phase of the proposed development including the anticipated period of works, consideration of construction noise impacts and the consideration of construction traffic impacts.
The building and kiln works are expected to take six months to complete. The factory will be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln

installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

- Part D Justification of the report should include within its options analysis the consideration of undertaking the Brickworks site in its entirety as an SSD application and the surrendering of consent.

Austral has an existing approval to manufacture 80 million bricks per annum at this plant. The works are considered refurbishments and upgrades to meet current standards. An entirely new consent is not warranted.

- A detailed site plan is to be provided identifying the extent of upgrade works in the context of the entire Brickworks site.

Please see attached updated plan.

Andrew Cowan
Director

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From: Shaun Williams <Shaun.Williams@planning.nsw.gov.au>

Sent: Friday, 7 September 2018 3:58 PM

To: Andrew Cowan <acowan@willowtp.com.au>

Cc: Pamela Morales <pamela.morales@planning.nsw.gov.au>

Subject: Brickworks Plant 2 Upgrade Works

Hi Andrew,

We have reviewed the scoping report for the Request for Secretary's Environmental Assessment Requirements (SEARs) for the proposed upgrade works to the Brickworks Plant 2.

The Department requests the following information to proceed with providing SEARs:

- The report should address the current operations and procedures of Plant 2 to provide context of why upgrades are required. This should include current operational capacity, operational employment and site car parking capacity.
- The report should address the impacts the proposed upgrades would have on the existing operations. E.g. Would the upgrades result in an increase of operational employees and operational capacity?
- The report should address the construction phase of the proposed development including the anticipated period of works, consideration of construction noise impacts and the consideration of construction traffic impacts.

- Part D Justification of the report should include within its options analysis the consideration of undertaking the Brickworks site in its entirety as an SSD application and the surrendering of consent.
- A detailed site plan is to be provided identifying the extent of upgrade works in the context of the entire Brickworks site.

Please feel free to contact either myself or Pamela if you wish to discuss the matter further.

Regards,

Shaun Williams

Planning Officer

Industry Assessments

320 Pitt Street | GPO Box 39 | Sydney NSW 2001

T 02 8275 1345 | E shaun.williams@planning.nsw.gov.au



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APPENDIX 2 FAIRFIELD CITY COUNCIL CORRESPONDENCE



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Department of Planning and Environment Reference: SSD 9601

Andrew Mooney
Executive Strategic Planner
Strategic Land Use Planning
Fairfield City Council
T: (02) 9725 0214

Attention: Andrew Mooney

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Andrew,

1.0 INTRODUCTION

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with Fairfield City Council in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- Production building extension of around 5,700m²;
- New undercover storage area of around 1,000m²;
- New kiln; and
- New footings for relocated clay bins, the conveyor system, and for the scrubber.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including Fairfield City Council.

Fairfield City Council was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, Fairfield City Council advised the following:

- It is noted that a previous major development proposal for the site was referred to Council for comment under SSD 6820 in 2015; and
- Council requests that the issues contained in its previous submission (attached) be addressed in the scope of the SEARs issued for the current proposal.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 1 The Site – Aerial View (SIXMaps, 2018)

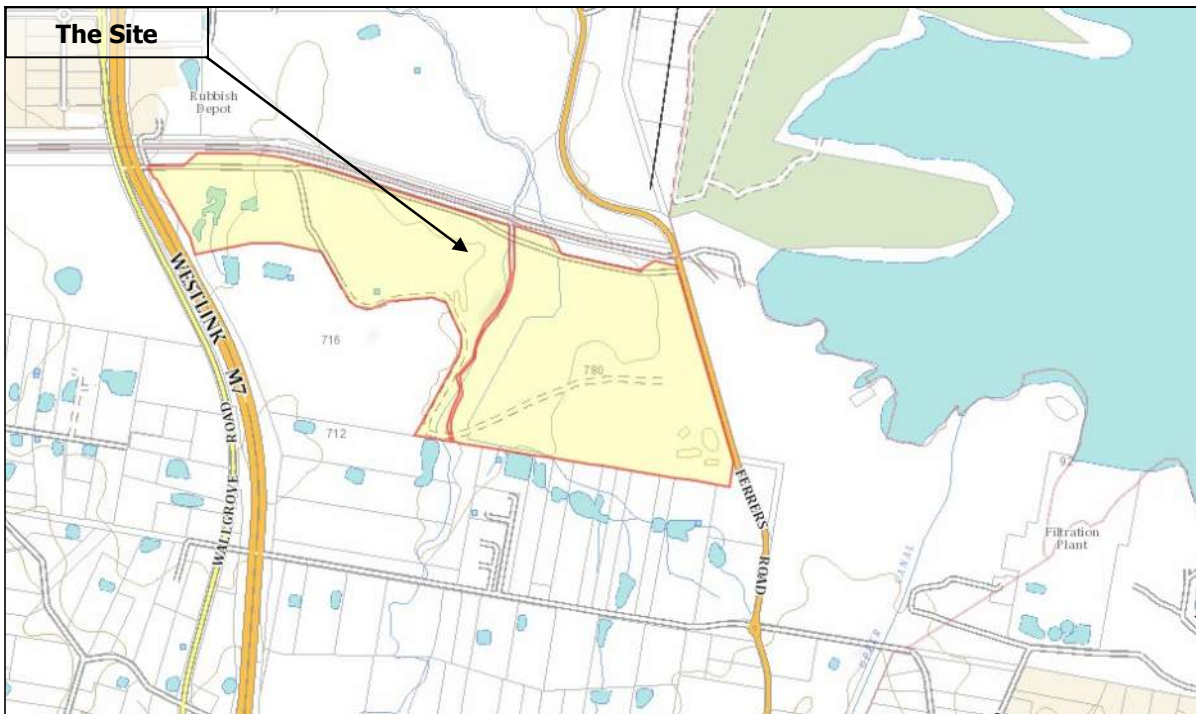


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 3**.

The site is not currently zoned under *State Environmental Planning Policy (Western Sydney Parklands) 2009*, or the *Fairfield Local Environmental Plan 2013*. The proposed development therefore constitutes innominate development. However, clause 11(2) of *State Environmental Planning Policy (Western Sydney Parklands) 2009* provides that any development not otherwise specified in Clause 11 may be carried out with consent. The proposed development is therefore permissible with consent under *State Environmental Planning Policy (Western Sydney Parklands) 2009*.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 3**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 3 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 4** below.

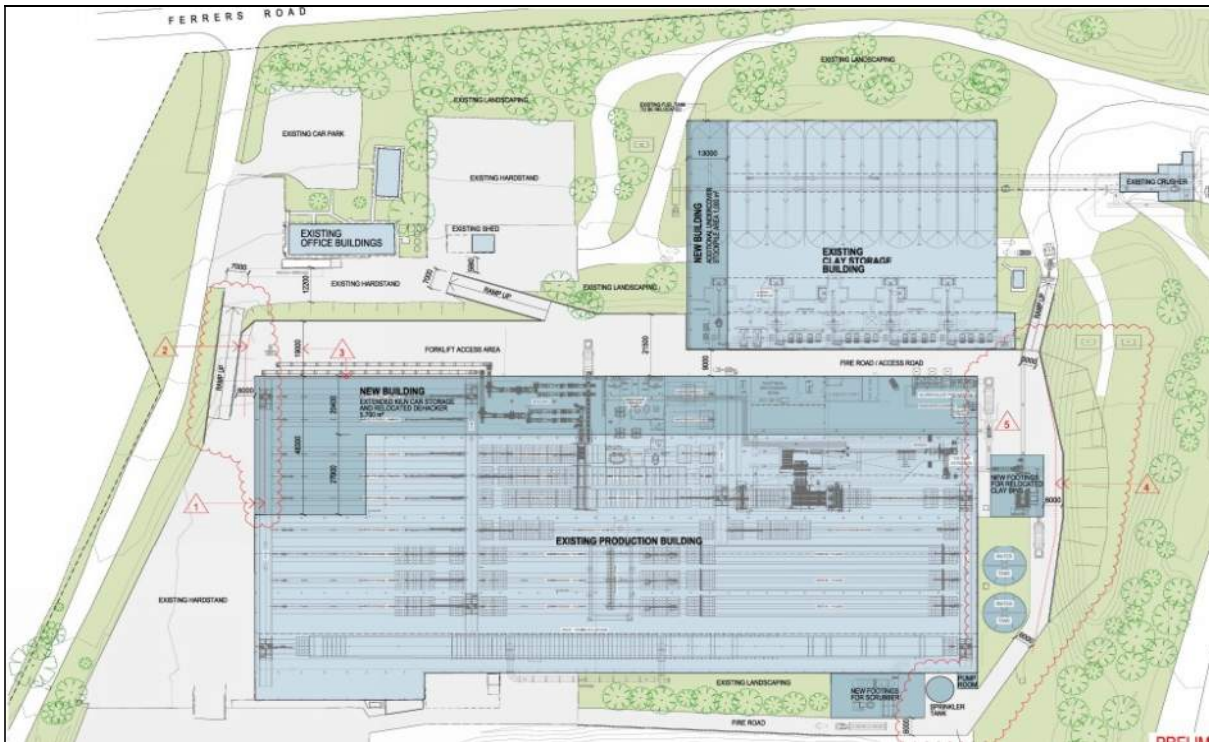


Figure 4 Proposed Preliminary Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Production Building Extension

The proposed extension to the existing production building onsite would comprise an additional floorspace of around 5,700m². It would integrate with and match the existing production building. The production building extension would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this existing building extension to facilitate easier access for forklifts.

3.2 New Footings

The proposed development would include the provision of new footings for the relocated clay bins, for the conveyor system, and for the scrubber. It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.3 Additional Undercover Stockpile Area

It is proposed to build a new 1,000m² area to integrate with and match the existing clay storage building. This would provide an undercover stockpile area, reducing the number of external stockpiled areas, thereby reducing dust generated from the site.

3.4 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with Fairfield City Council during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites Fairfield City Council to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

9 April 2019



ACN: 146 035 707 ABN: 54 146 035 707

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Department of Planning and Environment Reference: SSD 9601

Andrew Mooney
Executive Strategic Planner
Strategic Land Use Planning
Fairfield City Council
T: (02) 9725 0214

Attention: Andrew Mooney

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Andrew,

1.0 INTRODUCTION

I wrote to you on 6 December 2018. I now write to you regarding the slightly updated scope for SSD 9601.

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with Fairfield City Council in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- New production building of around 13,250m² to extend off of existing production building extension. Existing production building to be provided with new roof and to then be used to accommodate the existing dryers;
- New kiln to be provided to the existing production building;
- New footings for relocated clay bins and for the scrubber; and
- Minor demolition works to facilitate the same.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including Fairfield City Council.

Fairfield City Council was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, Fairfield City Council advised the following:

- It is noted that a previous major development proposal for the site was referred to Council for comment under SSD 6820 in 2015; and
- Council requests that the issues contained in its previous submission (attached) be addressed in the scope of the SEARs issued for the current proposal.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 1 The Site – Aerial View (SIXMaps, 2018)

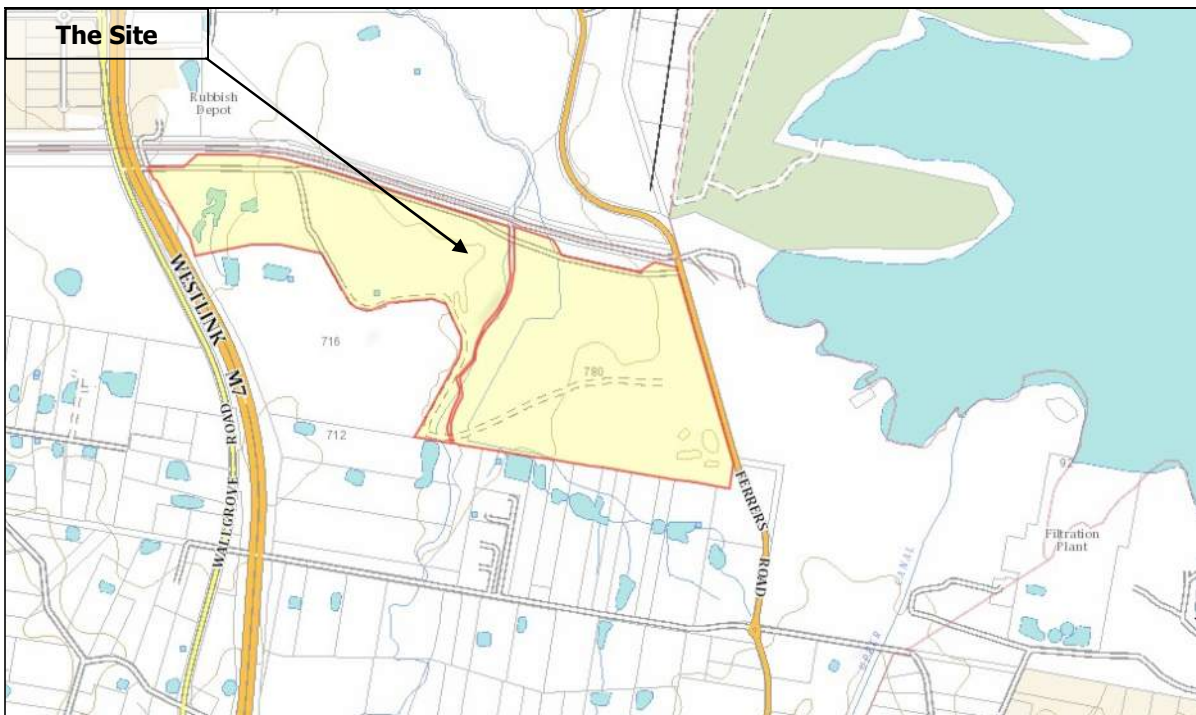


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 3**.

The site is not currently zoned under *State Environmental Planning Policy (Western Sydney Parklands) 2009*, or the *Fairfield Local Environmental Plan 2013*. The proposed development therefore constitutes innominate development. However, clause 11(2) of *State Environmental Planning Policy (Western Sydney Parklands) 2009* provides that any development not otherwise specified in Clause 11 may be carried out with consent. The proposed development is therefore permissible with consent under *State Environmental Planning Policy (Western Sydney Parklands) 2009*.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 3**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 3 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 4** below.

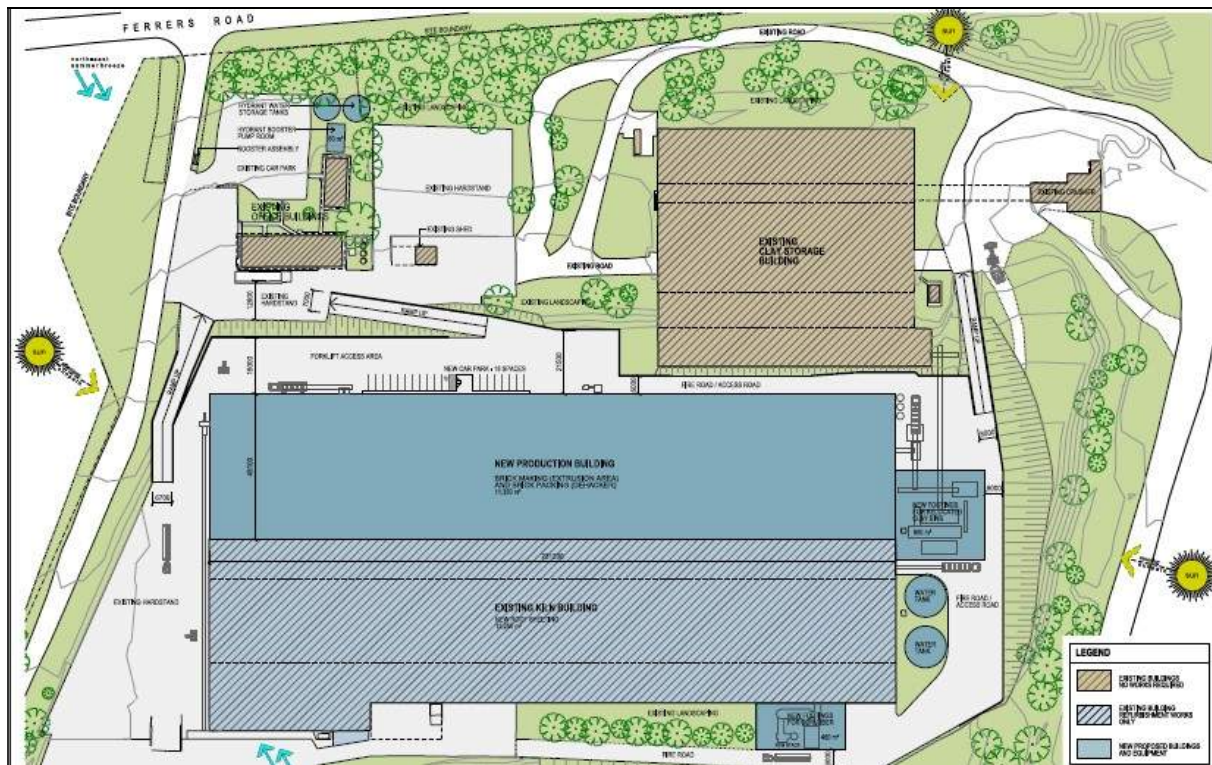


Figure 4 Proposed Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Demolition Works

The following demolition works would be undertaken to facilitate the proposed development:

- Existing ramps and hardstand (which are to be upgraded);
- Clay bins (which are to be relocated);
- Part of existing production building, including existing production building wall; and
- Electrical substation.

Some mature trees at the site would also be removed.

3.2 New Production Building

The new production building would provide an extension to the site's existing production building. This new building would provide an additional floorspace of 11,350m² at the site. It would integrate with and match the existing production building. The new production building would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this building extension to facilitate easier access for forklifts.

The proposed development would incorporate the following material finishes:

- New profiled metal cladding colorbond 'monument';
- New profiled metal cladding – colorbond 'shale grey';
- Existing wall cladding – to be cleaned and repaired;
- New roof sheet metal cladding 'surfmist';
- New roller shutters – unpainted galvanized steel;
- New doors – frame painted charcoal, leaf painted colorbond 'windspray';

- New windows – frame powdercoat charcoal, glass medium grey tint;
- Retaining walls – Austral Masonry 'Magnumstone' standard finish;
- Austral Bricks in dark colour tones; and
- Austral Bricks in light colour tones.

Appendix 2 contains a coloured version of these material finishes that are proposed for the site.

3.3 Existing Production Building

The existing production building at the site (around 13,250m²) would be provided with a new roof as part of the proposed development. This would comprise prefinished metal deck roofing to match the new production building (refer to **Section 3.2**). This building would accommodate the existing dryers and new kiln, and would be accessed by staff for maintenance purposes only.

3.4 New Footings

The proposed development would include the provision of new footings for the relocated clay bins (around 900m²) and for the scrubber (around 460m²). It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.5 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

3.6 Fire Access Road

A new fire access road with a minimum width of 6m would be constructed to accommodate emergency vehicle movements around the full perimeter of the Plant 2 building.

3.7 New Equipment

New water tanks would be provided at the site, to the east of the existing production building, and to the north of the existing office buildings. A new 60m² hydrant pump booster room would also be provided to the north of these office buildings.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with Fairfield City Council during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites Fairfield City Council to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

Jessica Miller

From: Andrew Mooney <AMooney@fairfieldcity.nsw.gov.au>
Sent: Monday, 29 April 2019 1:50 PM
To: Andrew Cowan
Cc: Jessica Miller; Nona Ruddell; Leonie Gray; Sunnee Cullen
Subject: RE: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope
Attachments: FCC Submission - 780 Wallgrove Rd, Horsley Park - 9.12.2015#3.pdf

Hi Andrew

I don't see any great advantage in meeting at this stage and do not wish to delay your submission of the EIS.

As previously advised, Council's key issues in relation to the project are outlined in our previous submission (attached) to the previous State Significant DA and as reflected in the conditions of consent.

I note that flood considerations/modelling was a critical issue for the previous proposal and will be so again. In this regard I would recommend your flood consultant directly contact Council's Catchment Branch (Nona Ruddell or Leonie Gray whom I have cc'd to this email) to discuss the issues raised in Council's previous submission.

Regards

Andrew Mooney
Executive Strategic Planner | Strategic Land Use Planning
City Strategic Planning

PO Box 21, Fairfield NSW 1860
P 9725 0214 | M 0438 429 601 | F 9725 4249

www.fairfieldcity.nsw.gov.au
mail@fairfieldcity.nsw.gov.au



From: Andrew Cowan [mailto:acowan@willowtp.com.au]
Sent: Monday, 29 April 2019 10:55 AM
To: Andrew Mooney; Sunnee Cullen

Cc: Jessica Miller

Subject: RE: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope

Hi Sunnee and Andrew,

Hope you're well.

Can you advise if you would like to meet in relation to this SSD as we are working to lodge with the Department soon .

Thanks

Andrew Cowan
Director

T +61 2 9929 6974 | M 0413 555 638 | E acowan@willowtp.com.au

W www.willowtreeplanning.com.au | A National Town Planning Consultancy



Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060

Unit 2, 56 Hudson Street
Hamilton NSW 2303

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From: Andrew Cowan

Sent: Friday, 12 April 2019 9:04 AM

To: AMooney@fairfieldcity.nsw.gov.au; Sunnee Cullen <SCullen@fairfieldcity.nsw.gov.au>

Cc: Jessica Miller <jmiller@willowtp.com.au>

Subject: FW: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope

Hi Andrew and Sunnee

The Department of Planning and Environment has already consulted with Fairfield City Council over the preparation of SEARs for the proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Plant 2 upgrade works).

The SEARs require the proponent to formally consult with various stakeholders, including Fairfield City Council. We previously contacted Council regarding this matter in December 2019. However, since that time, the scope of the EIS has been slightly amended.

Therefore, please see attached updated consultation letter inviting Fairfield City Council to make comment on the proposed development.

Can you advise a suitable time to meet and discuss the proposal.

Many thanks

Andrew Cowan
Director

T +61 2 9929 6974 | M 0413 555 638 | E acowan@willowtp.com.au

W www.willowtreeplanning.com.au



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From: Jessica Miller

Sent: Thursday, 6 December 2018 6:22 AM

To: 'mail@fairfieldcity.nsw.gov.au' <mail@fairfieldcity.nsw.gov.au>

Subject: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park

Hello

Could this email please be forwarded to Andrew Mooney as he was the last person contacted on this project, however the Department of Planning and Environment has not provided me with his email address.

Hello Andrew Mooney

The Department of Planning and Environment has already consulted with Fairfield City Council over the preparation of SEARs for the proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Plant 2 upgrade works).

The SEARs require the proponent to formally consult with various stakeholders, including Fairfield City Council. Please see attached consultation letter inviting Fairfield City Council to make comment on the proposed development.

Many thanks

Jessica Miller
Senior Town Planner

T 02 9929 6974 | M 04 0284 5415 | E jmiller@willowtp.com.au

W www.willowtreeplanning.com.au



Suite 4, Level 7, 100 Walker St
North Sydney NSW 2060

WILLOWTREE PLANNING WILL BE CLOSED FOR THE HOLIDAY SEASON FROM
THE 21ST DECEMBER 2018 AND RETURNING ON THE 7TH JANUARY 2019

WE WISH YOU A MERRY CHRISTMAS AND A SAFE AND HAPPY NEW YEAR

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APPENDIX 3 OSL CORRESPONDENCE

8 May 2019



ACN: 146 035 707 ABN: 54 146 035 707

Suite 4, Level 7, 100 Walker Street

North Sydney NSW 2060

P: 02 9929 6974

enquiries@willowtreeplanning.com.au

www.willowtreeplanning.com.au

Office of Strategic Lands
Level 22, 320 Pitt Street
Sydney NSW 2000
(02) 98601488
OSL.Reception@planning.nsw.gov.au

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

1.0 INTRODUCTION

I wrote to you on 6 December 2018. I now write to you regarding the slightly updated scope for SSD 9601.

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with the Office of Strategic Lands in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- New production building of around 13,250m² to extend off of existing production building extension. Existing production building to be provided with new roof and to then be used to accommodate the existing dryers;
- New kiln to be provided to the existing production building;
- New footings for relocated clay bins and for the scrubber; and
- Minor demolition works to facilitate the same.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including the Office of Strategic Lands.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 1 The Site – Aerial View (SIXMaps, 2018)

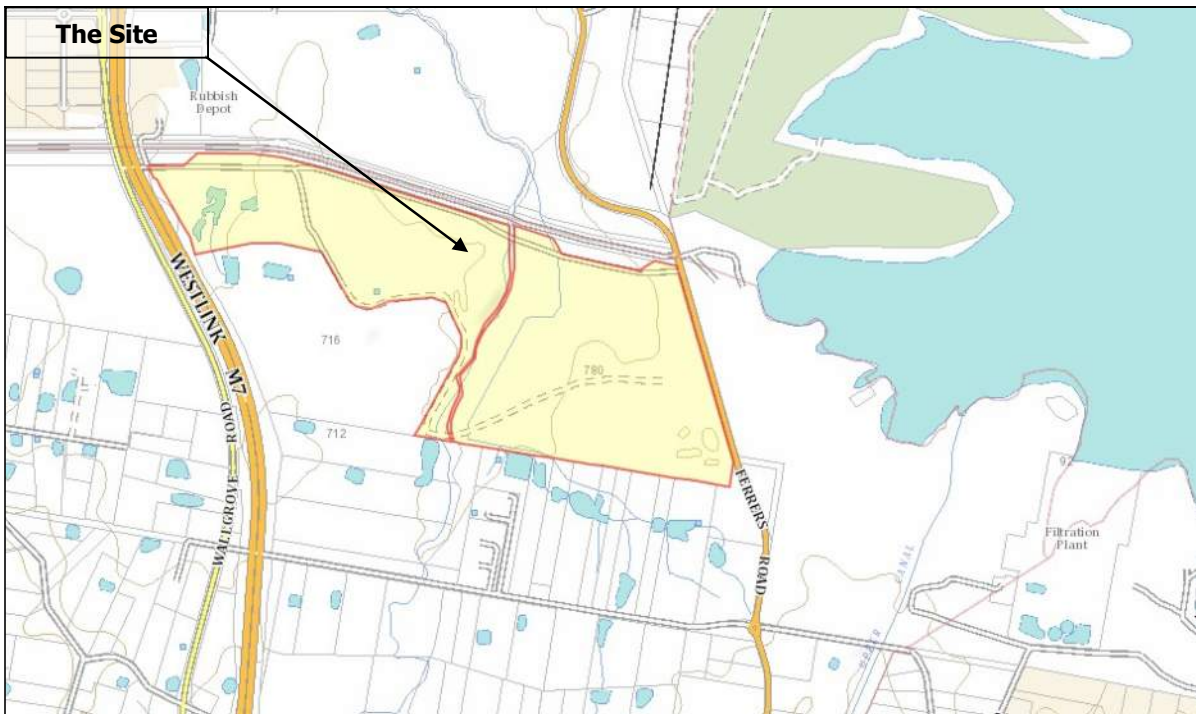


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

As shown on **Figure 3**, the site is in the vicinity of the following local and State-listed heritage items:

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

- Prospect Reservoir and Surrounding Area which is a State listed heritage item and is also locally listed under the *Fairfield Local Environmental Plan 2013* (FLEP 2013). It is located around 250m west of Lot 7;
- Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) Upper Canal System which is a State listed heritage item, and which is located around 720m south-east of Lot 7;
- Group of Hoop Pines, which is listed as a local heritage item under the WSP SEPP and which is located around 730m south-east of Lot 7;
- Spotted Gum Forest, which is listed as a local heritage item under the WSP SEPP, and is located around 250m west of Lot 7; and
- Horsley Complex (Homestead Buildings, Garden Farm) which is listed as a local heritage item under the FLEP 2013 and is located around 2.4km south-west of Lot 7.

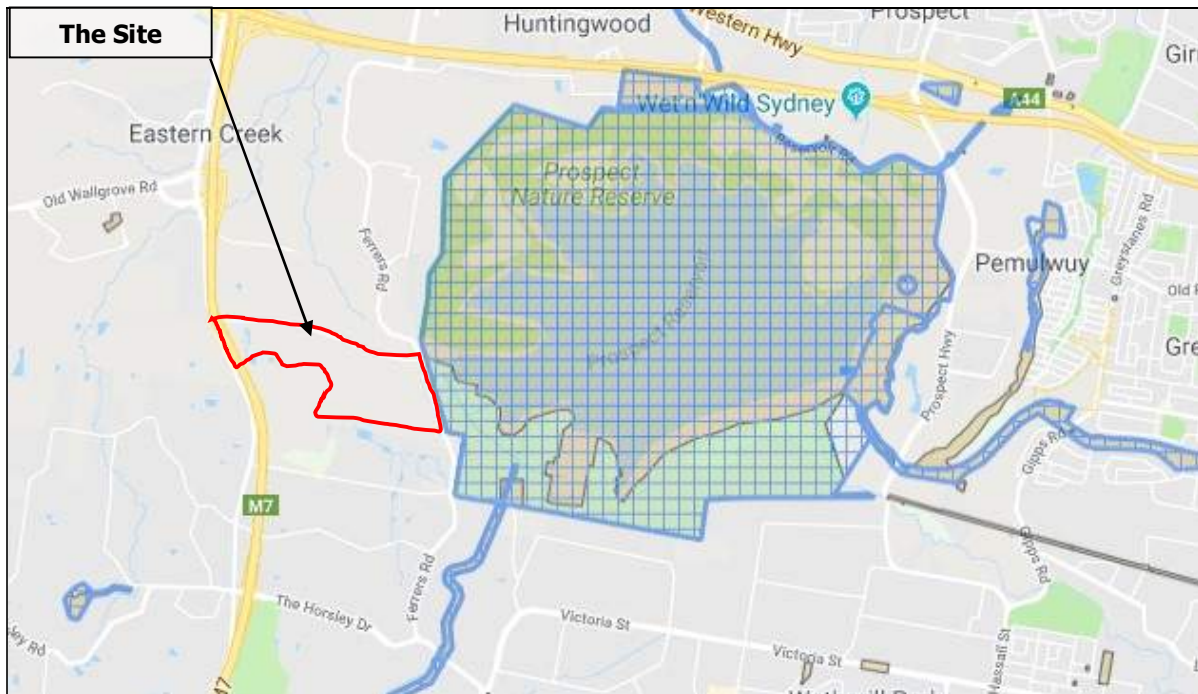


Figure 3 Mapped Heritage Items (NSW Planning Portal, 2018)

As shown on **Figure 4**, the site is located adjacent to the Prospect Reservoir Environmental Conservation Area.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 4 Mapped Environmental Conservation Area (NSW Planning Portal, 2018)

Figure 5 contains an extract of the Bulk Water Supply Infrastructure Map from WSP SEPP. This demonstrates how Lot 7 directly adjoins mapped Bulk Water Supply Infrastructure to the north and the east.



Figure 5 Bulk Water Infrastructure Supply Map – WSP SEPP (NSW Legislation, 2018)

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 6**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 6**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 6 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 7** below.

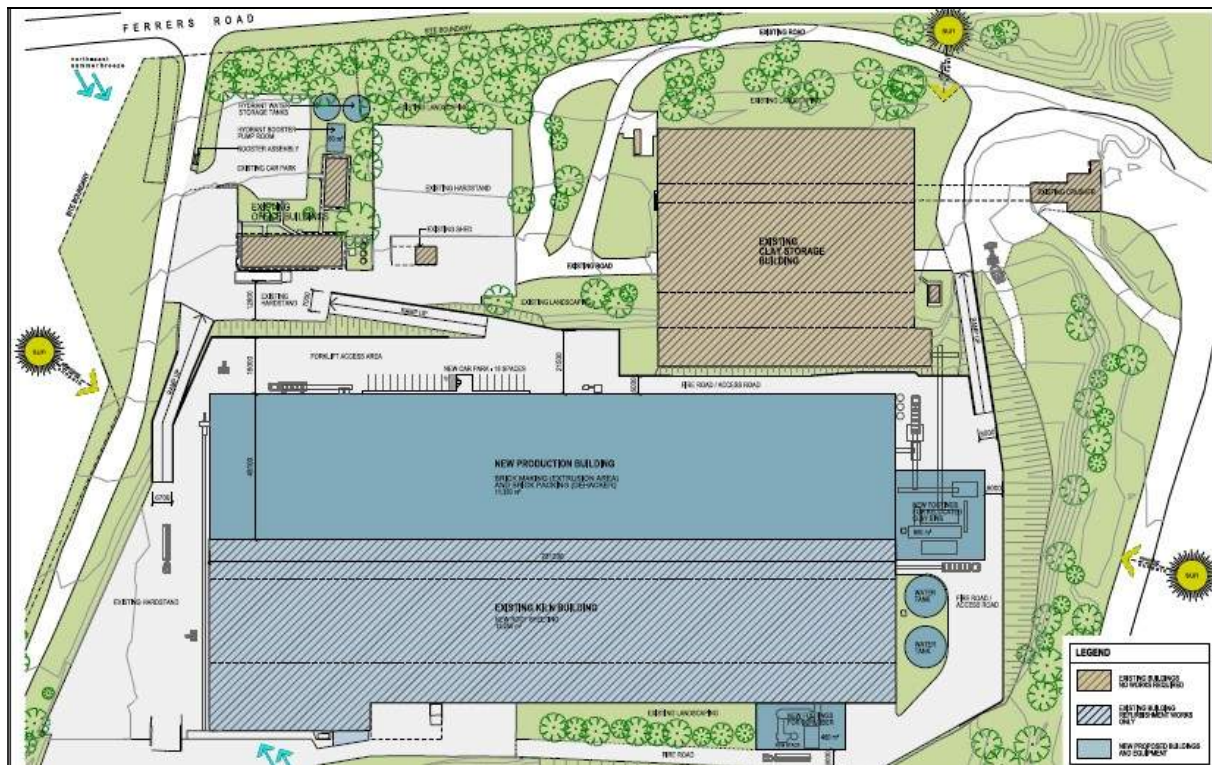


Figure 7 Proposed Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Demolition Works

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- Existing ramps and hardstand (which are to be upgraded);
- Clay bins (which are to be relocated);
- Part of existing production building, including existing production building wall; and
- Electrical substation.

Some mature trees at the site would also be removed.

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The new production building would provide an extension to the site's existing production building. This new building would provide an additional floorspace of 11,350m² at the site. It would integrate with and match the existing production building. The new production building would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this building extension to facilitate easier access for forklifts.

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- Austral Bricks in light colour tones.

Appendix 2 contains a coloured version of these material finishes that are proposed for the site.

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The existing production building at the site (around 13,250m²) would be provided with a new roof as part of the proposed development. This would comprise prefinished metal deck roofing to match the new production building (refer to **Section 3.2**). This building would accommodate the existing dryers and new kiln, and would be accessed by staff for maintenance purposes only.

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The proposed development would include the provision of new footings for the relocated clay bins (around 900m²) and for the scrubber (around 460m²). It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

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A new fire access road with a minimum width of 6m would be constructed to accommodate emergency vehicle movements around the full perimeter of the Plant 2 building.

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4.0 OPERATIONS AND PROCEDURES

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6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with the Office of Strategic Lands during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites the Office of Strategic Lands to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

APPENDIX 4 RMS CORRESPONDENCE



ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060
P: 02 9929 6974
enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Roads and Maritime Services Reference: SYD18/01692/01 (A24785584)

Ahsanul Amin
Senior Land Use Planner
Roads and Maritime Services
Sydney Division - North West Precinct
T: (02) 88492762
E: development.Sydney@rms.nsw.gov.au

Attention: Ahsanul Amin

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Ahsanul,

1.0 INTRODUCTION

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with the Roads and Maritime Service in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- Production building extension of around 5,700m²;
- New undercover storage area of around 1,000m²;
- New kiln; and
- New footings for relocated clay bins, the conveyor system, and for the scrubber.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including Roads and Maritime Services.

Roads and Maritime Services was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, Roads and Maritime Services advised that the following should be included in the transport and traffic impact assessment of the proposed development:

- Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required);
- Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e.; turn paths, sight distance requirements, aisle widths, etc.);
- Proposed number of car parking spaces and compliance with the appropriate parking codes;
- Details of service vehicle movements (including vehicle type and likely arrival and departure times);
- Roads and Maritime requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (e.g.; Green Travel Plan, 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport; and
- Roads and Maritime requires an assessment of the likely toxicity levels of loads transported on arterial and local roads to / from the site and, consequently, the preparation of an incident management strategy for crashes involving such loads, if relevant.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.



Figure 1 The Site – Aerial View (SIXMaps, 2018)

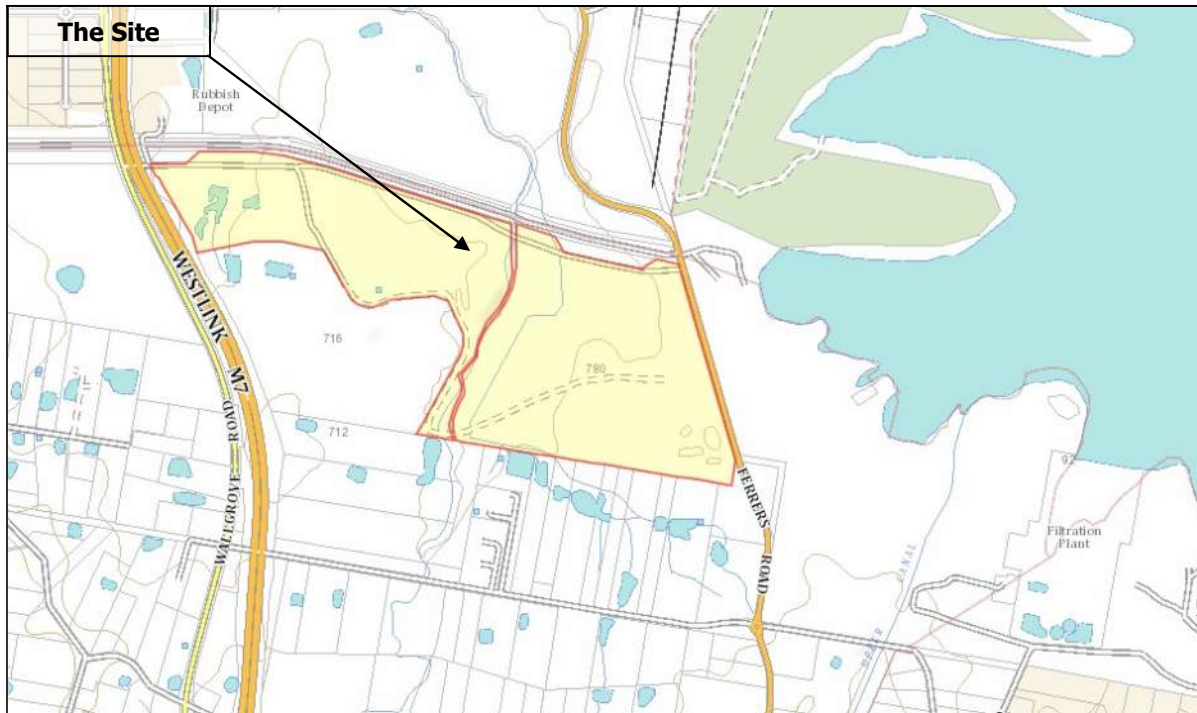


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 3**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 3**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 3 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 4** below.

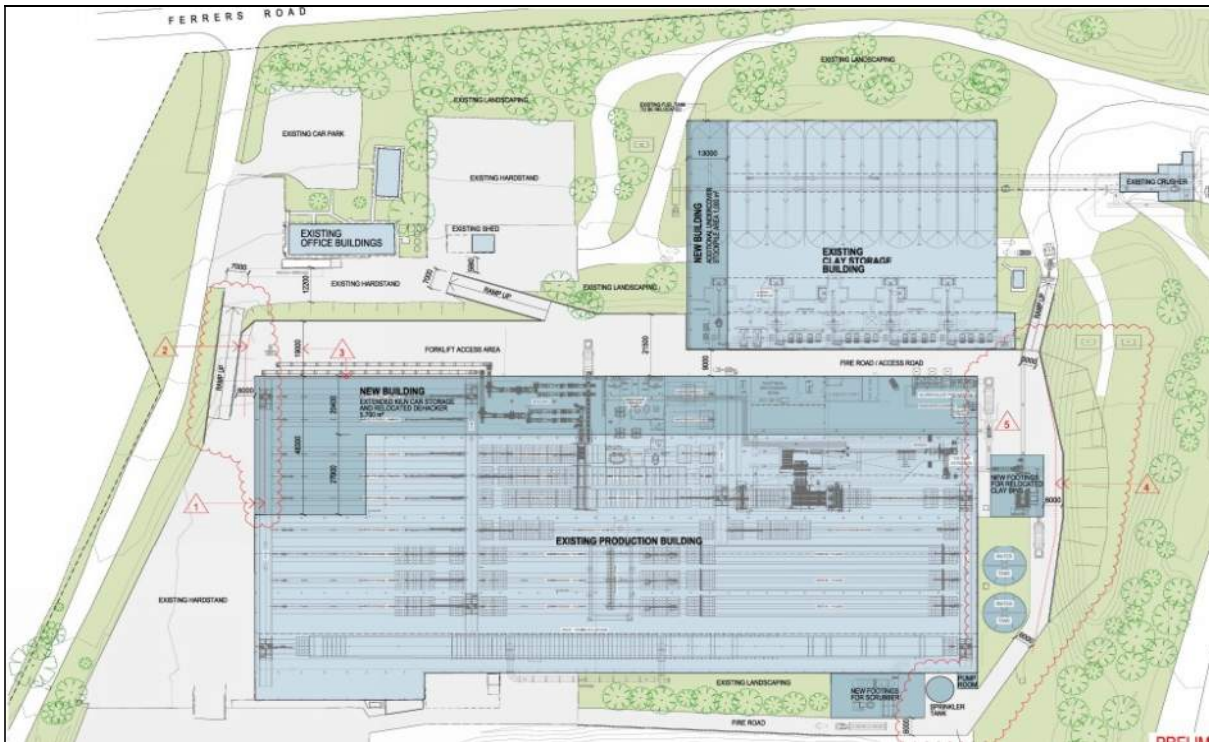


Figure 4 Proposed Preliminary Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Production Building Extension

The proposed extension to the existing production building onsite would comprise an additional floorspace of around 5,700m². It would integrate with and match the existing production building. The production building extension would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this existing building extension to facilitate easier access for forklifts.

3.2 New Footings

The proposed development would include the provision of new footings for the relocated clay bins, for the conveyor system, and for the scrubber. It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.3 Additional Undercover Stockpile Area

It is proposed to build a new 1,000m² area to integrate with and match the existing clay storage building. This would provide an undercover stockpile area, reducing the number of external stockpiled areas, thereby reducing dust generated from the site.

3.4 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with the Roads and Maritime Service during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites the Roads and Maritime Service to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

9 April 2019



ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060
P: 02 9929 6974
enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Roads and Maritime Services Reference: SYD18/01692/01 (A24785584)

Ahsanul Amin
Senior Land Use Planner
Roads and Maritime Services
Sydney Division - North West Precinct
T: (02) 88492762
E: development.Sydney@rms.nsw.gov.au

Attention: Ahsanul Amin

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Ahsanul,

1.0 INTRODUCTION

I wrote to you on 6 December 2018. I now write to you regarding the slightly updated scope for SSD 9601.

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with the Roads and Maritime Service in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- New production building of around 13,250m² to extend off of existing production building extension. Existing production building to be provided with new roof and to then be used to accommodate the existing dryers;
- New kiln to be provided to the existing production building;
- New footings for relocated clay bins and for the scrubber; and
- Minor demolition works to facilitate the same.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including Roads and Maritime Services.

Roads and Maritime Services was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, Roads and Maritime Services advised that the following should be included in the transport and traffic impact assessment of the proposed development:

- Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required);
- Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e.; turn paths, sight distance requirements, aisle widths, etc.);
- Proposed number of car parking spaces and compliance with the appropriate parking codes;
- Details of service vehicle movements (including vehicle type and likely arrival and departure times);
- Roads and Maritime requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (e.g.; Green Travel Plan, 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport; and
- Roads and Maritime requires an assessment of the likely toxicity levels of loads transported on arterial and local roads to / from the site and, consequently, the preparation of an incident management strategy for crashes involving such loads, if relevant.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.



Figure 1 The Site – Aerial View (SIXMaps, 2018)

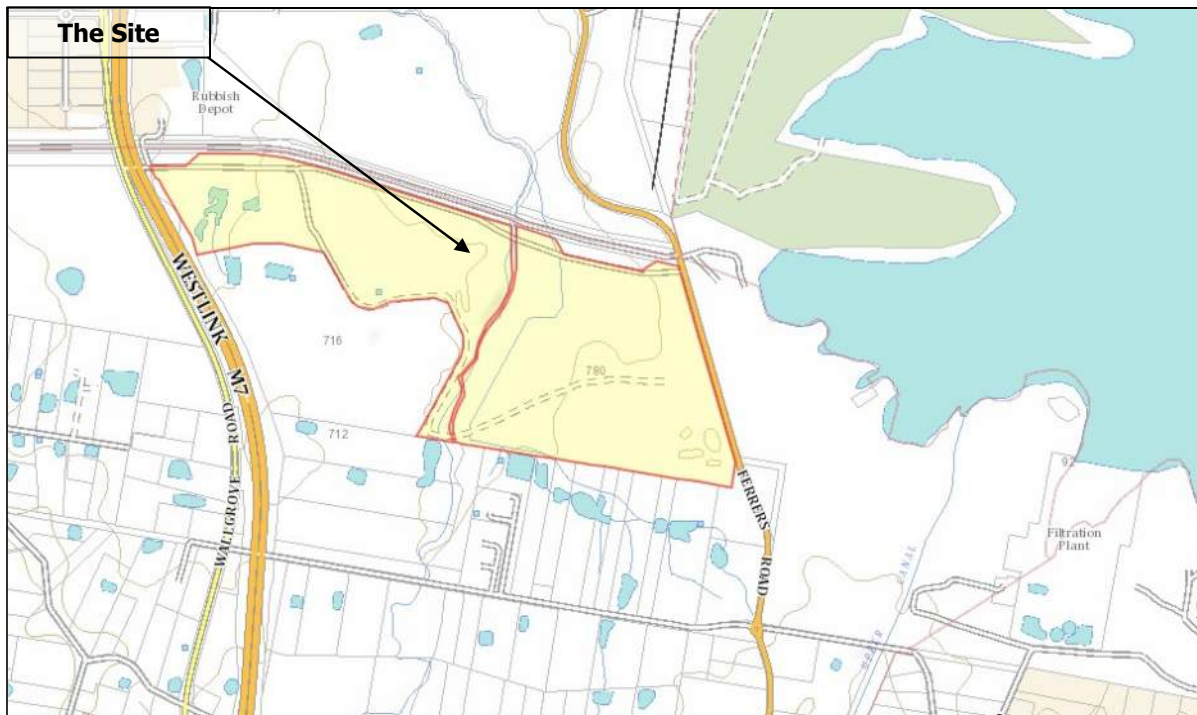


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 3**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 3**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 3 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 4** below.

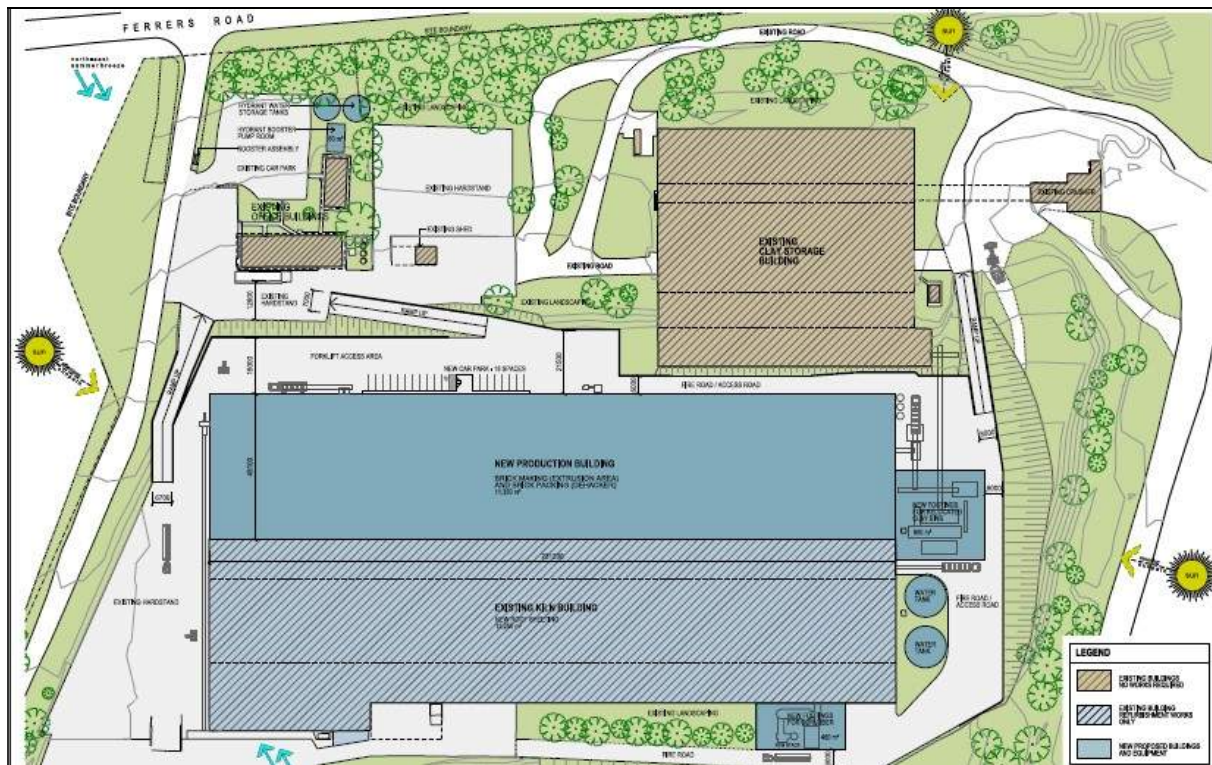


Figure 4 Proposed Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Demolition Works

The following demolition works would be undertaken to facilitate the proposed development:

- Existing ramps and hardstand (which are to be upgraded);
- Clay bins (which are to be relocated);
- Part of existing production building, including existing production building wall; and
- Electrical substation.

Some mature trees at the site would also be removed.

3.2 New Production Building

The new production building would provide an extension to the site's existing production building. This new building would provide an additional floorspace of 11,350m² at the site. It would integrate with and match the existing production building. The new production building would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this building extension to facilitate easier access for forklifts.

The proposed development would incorporate the following material finishes:

- New profiled metal cladding colorbond 'monument';
- New profiled metal cladding – colorbond 'shale grey';
- Existing wall cladding – to be cleaned and repaired;
- New roof sheet metal cladding 'surfmist';
- New roller shutters – unpainted galvanized steel;
- New doors – frame painted charcoal, leaf painted colorbond 'windspray';

- New windows – frame powdercoat charcoal, glass medium grey tint;
- Retaining walls – Austral Masonry 'Magnumstone' standard finish;
- Austral Bricks in dark colour tones; and
- Austral Bricks in light colour tones.

Appendix 2 contains a coloured version of these material finishes that are proposed for the site.

3.3 Existing Production Building

The existing production building at the site (around 13,250m²) would be provided with a new roof as part of the proposed development. This would comprise prefinished metal deck roofing to match the new production building (refer to **Section 3.2**). This building would accommodate the existing dryers and new kiln, and would be accessed by staff for maintenance purposes only.

3.4 New Footings

The proposed development would include the provision of new footings for the relocated clay bins (around 900m²) and for the scrubber (around 460m²). It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.5 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

3.6 Fire Access Road

A new fire access road with a minimum width of 6m would be constructed to accommodate emergency vehicle movements around the full perimeter of the Plant 2 building.

3.7 New Equipment

New water tanks would be provided at the site, to the east of the existing production building, and to the north of the existing office buildings. A new 60m² hydrant pump booster room would also be provided to the north of these office buildings.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with the Roads and Maritime Service during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites the Roads and Maritime Service to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

Jessica Miller

From: AMIN Ahsanul <Ahsanul.AMIN@rms.nsw.gov.au>
Sent: Monday, 10 December 2018 11:40 AM
To: Jessica Miller
Subject: RMS response on SEARs meeting request for SYD18/01692/02 - proposed alterations and additions to upgrade the existing Austral Bricks Plant 2 brick manufacturing facility at 780 Wallgrove Road, Horsley Park. SSD 9601.
Attachments: A24785584.pdf
Importance: High

Hi Jessica

Refer to your following e-mail inviting Roads and Maritime to meet and comment on your proposed above development.

Roads and Maritime's response on SEARs is attached for your information. The requirements are very common and straight forward.

If you still required a meeting please let me know and I will arrange a meeting early next year 2019.

Should you have any further enquiries regarding the above please do not hesitate to contact me on 02-8849 2762 during business hours or e-mail at development.sydney@rms.nsw.gov.au.

Kind regards,

Ahsanul Amin
A/Senior Land Use Planner
Sydney Division | North West Precinct
T 02 8849 2762 | M 0427 941 329
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
Level 5, 27 Argyle Street, Parramatta, NSW 2150

From: Jessica Miller [mailto:jmiller@willowtp.com.au]
Sent: Thursday, 6 December 2018 6:46 AM
To: Development Sydney
Subject: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park

Hello Ahsanul Amin

The Department of Planning and Environment has already consulted with RMS over the preparation of SEARs for the proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Plant 2 upgrade works).

The SEARs require the proponent to formally consult with various stakeholders, including RMS. Please see attached consultation letter inviting RMS to make comment on the proposed development.

Many thanks

Jessica Miller
Senior Town Planner

T 02 9929 6974 | **M** 04 0284 5415 | **E** jmiller@willowtp.com.au

W www.willowtreeplanning.com.au



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Jessica Miller

From: AMIN Ahsanul <Ahsanul.AMIN@rms.nsw.gov.au>
Sent: Wednesday, 1 May 2019 4:43 PM
To: Jessica Miller
Cc: RATHAN Pahee
Subject: RMS response on invitation to Comment for SYD18/01692/03 - Updated EIS Scope - Alterations & Additions to Upgrade Existing Austral Bricks Plant - 780 Wallgrove Road - Horsley Park - SSD 9601
Attachments: A24785584.pdf
Importance: High

Dear Jessica,

Reference is made to your correspondence dated 9 April 2019 requesting Roads and Maritime to comments on slightly amended scope in the EIS for Alterations & Additions to Upgrade Existing Austral Bricks Plant at 780 Wallgrove Road, Horsley Park. Roads and Maritime appreciates the opportunity to review your submission and to provide comments.

Roads and Maritime has reviewed the submitted information and noted that the new EIS include some internal modification of the development site. Therefore, Roads and Maritime's response provided dated 9 November 2018 (copy attached) are still applicable for the subject development proposal.

Should you have any further enquiries regarding the above please do not hesitate to contact me on 02-8849 2762 or e-mail at development.sydney@rms.nsw.gov.au.

Kind regards,

Ahsanul Amin
A/Senior Land Use Planner
Sydney Division | North West Precinct
T 02 8849 2762 | M 0427 941 329
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
Level 5, 27 Argyle Street, Parramatta, NSW 2150

From: Jessica Miller [mailto:jmiller@willowtp.com.au]
Sent: Tuesday, 9 April 2019 9:42 AM
To: Development Sydney
Subject: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope

Hello Ahsanul Amin

The Department of Planning and Environment has already consulted with RMS over the preparation of SEARs for the proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Plant 2 upgrade works).

The SEARs require the proponent to formally consult with various stakeholders, including RMS. I previously contacted RMS regarding this matter in December 2018. However, since that time, the scope of the EIS has been slightly amended.

Please see attached consultation letter inviting RMS to make comment on the proposed development.

Many thanks

Jessica Miller
Senior Town Planner

T 02 9929 6974 | M 04 0284 5415 | E jmiller@willowtp.com.au

W www.willowtreeplanning.com.au



Suite 4, Level 7, 100 Walker Street Unit 2, 56 Hudson Street
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From: Jessica Miller
Sent: Thursday, 6 December 2018 6:46 AM
To: 'development.Sydney@rms.nsw.gov.au' <development.Sydney@rms.nsw.gov.au>
Subject: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park

Hello Ahsanul Amin

The Department of Planning and Environment has already consulted with RMS over the preparation of SEARs for the proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Plant 2 upgrade works).

The SEARs require the proponent to formally consult with various stakeholders, including RMS. Please see attached consultation letter inviting RMS to make comment on the proposed development.

Many thanks

Jessica Miller
Senior Town Planner

T 02 9929 6974 | M 04 0284 5415 | E jmiller@willowtp.com.au

W www.willowtreeplanning.com.au



Suite 4, Level 7, 100 Walker St
North Sydney NSW 2060

WILLOWTREE PLANNING WILL BE CLOSED FOR THE HOLIDAY SEASON FROM
THE 21ST DECEMBER 2018 AND RETURNING ON THE 7TH JANUARY 2019

WE WISH YOU A MERRY CHRISTMAS AND A SAFE AND HAPPY NEW YEAR



Before printing, please consider the environment

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APPENDIX 5 FIRE AND RESCUE NSW CORRESPONDENCE



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enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Fire and Rescue NSW Project Reference FRN15/1238 and Job Number BFS18/3110 (8000005264)

Fire Safety Administration Unit
Community Safety Directorate
1 Amarina Avenue, Greenacre
T: (02) 9742 7434
E: firesafety@fire.nsw.gov.au

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

To Whom it May Concern,

1.0 INTRODUCTION

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with Fire and Rescue NSW in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- Production building extension of around 5,700m²;
- New undercover storage area of around 1,000m²;
- New kiln; and
- New footings for relocated clay bins, the conveyor system, and for the scrubber.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including Fire and Rescue NSW.

Fire and Rescue NSW was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, Fire and Rescue NSW advised the following:

- Following a review of the SEARs report FRNSW notes that on page 18 that "any hazardous and / or dangerous goods within applicable warehouses would undergo separate assessment via a SEPP 33 report;" and
- FRNSW requests the opportunity to review and comment on the SEPP 33 and EIS reports once completed.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 1 The Site – Aerial View (SIXMaps, 2018)

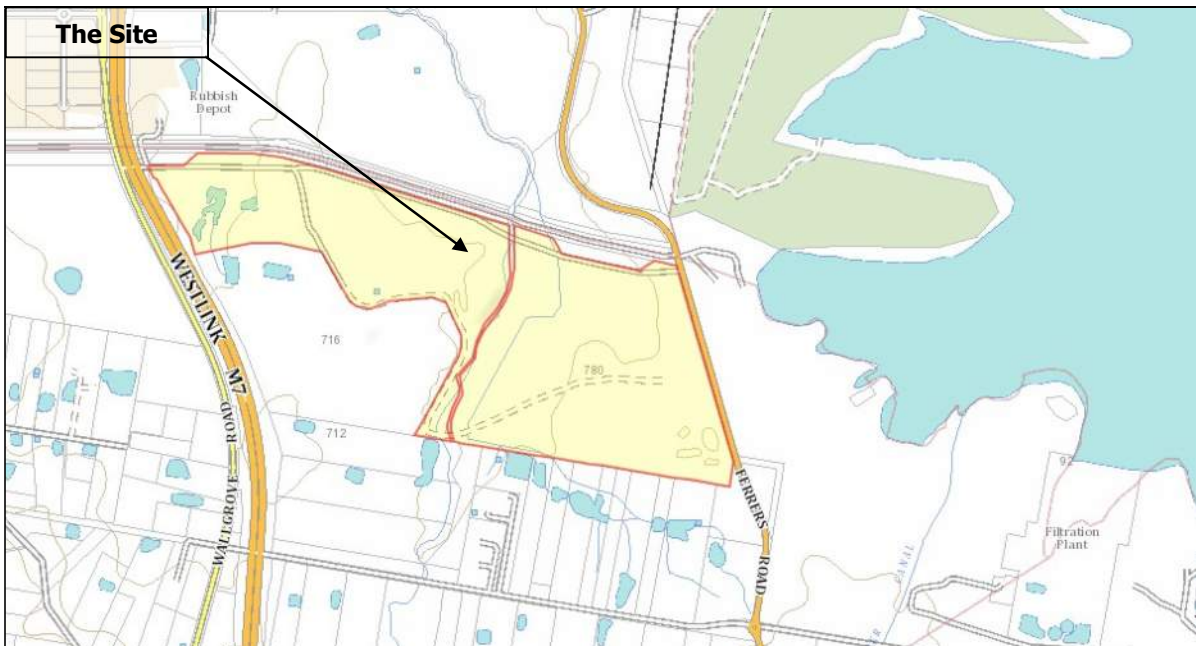


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

As shown on **Figure 3**, the periphery of Lot 7 includes land which is mapped as containing Categories 1-3 of bushfire prone land, as well as land which is mapped as containing Vegetation Buffer.



Figure 3 Mapped Bushfire Prone Land (NSW Planning Portal, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 4**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 4**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 4 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 5** below.



3.1 Production Building Extension

3.2 New Footings

3.3 Additional Undercover Stockpile Area

3.4 New Kiln

6

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with Fire and Rescue NSW during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites Fire and Rescue NSW to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd



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enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Fire and Rescue NSW Project Reference FRN15/1238 and Job Number BFS18/3110 (8000005264)

Fire Safety Administration Unit
Community Safety Directorate
1 Amarina Avenue, Greenacre
T: (02) 9742 7434
E: firesafety@fire.nsw.gov.au

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

To Whom it May Concern,

1.0 INTRODUCTION

I wrote to you on 6 December 2018. I now write to you regarding the slightly updated scope for SSD 9601.

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with Fire and Rescue NSW in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- New production building of around 13,250m² to extend off of existing production building extension. Existing production building to be provided with new roof and to then be used to accommodate the existing dryers;
- New kiln to be provided to the existing production building;
- New footings for relocated clay bins and for the scrubber; and
- Minor demolition works to facilitate the same.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

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As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including Fire and Rescue NSW.

Fire and Rescue NSW was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, Fire and Rescue NSW advised the following:

- Following a review of the SEARs report FRNSW notes that on page 18 that "any hazardous and / or dangerous goods within applicable warehouses would undergo separate assessment via a SEPP 33 report;" and
- FRNSW requests the opportunity to review and comment on the SEPP 33 and EIS reports once completed.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

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- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 1 The Site – Aerial View (SIXMaps, 2018)

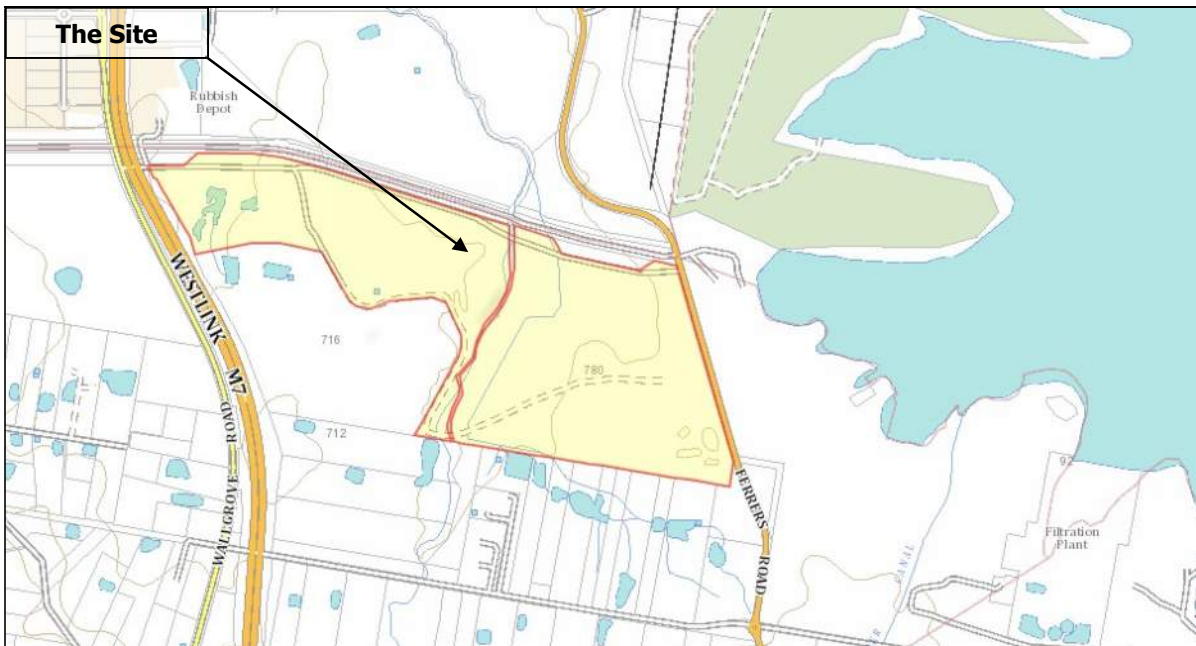


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

As shown on **Figure 3**, the periphery of Lot 7 includes land which is mapped as containing Categories 1-3 of bushfire prone land, as well as land which is mapped as containing Vegetation Buffer.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 3 Mapped Bushfire Prone Land (NSW Planning Portal, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 4**.

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Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



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3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in

780 Wallgrove Road, Horsley Park WTJ18-222

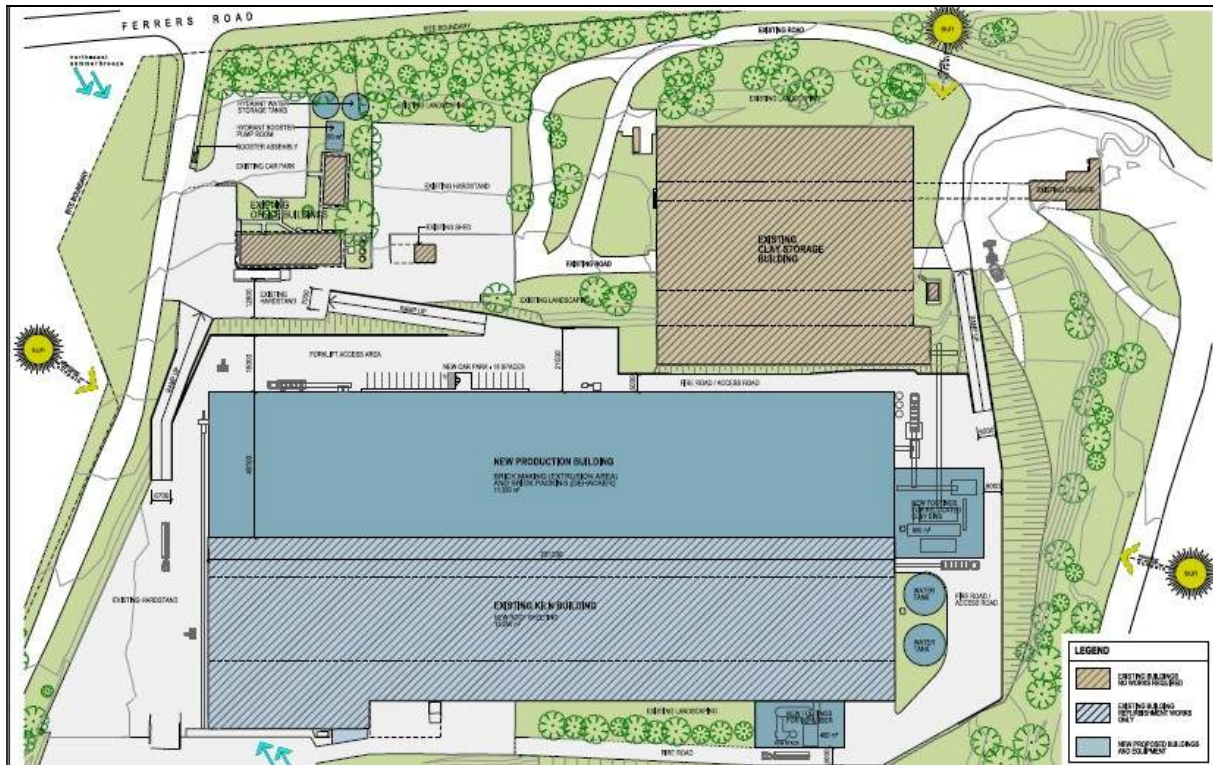


Figure 5 below.

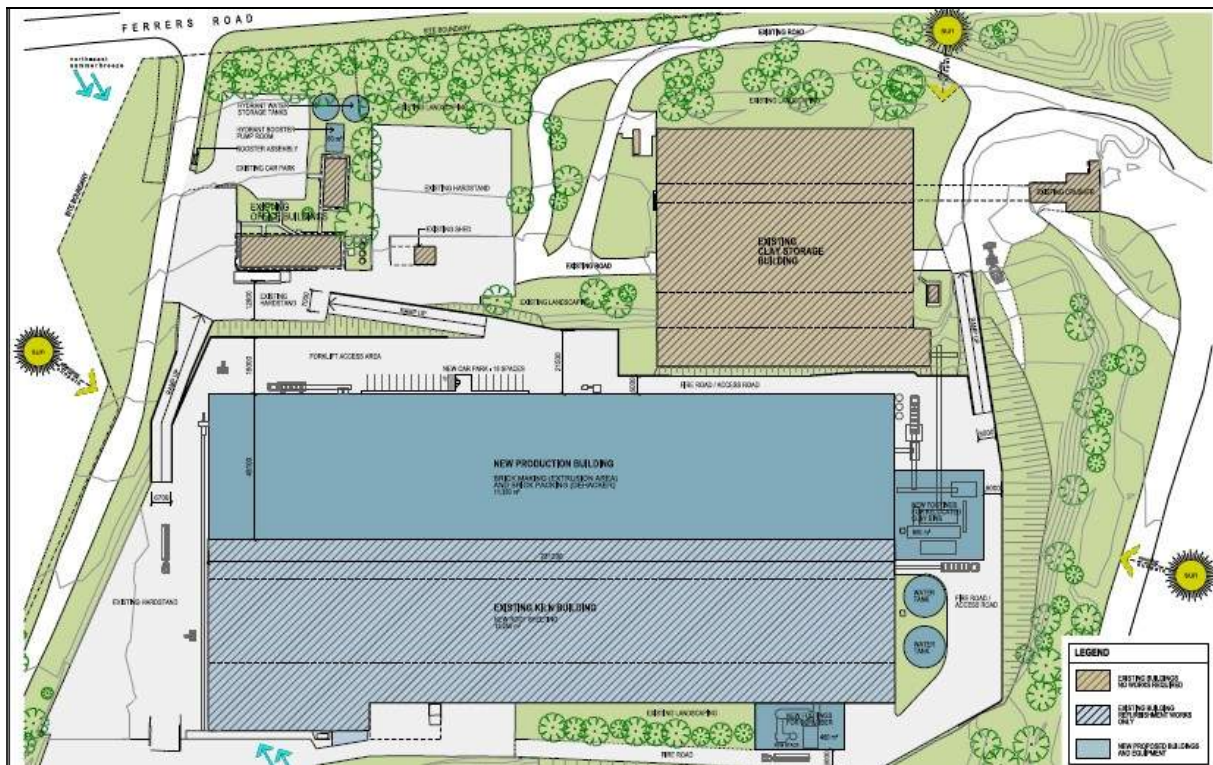


Figure 5 Proposed Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Demolition Works

The following demolition works would be undertaken to facilitate the proposed development:

- Existing ramps and hardstand (which are to be upgraded);
- Clay bins (which are to be relocated);
- Part of existing production building, including existing production building wall; and
- Electrical substation.

Some mature trees at the site would also be removed.

3.2 New Production Building

The new production building would provide an extension to the site's existing production building. This new building would provide an additional floorspace of 11,350m² at the site. It would integrate with and match the existing production building. The new production building would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this building extension to facilitate easier access for forklifts.

The proposed development would incorporate the following material finishes:

- New profiled metal cladding colorbond 'monument;'
- New profiled metal cladding – colorbond 'shale grey;'
- Existing wall cladding – to be cleaned and repaired;
- New roof sheet metal cladding 'surfmist;'
- New roller shutters – unpainted galvanized steel;
- New doors – frame painted charcoal, leaf painted colorbond 'windspray;'
- New windows – frame powdercoat charcoal, glass medium grey tint;
- Retaining walls – Austral Masonry 'Magnumstone' standard finish;
- Austral Bricks in dark colour tones; and
- Austral Bricks in light colour tones.

Appendix 2 contains a coloured version of these material finishes that are proposed for the site.

3.3 Existing Production Building

The existing production building at the site (around 13,250m²) would be provided with a new roof as part of the proposed development. This would comprise prefinished metal deck roofing to match the new production building (refer to **Section 3.2**). This building would accommodate the existing dryers and new kiln, and would be accessed by staff for maintenance purposes only.

3.4 New Footings

The proposed development would include the provision of new footings for the relocated clay bins (around 900m²) and for the scrubber (around 460m²). It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.5 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

3.6 Fire Access Road

A new fire access road with a minimum width of 6m would be constructed to accommodate emergency vehicle movements around the full perimeter of the Plant 2 building.

3.7 New Equipment

New water tanks would be provided at the site, to the east of the existing production building, and to the north of the existing office buildings. A new 60m² hydrant pump booster room would also be provided to the north of these office buildings.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

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SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with Fire and Rescue NSW during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites Fire and Rescue NSW to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Jessica Miller
Willowtree Planning Pty Ltd

Jessica Miller

From: Fire Safety <FireSafety@fire.nsw.gov.au>
Sent: Friday, 3 May 2019 8:05 AM
To: Jessica Miller
Subject: FW: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope

Dear Jessica,

In regards to your email correspondence dated the 9th of April 2019, Fire & Rescue NSW confirms receipt of the request for agency input for 780 Wallgrove Road, Horsley Park - Updated EIS Scope (SSD 9601).

It has been the experience of FRNSW that large manufacturing facilities pose unique challenges to firefighters when responding to and managing an incident. Factors such as potentially high fuel loads, facility layout, and design of fire safety systems have a significant impact on the ability to conduct firefighting operations safely and effectively. Consultation with organisations such as FRNSW throughout the development process enables the design and implementation of more effective fire safety solutions that help to mitigate the impact of incidents when they occur.

The following notes and comments are provided following a review of relevant parts of the Report and appendices.

- It is understood that a State Environmental Planning Policy No. 33 (Hazardous and Offensive Development) (SEPP 33) assessment has been undertaken and the development has not be deemed to be either hazardous or offensive.
- No BCA assessment was included with the Report.

The following recommendations are provided following a review of relevant parts of the Report and appendices.

- Consultation with FRNSW be undertaken by way of the Fire Engineering Brief Questionnaire (FEBQ) process prior to the issue of the relevant construction certificate.
- While there is currently no requirement for a Fire Safety Study, FRNSW may request one be undertaken at a later stage should information be provided such that it is deemed that the development poses unique challenges to the response to and management of an incident.

For further information please contact the Fire Safety Infrastructure Liaison Unit, referencing FRNSW file number BFS19/1169. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Regards,



Administration Officer

Fire Safety Administration Unit

Community Safety Directorate | Fire and Rescue NSW

T: (02) 9742 7434

1 Amarina Ave, Greenacre, NSW 2190 | Locked Bag 12, Greenacre, NSW 2190

PREPARED FOR ANYTHING.

www.fire.nsw.gov.au



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This message has been scanned for viruses.

Jessica Miller

From: Fire Safety <FireSafety@fire.nsw.gov.au>
Sent: Tuesday, 11 December 2018 1:41 PM
To: Jessica Miller
Subject: Letter Out - SEARs comment
Attachments: Letter Out - SEARs comment.pdf

Attn: **Jessica Miller**

Please find attached correspondence in regards to the above premises.

If you have any further queries regarding this matter, please contact the Fire Safety Branch on 9742 7434 quoting your reference number.

Regards,



Administration Officer
Fire Safety Administration Unit
Community Safety Directorate | Fire and Rescue NSW

T: (02) 9742 7434

1 Amarina Ave, Greenacre, NSW 2190 | Locked Bag 12, Greenacre, NSW 2190

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APPENDIX 6 OEH CORRESPONDENCE



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North Sydney NSW 2060
P: 02 9929 6974
enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Office of Environment and Heritage Reference: DOC18/812951

Bronwyn Smith
Planning, Greater Sydney
Communities and Greater Sydney Division
Office of Environment and Heritage
T: (02) 9873 8604
E: Bronwyn.smith@environment.nsw.gov.au

Attention: Bronwyn Smith

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Bronwyn,

1.0 INTRODUCTION

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with the Office of Environment and Heritage in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- Production building extension of around 5,700m²;
- New undercover storage area of around 1,000m²;
- New kiln; and
- New footings for relocated clay bins, the conveyor system, and for the scrubber.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including the Office of Environment and Heritage.

The Office of Environment and Heritage was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, the Office of Environment and Heritage advised that specific details on the following should be included in the Environmental Impact Statement:

- Potential biodiversity impacts as per the Biodiversity Assessment Method within the *Biodiversity Conservation Act 2017*;
- Aboriginal cultural heritage;
- Water and soils; and
- Flooding and coastal hazards.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

The site is shown in **Figure 1** and **Figure 2** below.



Figure 1 The Site – Aerial View (SIXMaps, 2018)

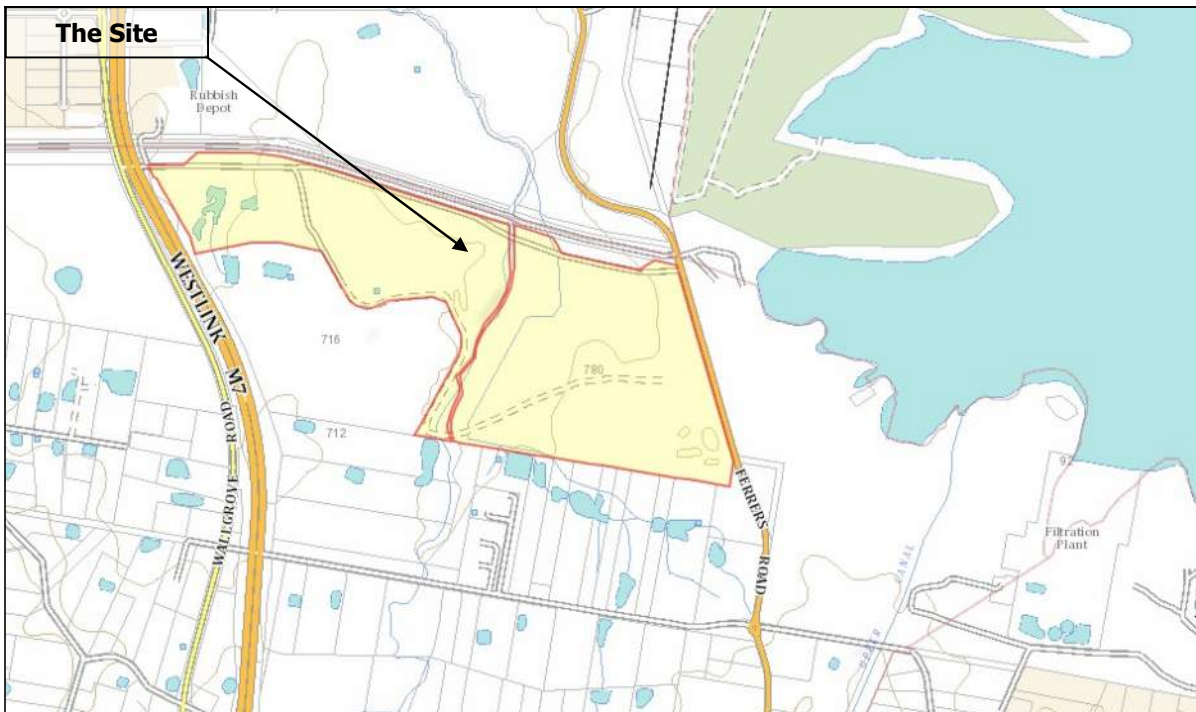


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

As shown on **Figure 3**, the site is in the vicinity of the following local and State-listed heritage items:

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

- Prospect Reservoir and Surrounding Area which is a State listed heritage item and is also locally listed under the *Fairfield Local Environmental Plan 2013* (FLEP 2013). It is located around 250m west of Lot 7;
- Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) Upper Canal System which is a State listed heritage item, and which is located around 720m south-east of Lot 7;
- Group of Hoop Pines, which is listed as a local heritage item under the WSP SEPP and which is located around 730m south-east of Lot 7;
- Spotted Gum Forest, which is listed as a local heritage item under the WSP SEPP, and is located around 250m west of Lot 7; and
- Horsley Complex (Homestead Buildings, Garden Farm) which is listed as a local heritage item under the FLEP 2013 and is located around 2.4km south-west of Lot 7.

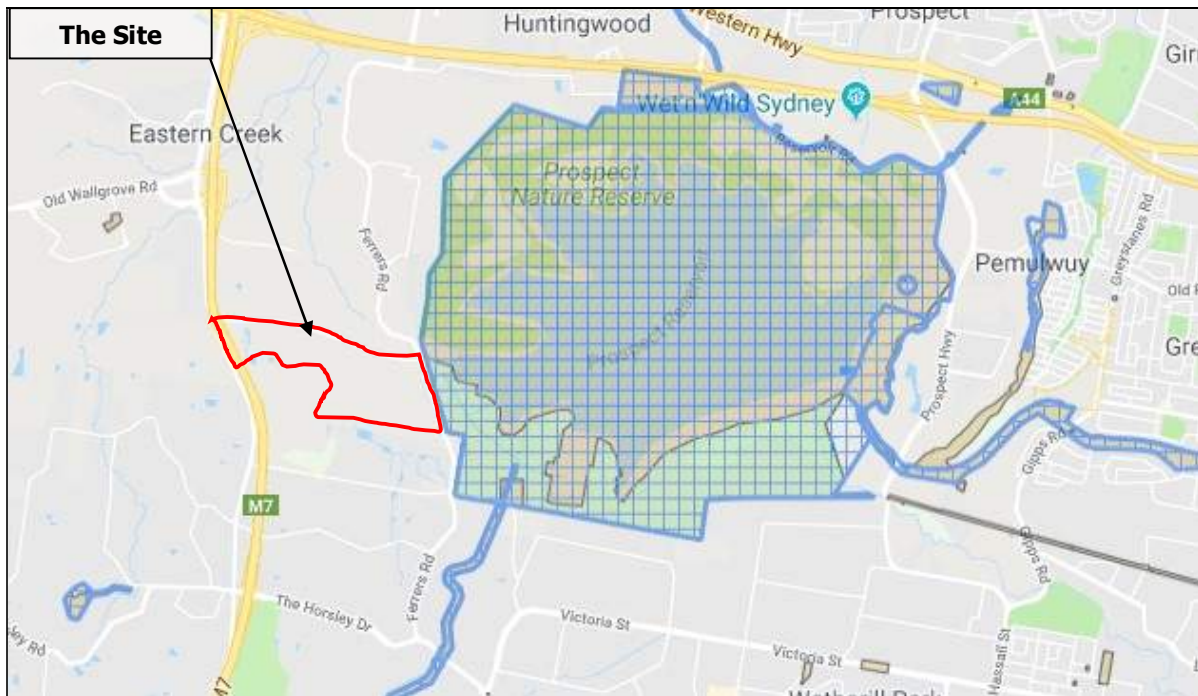


Figure 3 Mapped Heritage Items (NSW Planning Portal, 2018)

As shown on **Figure 4**, the site is located adjacent to the Prospect Reservoir Environmental Conservation Area.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

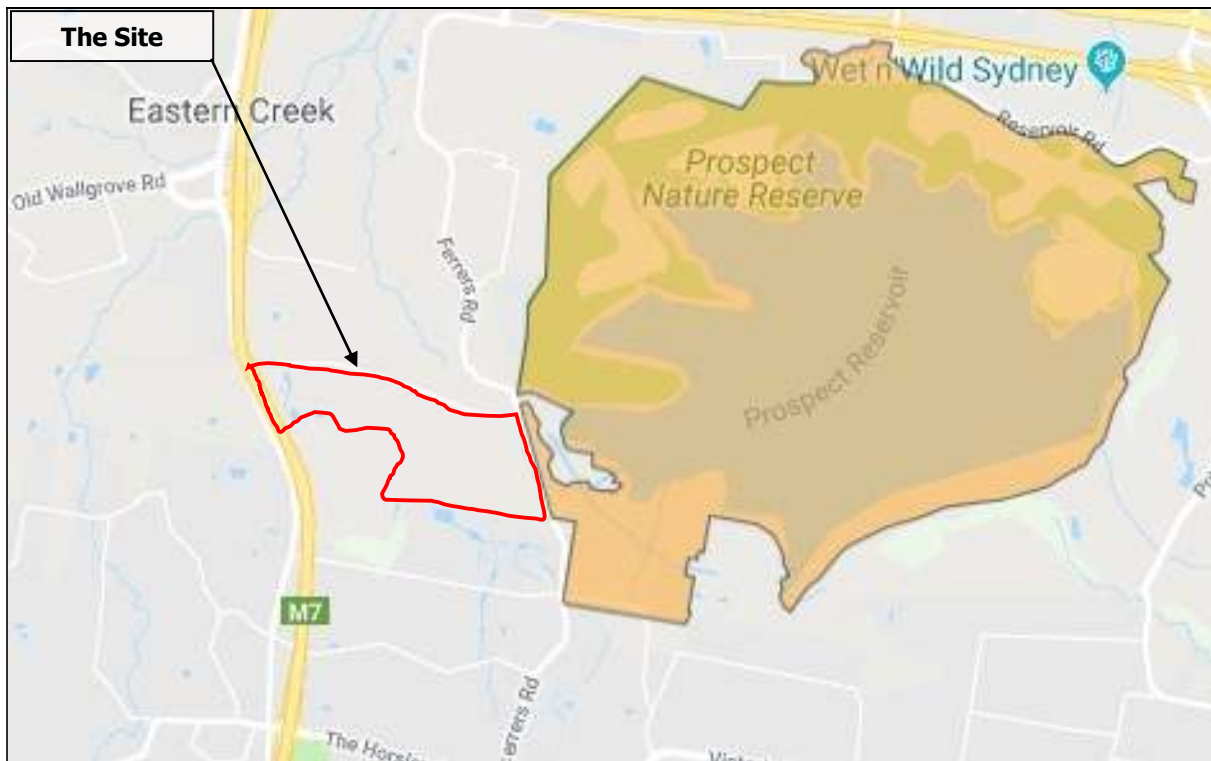


Figure 4 Mapped Environmental Conservation Area (NSW Planning Portal, 2018)

Figure 5 contains an extract of the Bulk Water Supply Infrastructure Map from WSP SEPP. This demonstrates how Lot 7 directly adjoins mapped Bulk Water Supply Infrastructure to the north and the east.



Figure 5 Bulk Water Infrastructure Supply Map – WSP SEPP (NSW Legislation, 2018)

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 6**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 6**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 6 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 7** below.

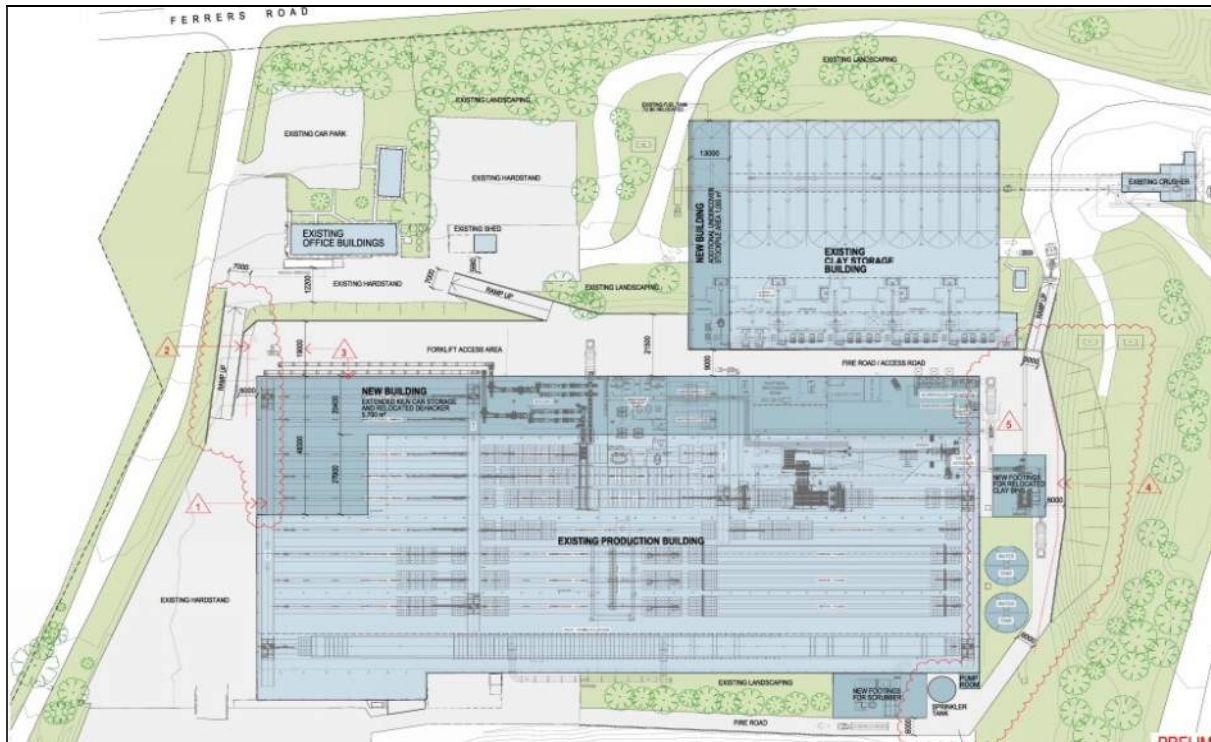


Figure 7 Proposed Preliminary Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Production Building Extension

The proposed extension to the existing production building onsite would comprise an additional floorspace of around 5,700m². It would integrate with and match the existing production building. The production building extension would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this existing building extension to facilitate easier access for forklifts.

3.2 New Footings

The proposed development would include the provision of new footings for the relocated clay bins, for the conveyor system, and for the scrubber. It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.3 Additional Undercover Stockpile Area

It is proposed to build a new 1,000m² area to integrate with and match the existing clay storage building. This would provide an undercover stockpile area, reducing the number of external stockpiled areas, thereby reducing dust generated from the site.

3.4 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with the Office of Environment and Heritage during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites the Office of Environment and Heritage to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

9 April 2019



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Office of Environment and Heritage Reference: DOC18/812951

Bronwyn Smith
Planning, Greater Sydney
Communities and Greater Sydney Division
Office of Environment and Heritage
T: (02) 9873 8604
E: Bronwyn.smith@environment.nsw.gov.au

Attention: Bronwyn Smith

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Bronwyn,

1.0 INTRODUCTION

I wrote to you on 6 December 2018. I now write to you regarding the slightly updated scope for SSD 9601.

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with the Office of Environment and Heritage in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- New production building of around 13,250m² to extend off of existing production building extension. Existing production building to be provided with new roof and to then be used to accommodate the existing dryers;
- New kiln to be provided to the existing production building;
- New footings for relocated clay bins and for the scrubber; and
- Minor demolition works to facilitate the same.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including the Office of Environment and Heritage.

The Office of Environment and Heritage was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, the Office of Environment and Heritage advised that specific details on the following should be included in the Environmental Impact Statement:

- Potential biodiversity impacts as per the Biodiversity Assessment Method within the *Biodiversity Conservation Act 2017*;
- Aboriginal cultural heritage;
- Water and soils; and
- Flooding and coastal hazards.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferraers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

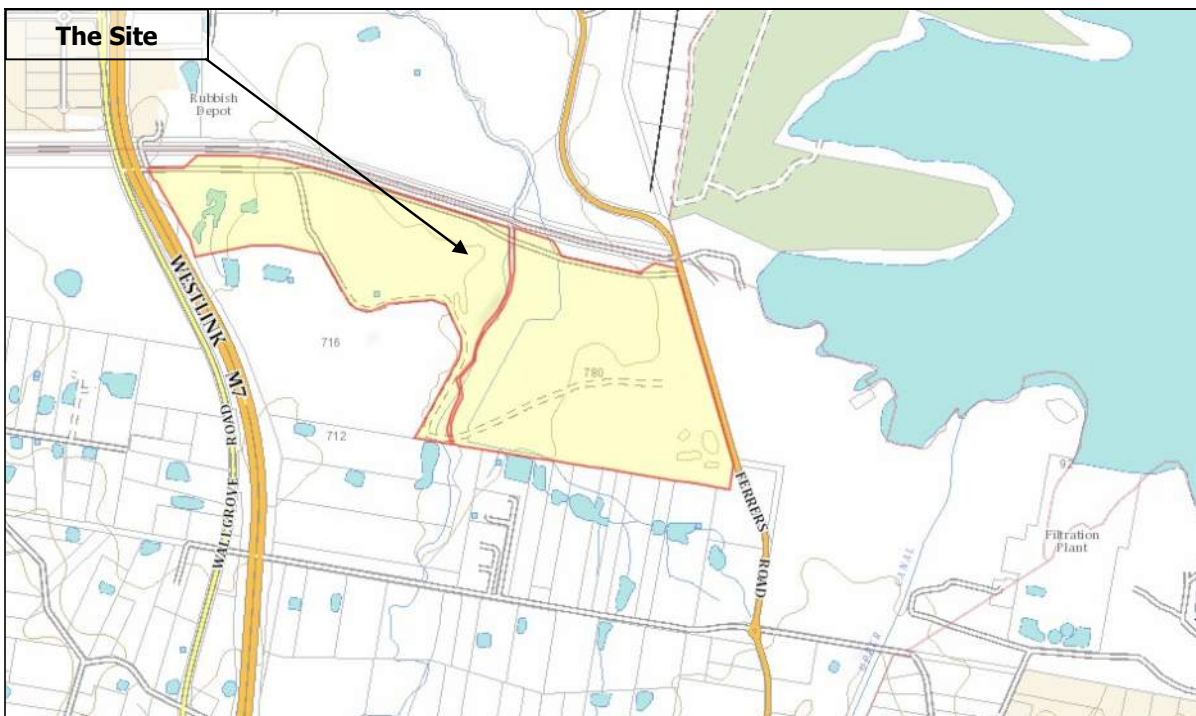
780 Wallgrove Road, Horsley Park WTJ18-222

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.



Figure 1 The Site – Aerial View (SIXMaps, 2018)



Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

Figure 2 The Site – Cadastral View (SIXMaps, 2018)

As shown on **Figure 3**, the site is in the vicinity of the following local and State-listed heritage items:

- Prospect Reservoir and Surrounding Area which is a State listed heritage item and is also locally listed under the *Fairfield Local Environmental Plan 2013* (FLEP 2013). It is located around 250m west of Lot 7;
- Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) Upper Canal System which is a State listed heritage item, and which is located around 720m south-east of Lot 7;
- Group of Hoop Pines, which is listed as a local heritage item under the WSP SEPP and which is located around 730m south-east of Lot 7;
- Spotted Gum Forest, which is listed as a local heritage item under the WSP SEPP, and is located around 250m west of Lot 7; and
- Horsley Complex (Homestead Buildings, Garden Farm) which is listed as a local heritage item under the FLEP 2013 and is located around 2.4km south-west of Lot 7.

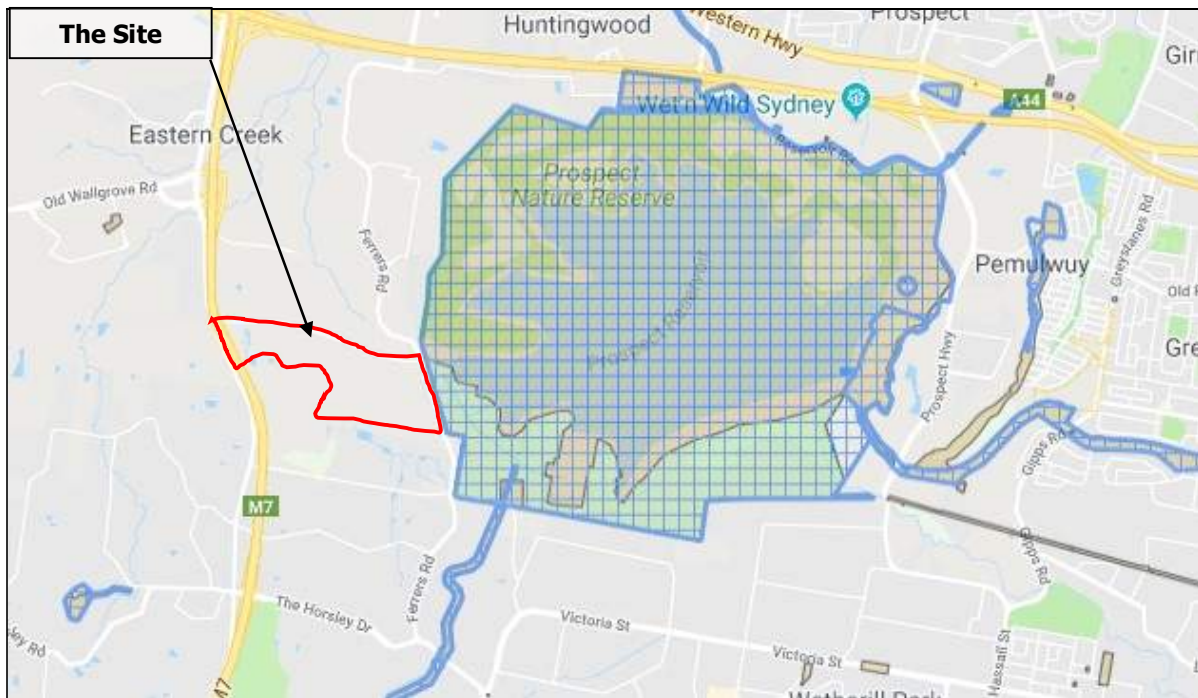


Figure 3 Mapped Heritage Items (NSW Planning Portal, 2018)

As shown on **Figure 4**, the site is located adjacent to the Prospect Reservoir Environmental Conservation Area.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

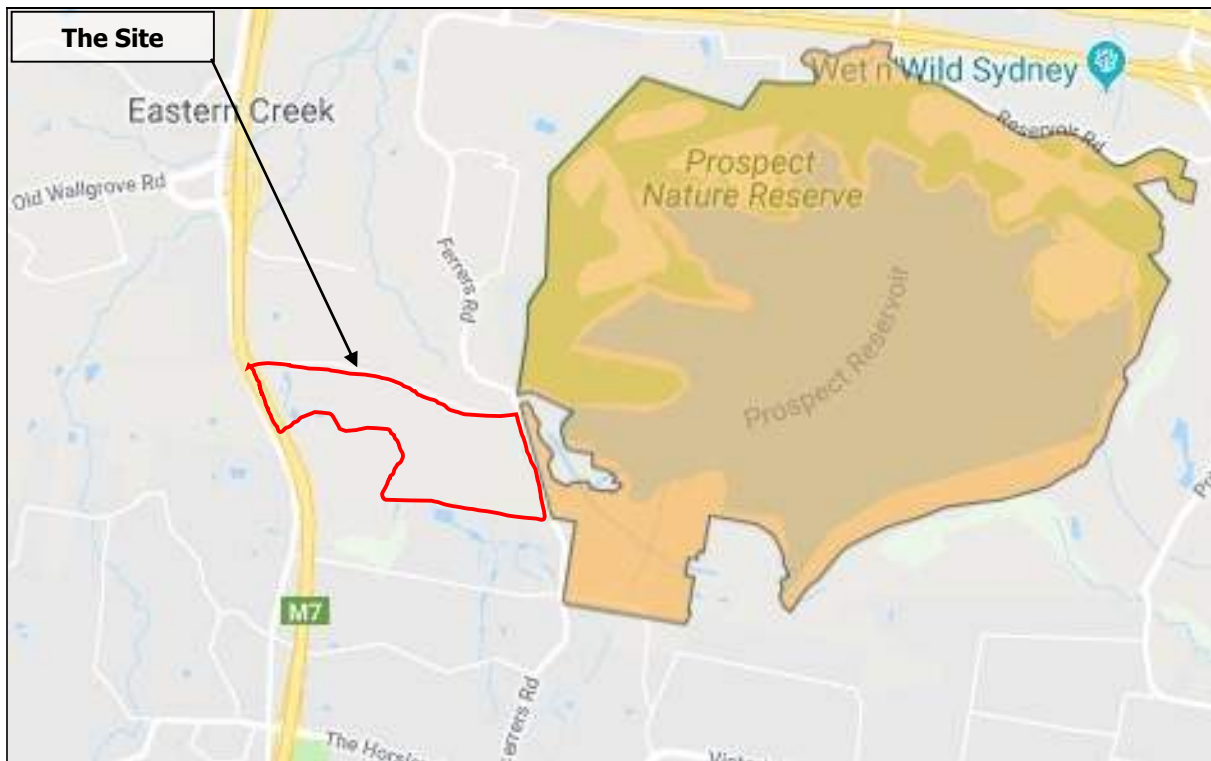


Figure 4 Mapped Environmental Conservation Area (NSW Planning Portal, 2018)

Figure 5 contains an extract of the Bulk Water Supply Infrastructure Map from WSP SEPP. This demonstrates how Lot 7 directly adjoins mapped Bulk Water Supply Infrastructure to the north and the east.



Figure 5 Bulk Water Infrastructure Supply Map – WSP SEPP (NSW Legislation, 2018)

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 6**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 6**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 6 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 7** below.



3.1 Demolition Works

- Existing ramps and hardstand (which are to be upgraded);
- Clay bins (which are to be relocated);
- Part of existing production building, including existing production building wall; and
- Electrical substation.

3.2 New Production Building

The proposed development would incorporate the following material finishes:

- New profiled metal cladding colorbond 'monument;'
- New profiled metal cladding – colorbond 'shale grey;'
- Existing wall cladding – to be cleaned and repaired;
- New roof sheet metal cladding 'surfmist;'
- New roller shutters – unpainted galvanized steel;
- New doors – frame painted charcoal, leaf painted colorbond 'windspray;'

- New windows – frame powdercoat charcoal, glass medium grey tint;
- Retaining walls – Austral Masonry 'Magnumstone' standard finish;
- Austral Bricks in dark colour tones; and
- Austral Bricks in light colour tones.

Appendix 2 contains a coloured version of these material finishes that are proposed for the site.

3.3 Existing Production Building

The existing production building at the site (around 13,250m²) would be provided with a new roof as part of the proposed development. This would comprise prefinished metal deck roofing to match the new production building (refer to **Section 3.2**). This building would accommodate the existing dryers and new kiln, and would be accessed by staff for maintenance purposes only.

3.4 New Footings

The proposed development would include the provision of new footings for the relocated clay bins (around 900m²) and for the scrubber (around 460m²). It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.5 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

3.6 Fire Access Road

A new fire access road with a minimum width of 6m would be constructed to accommodate emergency vehicle movements around the full perimeter of the Plant 2 building.

3.7 New Equipment

New water tanks would be provided at the site, to the east of the existing production building, and to the north of the existing office buildings. A new 60m² hydrant pump booster room would also be provided to the north of these office buildings.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with the Office of Environment and Heritage during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites the Office of Environment and Heritage to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

APPENDIX 7 EPA CORRESPONDENCE



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Environment Protection Authority Notice Number 1572220, File Number EF13/3705

Jaqueline Ingham
Unit Head
Waste and Resource Recovery
Environment Protection Authority

Attention: Jaqueline Ingham

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Jaqueline,

1.0 INTRODUCTION

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with the Environment Protection Authority in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- Production building extension of around 5,700m²;
- New undercover storage area of around 1,000m²;
- New kiln; and
- New footings for relocated clay bins, the conveyor system, and for the scrubber.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

under Environment Protection Licence 546 to undertake the following activities listed in Schedule 1 of the *Protection of the Environment Operations Act 1997*:

- Ceramic waste generation > 5-100 tonnes generated or stored annually;
- Ceramics production > 200,000 tonnes produced annually;
- Crushing, grinding or separating, capacity to process > 500,000-2,000,000 tonnes annually;
- Land-based extractive activity, capacity to extract, process or store > 500,000-2,000,000 tonnes annually; and
- Mining for minerals, capacity to produce > 500,000-2,000,000 tonnes annually.

The proposed development would not alter the site's existing production capacity. The proposed development would therefore not require any variation to EPL 546.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including the Environment Protection Authority.

The Environment Protection Authority was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, the Environment Protection Authority advised that the Environmental Impact Statement should follow a designated structure, including certain elements.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

The site is shown in **Figure 1** and **Figure 2** below.



Figure 1 The Site – Aerial View (SIXMaps, 2018)

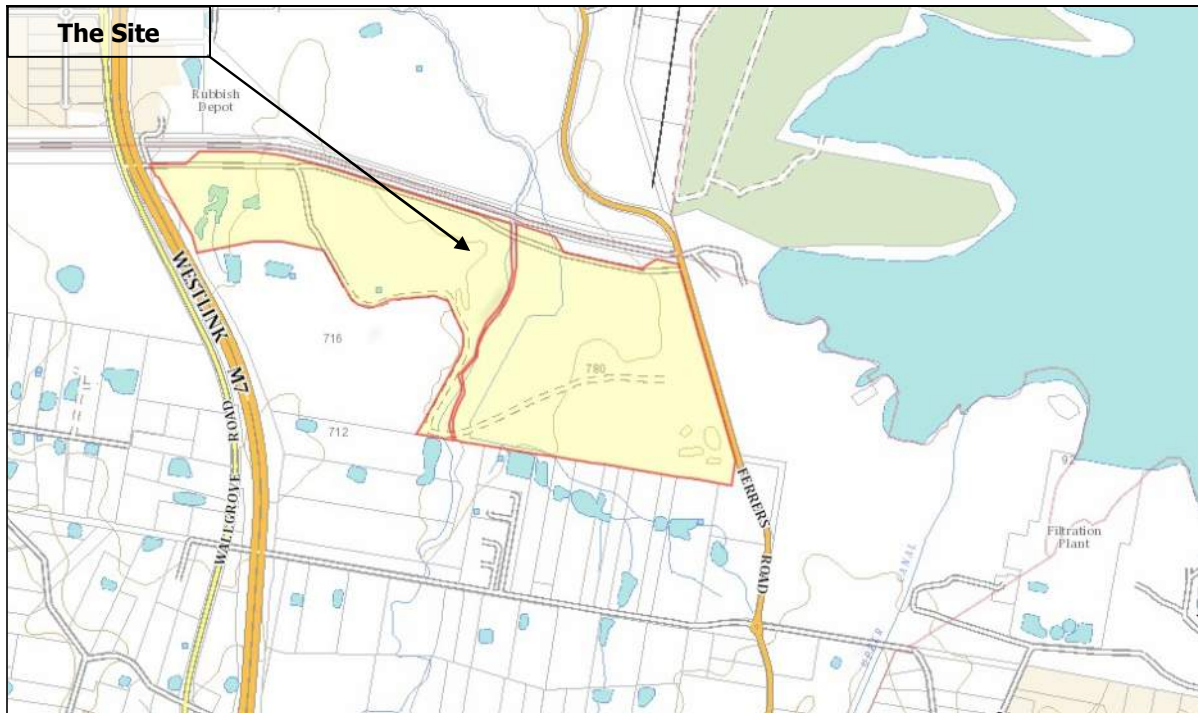


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 3**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 3**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 3 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 4** below.



3.1 Production Building Extension

3.2 New Footings

3.3 Additional Undercover Stockpile Area

3.4 New Kiln

6

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

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The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with the Environment Protection Authority during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites the Environment Protection Authority to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

9 April 2019



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Environment Protection Authority Notice Number 1572220, File Number EF13/3705

Jaqueline Ingham
Unit Head
Waste and Resource Recovery
Environment Protection Authority

Attention: Jaqueline Ingham

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Jaqueline,

1.0 INTRODUCTION

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with the Environment Protection Authority in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- New production building of around 13,250m² to extend off of existing production building extension. Existing production building to be provided with new roof and to then be used to accommodate the existing dryers;
- New kiln to be provided to the existing production building;
- New footings for relocated clay bins and for the scrubber; and
- Minor demolition works to facilitate the same.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake the following activities listed in Schedule 1 of the *Protection of the Environment Operations Act 1997*:

- Ceramic waste generation > 5-100 tonnes generated or stored annually;
- Ceramics production > 200,000 tonnes produced annually;
- Crushing, grinding or separating, capacity to process > 500,000-2,000,000 tonnes annually;
- Land-based extractive activity, capacity to extract, process or store > 500,000-2,000,000 tonnes annually; and
- Mining for minerals, capacity to produce > 500,000-2,000,000 tonnes annually.

The proposed development would not alter the site's existing production capacity. The proposed development would therefore not require any variation to EPL 546.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including the Environment Protection Authority.

The Environment Protection Authority was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, the Environment Protection Authority advised that the Environmental Impact Statement should follow a designated structure, including certain elements.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferraers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

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The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.



Figure 1 The Site – Aerial View (SIXMaps, 2018)

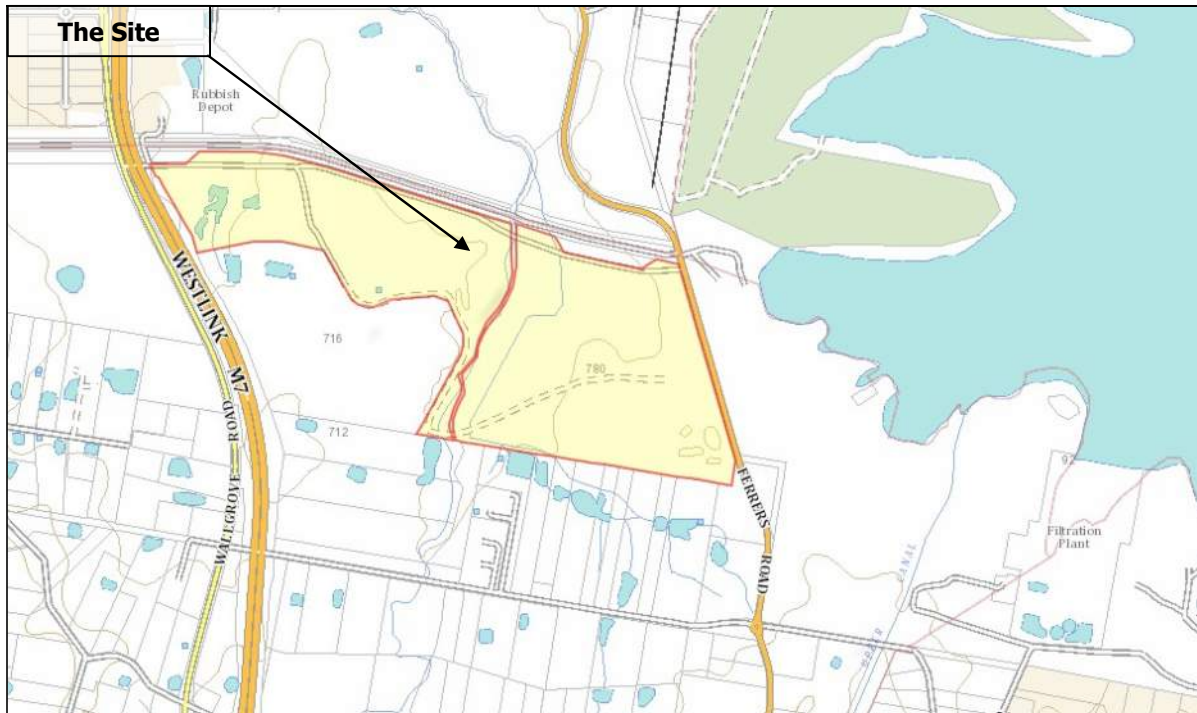


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 3**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 3**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 3 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 4** below.

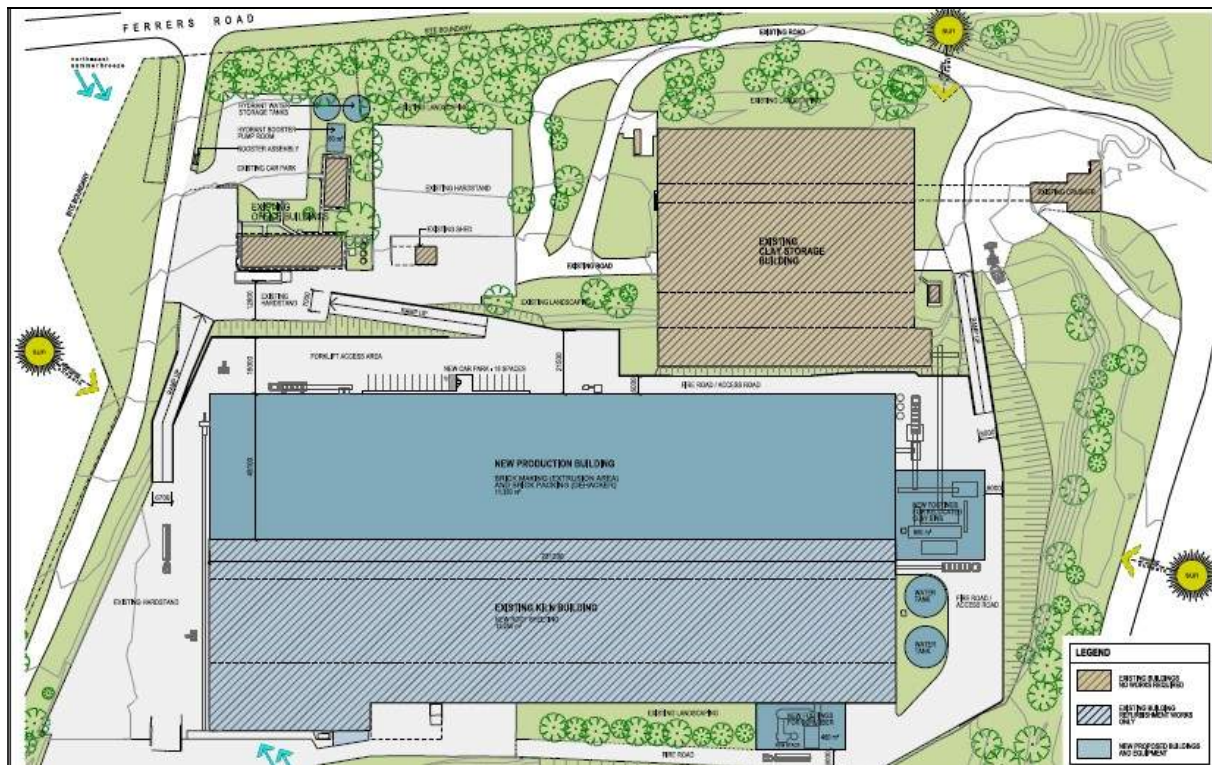


Figure 4 Proposed Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Demolition Works

The following demolition works would be undertaken to facilitate the proposed development:

- Existing ramps and hardstand (which are to be upgraded);
- Clay bins (which are to be relocated);
- Part of existing production building, including existing production building wall; and
- Electrical substation.

Some mature trees at the site would also be removed.

3.2 New Production Building

The new production building would provide an extension to the site's existing production building. This new building would provide an additional floorspace of 11,350m² at the site. It would integrate with and match the existing production building. The new production building would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this building extension to facilitate easier access for forklifts.

The proposed development would incorporate the following material finishes:

- New profiled metal cladding colorbond 'monument';
- New profiled metal cladding – colorbond 'shale grey';
- Existing wall cladding – to be cleaned and repaired;
- New roof sheet metal cladding 'surfmist';
- New roller shutters – unpainted galvanized steel;
- New doors – frame painted charcoal, leaf painted colorbond 'windspray';

- New windows – frame powdercoat charcoal, glass medium grey tint;
- Retaining walls – Austral Masonry 'Magnumstone' standard finish;
- Austral Bricks in dark colour tones; and
- Austral Bricks in light colour tones.

Appendix 2 contains a coloured version of these material finishes that are proposed for the site.

3.3 Existing Production Building

The existing production building at the site (around 13,250m²) would be provided with a new roof as part of the proposed development. This would comprise prefinished metal deck roofing to match the new production building (refer to **Section 3.2**). This building would accommodate the existing dryers and new kiln, and would be accessed by staff for maintenance purposes only.

3.4 New Footings

The proposed development would include the provision of new footings for the relocated clay bins (around 900m²) and for the scrubber (around 460m²). It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.5 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

3.6 Fire Access Road

A new fire access road with a minimum width of 6m would be constructed to accommodate emergency vehicle movements around the full perimeter of the Plant 2 building.

3.7 New Equipment

New water tanks would be provided at the site, to the east of the existing production building, and to the north of the existing office buildings. A new 60m² hydrant pump booster room would also be provided to the north of these office buildings.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with the Environment Protection Authority during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites the Environment Protection Authority to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

APPENDIX 8 DPI CORRESPONDENCE



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Department of Industry's Reference: OUT18/16425

Alison Collaros
Manager, Assessment Advice
NSW Department of Industry Lands and Water Division
Lands and Water – Strategy and Policy
Level 49, 19 Martin Place
Sydney NSW 2000
T: (02) 9934 0805

Attention: Alison Collaros

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Alison,

1.0 INTRODUCTION

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with the Department of Industry in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- Production building extension of around 5,700m²;
- New undercover storage area of around 1,000m²;
- New kiln; and
- New footings for relocated clay bins, the conveyor system, and for the scrubber.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates

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780 Wallgrove Road, Horsley Park WTJ18-222

under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including the Department of Industry.

The Department of Industry was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, the Department of Industry advised that the following should be included in the proposed development:

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased;
- A detailed and consolidated site water balance;
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts;
- Proposed surface and groundwater monitoring activities and methodologies; and
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferraers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and

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780 Wallgrove Road, Horsley Park WTJ18-222

- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.



Figure 1 The Site – Aerial View (SIXMaps, 2018)

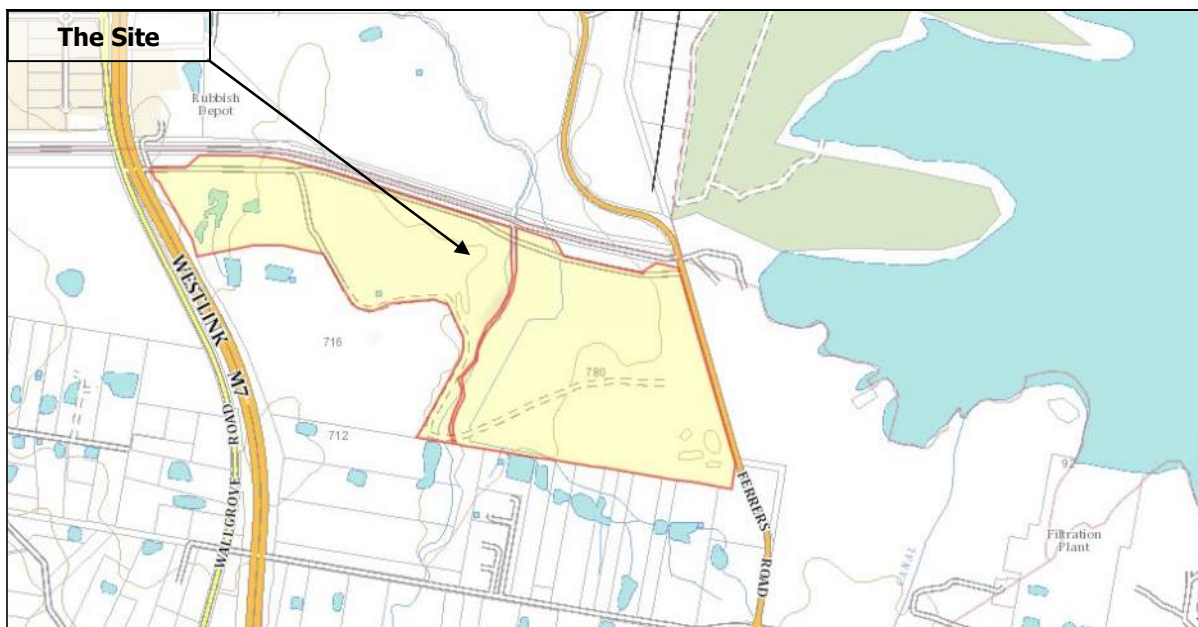


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

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780 Wallgrove Road, Horsley Park WTJ18-222

As shown on **Figure 3**, the site is in the vicinity of the following local and State-listed heritage items:

- Prospect Reservoir and Surrounding Area which is a State listed heritage item and is also locally listed under the *Fairfield Local Environmental Plan 2013* (FLEP 2013). It is located around 250m west of Lot 7;
- Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) Upper Canal System which is a State listed heritage item, and which is located around 720m south-east of Lot 7;
- Group of Hoop Pines, which is listed as a local heritage item under the WSP SEPP and which is located around 730m south-east of Lot 7;
- Spotted Gum Forest, which is listed as a local heritage item under the WSP SEPP, and is located around 250m west of Lot 7; and
- Horsley Complex (Homestead Buildings, Garden Farm) which is listed as a local heritage item under the FLEP 2013 and is located around 2.4km south-west of Lot 7.

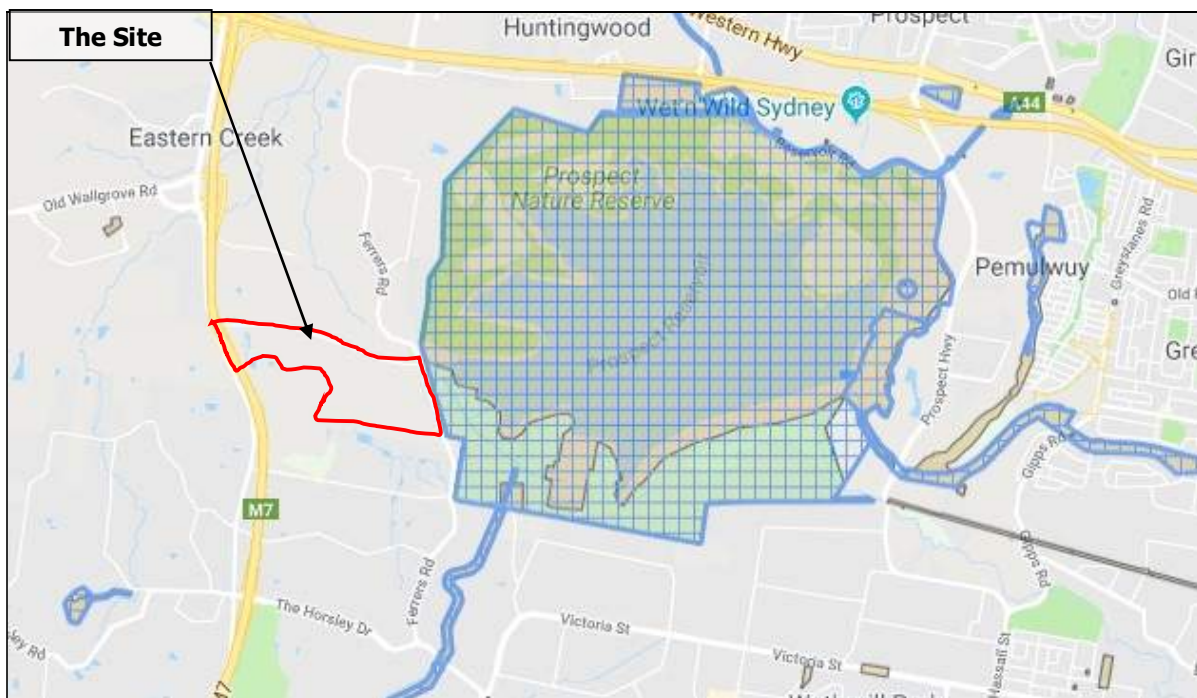


Figure 3 Mapped Heritage Items (NSW Planning Portal, 2018)

As shown on **Figure 4**, the site is located adjacent to the Prospect Reservoir Environmental Conservation Area.

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780 Wallgrove Road, Horsley Park WTJ18-222

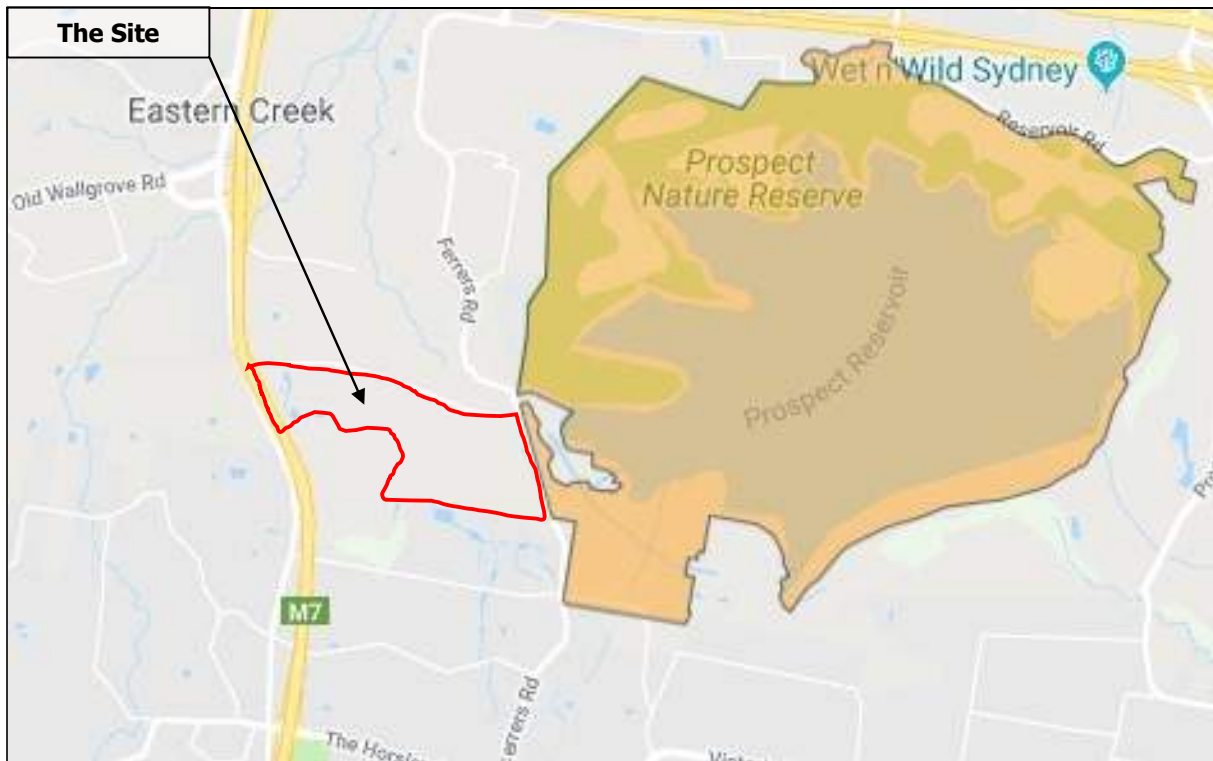


Figure 4 Mapped Environmental Conservation Area (NSW Planning Portal, 2018)

Figure 5 contains an extract of the Bulk Water Supply Infrastructure Map from WSP SEPP. This demonstrates how Lot 7 directly adjoins mapped Bulk Water Supply Infrastructure to the north and the east.



Figure 5 Bulk Water Infrastructure Supply Map – WSP SEPP (NSW Legislation, 2018)

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780 Wallgrove Road, Horsley Park WTJ18-222

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 6**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 6**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

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780 Wallgrove Road, Horsley Park WTJ18-222



Figure 6 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 7** below.

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780 Wallgrove Road, Horsley Park WTJ18-222

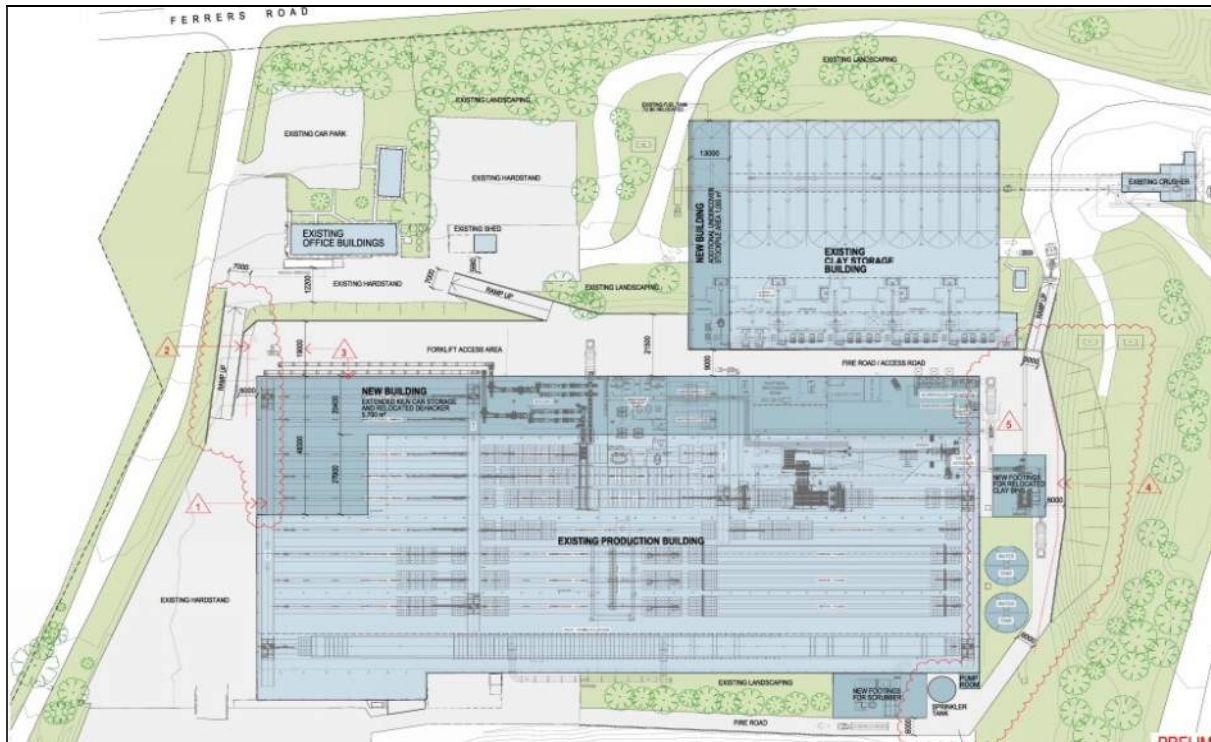


Figure 7 Proposed Preliminary Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Production Building Extension

The proposed extension to the existing production building onsite would comprise an additional floorspace of around 5,700m². It would integrate with and match the existing production building. The production building extension would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this existing building extension to facilitate easier access for forklifts.

3.2 New Footings

The proposed development would include the provision of new footings for the relocated clay bins, for the conveyor system, and for the scrubber. It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.3 Additional Undercover Stockpile Area

It is proposed to build a new 1,000m² area to integrate with and match the existing clay storage building. This would provide an undercover stockpile area, reducing the number of external stockpiled areas, thereby reducing dust generated from the site.

3.4 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with the Department of Industry during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites the Department of Industry to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

9 April 2019



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Department of Industry's Reference: OUT18/16425

Alison Collaros
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Sydney NSW 2000
T: (02) 9934 0805

Attention: Alison Collaros

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

Dear Alison,

1.0 INTRODUCTION

I wrote to you on 6 December 2018. I now write to you regarding the slightly updated scope for SSD 9601.

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with the Department of Industry in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- New production building of around 13,250m² to extend off of existing production building extension. Existing production building to be provided with new roof and to then be used to accommodate the existing dryers;
- New kiln to be provided to the existing production building;
- New footings for relocated clay bins and for the scrubber; and
- Minor demolition works to facilitate the same.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

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As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including the Department of Industry.

The Department of Industry was already consulted with during the preparation of the SEARs for the proposed development. In its response to DP&E, the Department of Industry advised that the following should be included in the proposed development:

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased;
- A detailed and consolidated site water balance;
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts;
- Proposed surface and groundwater monitoring activities and methodologies; and
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.



Figure 1 The Site – Aerial View (SIXMaps, 2018)

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780 Wallgrove Road, Horsley Park WTJ18-222

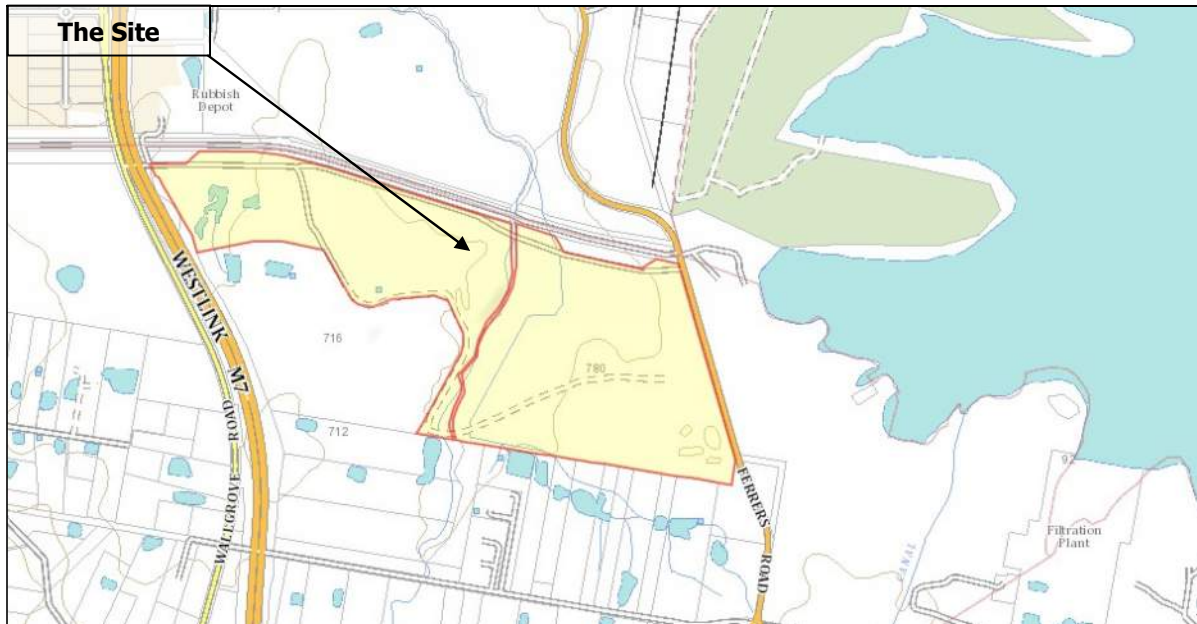


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

As shown on **Figure 3**, the site is in the vicinity of the following local and State-listed heritage items:

- Prospect Reservoir and Surrounding Area which is a State listed heritage item and is also locally listed under the *Fairfield Local Environmental Plan 2013* (FLEP 2013). It is located around 250m west of Lot 7;
- Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) Upper Canal System which is a State listed heritage item, and which is located around 720m south-east of Lot 7;
- Group of Hoop Pines, which is listed as a local heritage item under the WSP SEPP and which is located around 730m south-east of Lot 7;
- Spotted Gum Forest, which is listed as a local heritage item under the WSP SEPP, and is located around 250m west of Lot 7; and
- Horsley Complex (Homestead Buildings, Garden Farm) which is listed as a local heritage item under the FLEP 2013 and is located around 2.4km south-west of Lot 7.

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780 Wallgrove Road, Horsley Park WTJ18-222

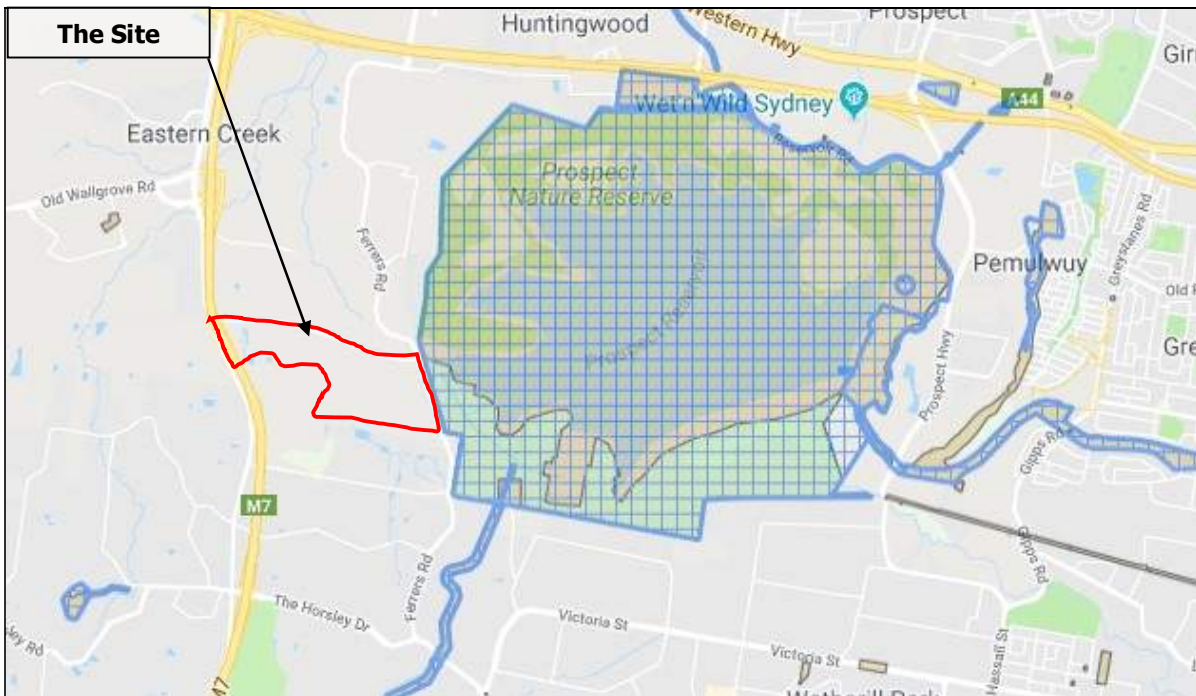


Figure 3 Mapped Heritage Items (NSW Planning Portal, 2018)

As shown on **Figure 4**, the site is located adjacent to the Prospect Reservoir Environmental Conservation Area.

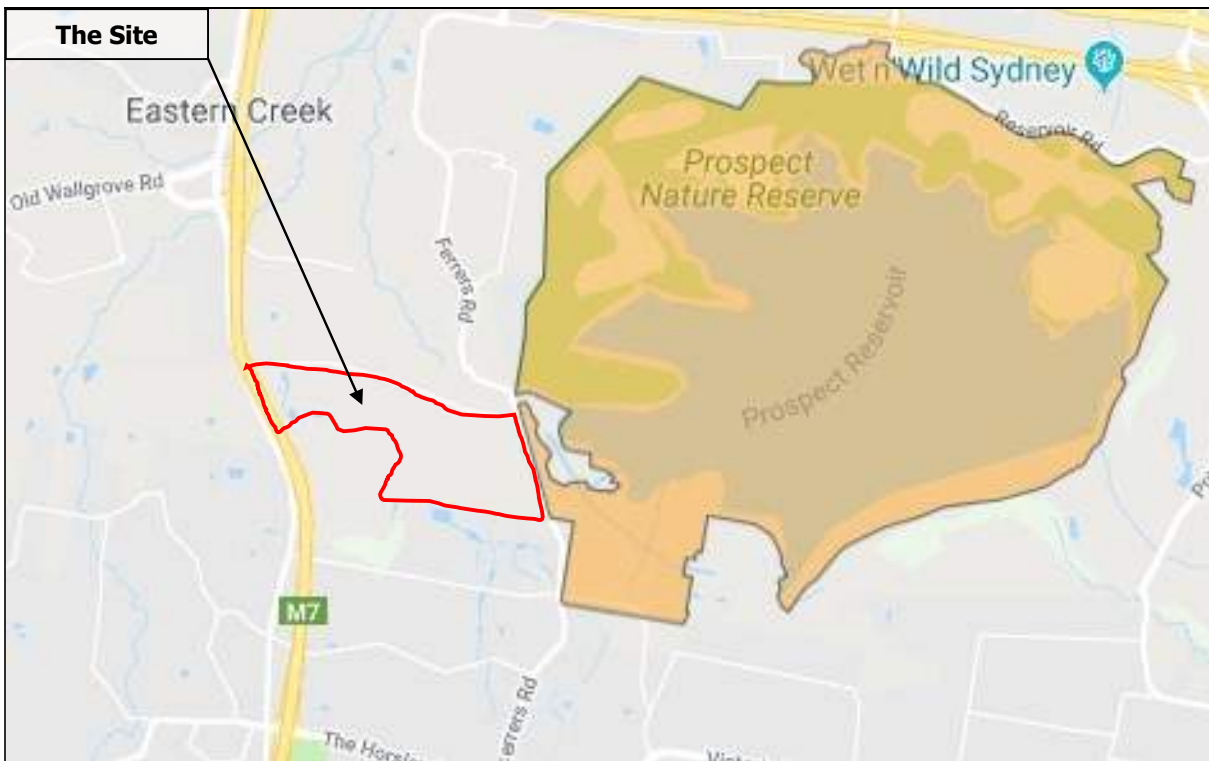


Figure 4 Mapped Environmental Conservation Area (NSW Planning Portal, 2018)

Figure 5 contains an extract of the Bulk Water Supply Infrastructure Map from WSP SEPP. This demonstrates how Lot 7 directly adjoins mapped Bulk Water Supply Infrastructure to the north and the east.



Figure 5 Bulk Water Infrastructure Supply Map – WSP SEPP (NSW Legislation, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield. The location of the site within the extent of the Western Sydney Parklands is shown in **Figure 6**.

The *Western Sydney Parklands Plan of Management 2020 Supplement* was formally adopted by the Minister for Environment, Minister for Heritage on 2 March 2014. As shown on **Figure 6**, the site is clearly delineated under the *Western Sydney Parklands Plan of Management 2020 Supplement* as 'Austral Bricks,' thus reinforcing that the land is a clear exception to any other freehold parcels due to its long term working character and employment contribution.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 6 Western Sydney Parklands Extent and Land Use Framework Plan

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 7** below.



3.1 Demolition Works

- Existing ramps and hardstand (which are to be upgraded);
- Clay bins (which are to be relocated);
- Part of existing production building, including existing production building wall; and
- Electrical substation.

3.2 New Production Building

The proposed development would incorporate the following material finishes:

- New profiled metal cladding colorbond 'monument;'
- New profiled metal cladding – colorbond 'shale grey;'
- Existing wall cladding – to be cleaned and repaired;
- New roof sheet metal cladding 'surfmist;'
- New roller shutters – unpainted galvanized steel;
- New doors – frame painted charcoal, leaf painted colorbond 'windspray;'

- New windows – frame powdercoat charcoal, glass medium grey tint;
- Retaining walls – Austral Masonry 'Magnumstone' standard finish;
- Austral Bricks in dark colour tones; and
- Austral Bricks in light colour tones.

Appendix 2 contains a coloured version of these material finishes that are proposed for the site.

3.3 Existing Production Building

The existing production building at the site (around 13,250m²) would be provided with a new roof as part of the proposed development. This would comprise prefinished metal deck roofing to match the new production building (refer to **Section 3.2**). This building would accommodate the existing dryers and new kiln, and would be accessed by staff for maintenance purposes only.

3.4 New Footings

The proposed development would include the provision of new footings for the relocated clay bins (around 900m²) and for the scrubber (around 460m²). It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.5 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

3.6 Fire Access Road

A new fire access road with a minimum width of 6m would be constructed to accommodate emergency vehicle movements around the full perimeter of the Plant 2 building.

3.7 New Equipment

New water tanks would be provided at the site, to the east of the existing production building, and to the north of the existing office buildings. A new 60m² hydrant pump booster room would also be provided to the north of these office buildings.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 STAGING OF DEVELOPMENT

SSD 9601 seeks consent to complete the construction works over multiple stages to ensure the operation of Plant 2 can continue. However, any such staging does not constitute staged development as per Section 4.22 of the *Environmental Planning and Assessment Act 1979*.

The building and kiln works would take around six months to complete. The factory would be closed during this process, so traffic should remain stable with the construction traffic replacing the operational traffic. The kiln, whilst assembled on site, consists of pre-fabricated units. The noise from the kiln installation and construction of the building is not expected to be greater than the current operational noise associated with running the factory.

6.0 DISCUSSION

Brickworks Land and Development is already in receipt of the DP&E's SEARs, as well as the Key Issues for Assessment which were collated by the DP&E from various government agencies. DP&E has furthermore requested Brickworks Land and Development to consult with the Department of Industry during the preparation of its Environmental Impact Statement to support the proposed development.

Brickworks Land and Development therefore invites the Department of Industry to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

Jessica Miller

From: Mohammed Rahman <mohammed.rahman@crowmland.nsw.gov.au>
Sent: Thursday, 11 April 2019 2:56 PM
To: Lands Ministerials; Jessica Miller; Paul Layt; Mohammed Rahman
Subject: Fwd: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope
Attachments: Consultation Letter - 780 Wallgrove Road, Horsley Park - Department of Industry.pdf

Hi,
A Land status investigation on SSD 9601 - 780 Wallgrove Road, Horsley Park shows that there is no Crown land features exist.
Therefore, No comments from Crown land at this stage of the projects.
Thank you.
Regards,

Mohammed H Rahman | Natural Resources Management Officer Sydney
Regional Services
Department of Industry, Lands and Water Division
PO Box 2185 DANGAR NSW 2309
T: 02 9842 8331 | F: 02 8836 5365 | E: mohammed.rahman@crowmland.nsw.gov.au
W: www.crowmland.nsw.gov.au

----- Forwarded message -----

From: **Mohammed Rahman** <mohammed.rahman@crowmland.nsw.gov.au>
Date: Wed, 10 Apr 2019 at 11:22
Subject: Fwd: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope
To: Mohammed Rahman <mohammed.rahman@crowmland.nsw.gov.au>

Mohammed H Rahman | Natural Resources Management Officer Sydney
Regional Services
Department of Industry, Lands and Water Division
PO Box 2185 DANGAR NSW 2309
T: 02 9842 8331 | F: 02 8836 5365 | E: mohammed.rahman@crowmland.nsw.gov.au
W: www.crowmland.nsw.gov.au

----- Forwarded message -----

From: **Lands Ministerials** <lands.ministerials@industry.nsw.gov.au>
Date: Wed, 10 Apr 2019 at 08:03
Subject: Fwd: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope
To: Metro Crownlands <metro.crownlands@crowmland.nsw.gov.au>

Hi

We provided a "no comments" response in December 2018. Can you please review and confirm that no comments are still required? Please respond by Wednesday 17 April 2019.

Thanks
Kirstyn

Lands Ministerial Unit
NSW Department of Industry - Crown Lands
Level 4, 437 Hunter Street, NEWCASTLE NSW 2300
E: lands.ministerials@industry.nsw.gov.au W: www.industry.nsw.gov.au

Please contact Kirstyn Goulding on (02) 4920 5058 for any inquiries



----- Forwarded message -----

From: **Landuse Enquiries** <landuse.enquiries@dpi.nsw.gov.au>
Date: Tue, Apr 9, 2019 at 2:32 PM
Subject: Fwd: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope
To: Water Referrals <water.referrals@nrar.nsw.gov.au>, AHP Central <ahp.central@dpi.nsw.gov.au>, Lands Ministerials <lands.ministerials@industry.nsw.gov.au>, Landuse Ag <landuse.ag@dpi.nsw.gov.au>

Hi all,

Please see below email. Our response to the SEARs can be found here: V18/5243#1. Water were the only branch to comment. I don't think this will change our response at all, but let me know if it does.

Cheers,

Alistair.

----- Forwarded message -----

From: **Jessica Miller** <jmiller@willowtp.com.au>
Date: Tue, 9 Apr 2019 at 09:23
Subject: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park - Updated EIS Scope
To: landuse.enquiries@dpi.nsw.gov.au <landuse.enquiries@dpi.nsw.gov.au>

Hello Alison Collaros

The Department of Planning and Environment has already consulted with the Department of Industry over the preparation of SEARs for the proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Plant 2 upgrade works).

The SEARs require the proponent to formally consult with various stakeholders, including the Department of Industry. I previously contacted the Department regarding this matter in December 2019. However, since that time, the scope of the EIS has been slightly amended.

Therefore, please see attached consultation letter inviting the Department of Industry to make comment on the proposed development.

Many thanks

Jessica Miller

Senior Town Planner

T 02 9929 6974 | M 04 0284 5415 | E jmiller@willowtp.com.au

W www.willowtreeplanning.com.au



Suite 4, Level 7, 100 Walker Street

Unit 2, 56 Hudson Street

North Sydney NSW 2060

Hamilton NSW 2303

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From: Jessica Miller

Sent: Thursday, 6 December 2018 6:32 AM

To: 'landuse.enquiries@dpi.nsw.gov.au' <landuse.enquiries@dpi.nsw.gov.au>

Subject: Invitation to Comment on SSD 9601 - 780 Wallgrove Road, Horsley Park

Hello Alison Collaros

The Department of Planning and Environment has already consulted with the Department of Industry over the preparation of SEARs for the proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Plant 2 upgrade works).

The SEARs require the proponent to formally consult with various stakeholders, including the Department of Industry. Please see attached consultation letter inviting the Department of Industry to make comment on the proposed development.

Many thanks

Jessica Miller

Senior Town Planner

T 02 9929 6974 | M 04 0284 5415 | E jmiller@willowtp.com.au

W www.willowtreeplanning.com.au



Suite 4, Level 7, 100 Walker St
North Sydney NSW 2060

WILLOWTREE PLANNING WILL BE CLOSED FOR THE HOLIDAY SEASON FROM
THE 21ST DECEMBER 2018 AND RETURNING ON THE 7TH JANUARY 2019

WE WISH YOU A MERRY CHRISTMAS AND A SAFE AND HAPPY NEW YEAR

--

Alistair Drew | Policy Officer Assessments

NSW Department of Industry | Lands & Water | Strategic Relations

Level 3 | 26 Honeysuckle Drive | Newcastle | NSW 2300

M: 0417 626 567

E: landuse.enquiries@dpi.nsw.gov.au

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APPENDIX 9 NEIGHBOURHOOD CORRESPONDENCE



ACN: 146 035 707 ABN: 54 146 035 707

Suite 4, Level 7, 100 Walker Street

North Sydney NSW 2060

P: 02 9929 6974

enquiries@willowtreeplanning.com.au

www.willowtreeplanning.com.au

INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

To the Landowner,

1.0 INTRODUCTION

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with neighbouring landowners in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- Production building extension of around 5,700m²;
- New undercover storage area of around 1,000m²;
- New kiln; and
- New footings for relocated clay bins, the conveyor system, and for the scrubber.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9601).

As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including neighbouring landowners.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 1 The Site – Aerial View (SIXMaps, 2018)

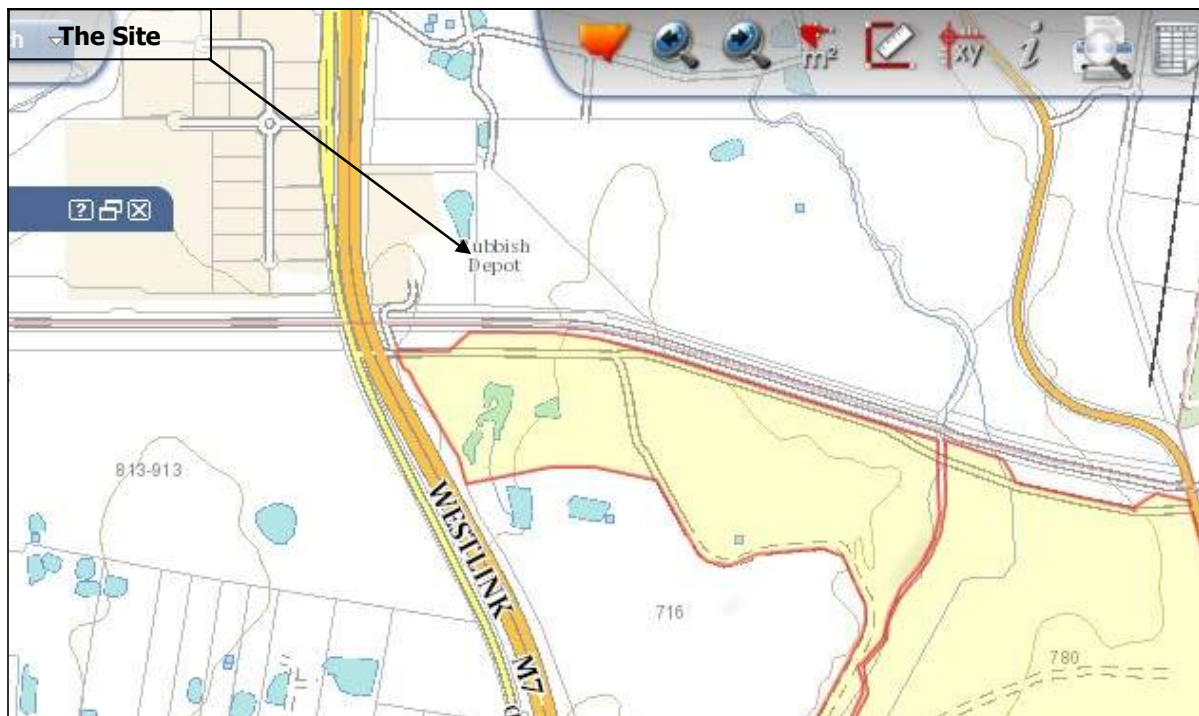


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield.

3.0 THE PROPOSED DEVELOPMENT

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 3** below.

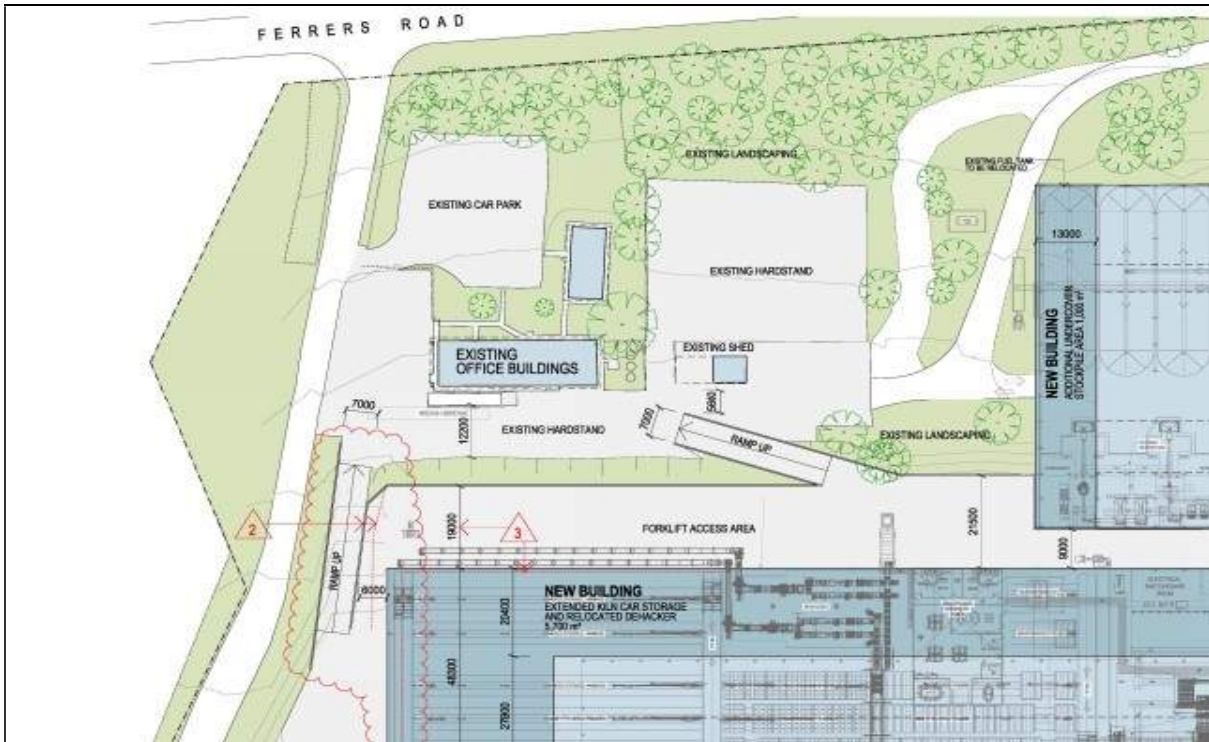


Figure 3 Proposed Preliminary Site Plan (SBA, 2018)

The scope of the proposed development is detailed below.

3.1 Production Building Extension

The proposed extension to the existing production building onsite would comprise an additional floorspace of around 5,700m². It would integrate with and match the existing production building. The production building extension would provide for extended kiln car storage (fired product) and extended kiln rails. The existing de-hacker is also proposed to be relocated into this building extension to facilitate easier access for forklifts.

3.2 New Footings

The proposed development would include the provision of new footings for the relocated clay bins, for the conveyor system, and for the scrubber. It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

3.3 Additional Undercover Stockpile Area

It is proposed to build a new 1,000m² area to integrate with and match the existing clay storage building. This would provide an undercover stockpile area, reducing the number of external stockpiled areas, thereby reducing dust generated from the site.

3.4 New Kiln

A new kiln would be provided, with the same capacity as the site's two existing kiln. The new kiln would continue to provide for the site's current capacity.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

The purpose of the upgrades is not to change the operation or the site's product output. Rather, the purpose of the proposed development is to improve the kiln's environmental performance.

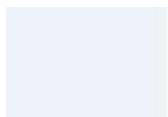
The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 DISCUSSION

Brickworks Land and Development therefore invites neighbouring landowners to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd

9 April 2019



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INVITATION TO COMMENT ON STATE SIGNIFICANT DEVELOPMENT FOR PROPOSED PLANT 2 UPGRADE WORKS – 780 WALLGROVE ROAD, HORSLEY PARK (SSD 9601)

To the Landowner,

1.0 INTRODUCTION

I wrote to you on in January 2019. I now write to you regarding the slightly updated scope for SSD 9601.

The Department of Planning and Environment (DP&E) has requested Brickworks Land and Development to consult with neighbouring landowners in respect of Brickworks Land and Development's proposed State Significant Development 9601 at 780 Wallgrove Road, Horsley Park (Lot 7 DP1059698).

The proposed development seeks consent for the following upgrades to Brickworks Land and Development's existing brickworks Plant 2 as follows:

- New production building of around 13,250m² to extend off of existing production building extension. Existing production building to be provided with new roof and to then be used to accommodate the existing dryers;
- New kiln to be provided to the existing production building;
- New footings for relocated clay bins and for the scrubber; and
- Minor demolition works to facilitate the same.

The proposed development would improve the environmental, health and safety and sustainability performance of the existing brickworks operation.

As per Schedule 2, Clause 5 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposed development is considered to be a form of State Significant Development, as it lies within the Western Sydney Parklands and has a Capital Investment Value exceeding \$10M. The site currently operates under Environment Protection Licence 546 to undertake ceramics production and related activities under Schedule 1 of the *Protection of the Environment Operations Act 1997*.

An Environmental Impact Statement is therefore being prepared to support the proposed development. Pursuant to Part 2 of Schedule 2 to the EP&A Regulation, the Secretary's Environmental Assessment Requirements (SEARs) were obtained from the DP&E on 16 November 2018 (Reference No. 9601). A copy of these is available at the following link:

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As per the SEARs, Brickworks Land and Development is required to consult with various stakeholders, including neighbouring landowners.

2.0 THE SITE

The site is identified as 780 Wallgrove Road, Horsley Park (Lot 7 in DP1059698). The entire site is 82ha in area and is the main brick manufacturing site for the Austral Brick Company (refer to **Figure 1** and **Figure 2**). Two significant brick factories are located on the land together with associated stockpile areas and hardstand areas. The main office for Brickworks Limited and the main Austral Bricks sales office are also located on the site (refer to **Figure 1**).

The site currently provides for existing stockpiles of clay and two facilities that are used for the brick manufacturing. The site is predominately clear of vegetation due to its historic land uses for quarrying and brick manufacturing (refer to **Figure 1**).

To the west, the site adjoins the M7 Motorway which links with the M2, M4 and M5 Motorways (refer to **Figure 1** and **Figure 2**). Surrounding developments predominately comprise industrial facilities used for warehousing and distribution, as well as various extractive industries, rural residential land uses and environmental conservation areas.

The site is located around 150m east of the nearest tributary of Eastern Creek, which traverses through Lot 7 from south to north. It is also around 250m west of the Prospect Reservoir.

The site is bounded by the following existing land zonings/uses:

- Westlink M7 and Wallgrove Road zoned SP2 Infrastructure and rural landholdings zoned RU4 Primary Production Small Lots to the west;
- The SUEZ Eastern Creek Organic Resource Recovery Facility which is unzoned to the north;
- Ferrers Road, bushland areas and Prospect Reservoir which are unzoned to the east; and
- Rural landholdings which are unzoned to the south.

The surrounding road reserves of Ferrers Road, Wallgrove Road and the Westlink M7 are all State-classified RMS roads.

The site is shown in **Figure 1** and **Figure 2** below.

Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222



Figure 1 The Site – Aerial View (SIXMaps, 2018)

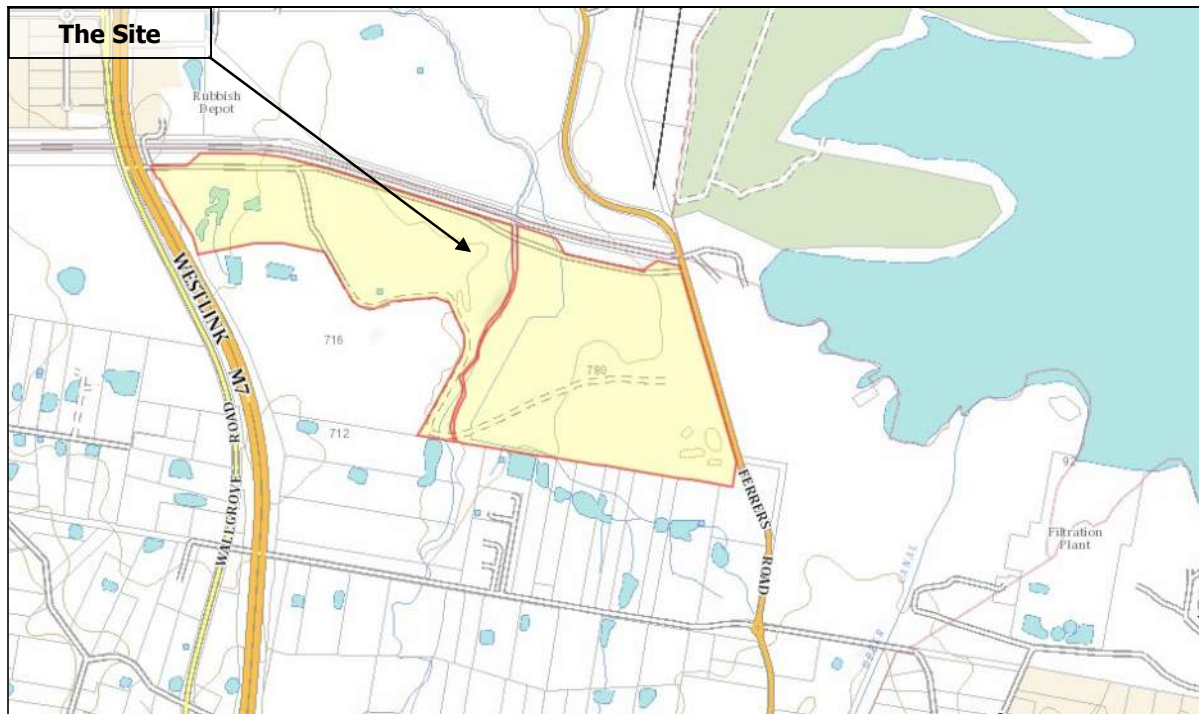


Figure 2 The Site – Cadastral View (SIXMaps, 2018)

The site forms part of the Western Sydney Parklands, which comprises a 27km urban park corridor running north from Quakers Hill, south to Leppington accounting for approximately 5,280 hectares of land. Along its trajectory it crosses various Local Government Areas including, Liverpool, Blacktown and Fairfield.

Consent is sought to carry out upgrade works to the existing brickmaking plant, to achieve optimal efficiency outcomes in line with best practice. There would be no increase to the 80 million bricks which are produced on the site annually. The proposed development is demonstrated in **Figure 3** below.



3.1 Demolition Works

- Existing ramps and hardstand (which are to be upgraded);
- Clay bins (which are to be relocated);
- Part of existing production building, including existing production building wall; and
- Electrical substation.

3.2 New Production Building

The proposed development would incorporate the following material finishes:

- New profiled metal cladding colorbond 'monument;'
- New profiled metal cladding – colorbond 'shale grey;'
- Existing wall cladding – to be cleaned and repaired;
- New roof sheet metal cladding 'surfmist;'
- New roller shutters – unpainted galvanized steel;
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- New windows – frame powdercoat charcoal, glass medium grey tint;
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- Austral Bricks in dark colour tones; and
- Austral Bricks in light colour tones.

Appendix 2 contains a coloured version of these material finishes that are proposed for the site.

3.3 Existing Production Building

The existing production building at the site (around 13,250m²) would be provided with a new roof as part of the proposed development. This would comprise prefinished metal deck roofing to match the new production building (refer to **Section 3.2**). This building would accommodate the existing dryers and new kiln, and would be accessed by staff for maintenance purposes only.

3.4 New Footings

The proposed development would include the provision of new footings for the relocated clay bins (around 900m²) and for the scrubber (around 460m²). It is proposed to relocate the existing clay bins from the front of the existing factory into the pit area. As a result, there would be a significant decrease in dust particles generated from the use of haul roads. The new scrubber footings would be attached to the existing kiln stack.

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3.7 New Equipment

New water tanks would be provided at the site, to the east of the existing production building, and to the north of the existing office buildings. A new 60m² hydrant pump booster room would also be provided to the north of these office buildings.

4.0 OPERATIONS AND PROCEDURES

Plant 2 current operates as a face brick plant with an annual output of 80 million bricks. The operation is currently run by 30 employees. The existing brick kiln and associated equipment was commissioned in the late 1960's. It is in good condition and could operate for over 20 years, as the technology for brick making has not changed significantly since this time.

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Invitation to Comment on State Significant Development 9601 Environmental Impact Statement

780 Wallgrove Road, Horsley Park WTJ18-222

The proposed works would have minimal impact on the actual existing operations as capacity would not increase. There would be no change in the employee numbers, which would remain at 30. The carpark, which currently consists of 55 spaces, would be retained. New staff amenities would be included in the building extension, to meet current employment standards. Traffic numbers would also not be affected by the refurbishment, as the capacity does not change.

5.0 DISCUSSION

Brickworks Land and Development therefore invites neighbouring landowners to comment on the proposed development so as to allow any significant concerns to be dealt with in the Environmental Impact Statement which is currently being prepared.

If you wish to discuss the content of this letter in further detail, please contact Jessica Miller on 0402 845 415 or jmiller@willowtp.com.au.

We look forward to hearing from you.



Jessica Miller
Willowtree Planning Pty Ltd