

**In reply please quote:** 11/00020  
**Your reference:** SSD 15\_7401

**Contact:** Andrew Mooney 9725 0214

5 June 2017

Kate Masters  
Senior Planning Officer  
Dept. of Planning & Environment  
Industry Assessments  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Masters

**PUBLIC EXHIBITION SSD 15\_7401 – 24 DAVIS ROAD, WETHERILL PARK,  
DEVELOPMENT AND OPERATION OF A RESOURCE RECOVERY AND  
RECYCLING FACILITY**

I refer to the public exhibition of the above State Significant Development. In response, Council requests that the following matters be taken into consideration by the Department under its assessment of the proposal.

**CATCHMENT MANAGEMENT**

It is noted on page 38 of the Surface Water Assessment produced by Northrop (21/02/2017 that the *'bunded area surrounding the Drill Mud Processing Facility was excluded (from the post development model) as it will discharge to sewer under the wastewater management system.'* The proponent will need to confirm that the discharge to sewer point will be able to cater for the 1 in 100 year ARI flows for this area. If not, then this catchment area and discharge will need to be added to the DRAINS catchments and site discharge results.

Fairfield City Council Water Quality Improvement Targets are taken from the Georges River Estuary Coastal Zone Management Plan (July 2013). The relevant targets below (taken from page 33 of this report) are to be met for the site, and documented as a % reduction.

Table 2-2 Stormwater reduction targets for urban development (SMCMA, 2011)

Stormwater pollutant	Greenfield developments, Large re-developments	Multi-unit dwellings, commercial developments, industrial developments, small re-developments
Gross pollutants	90%	90%
Total suspended solids (TSS)	85%	80%
Total phosphorus (TP)	60%	55%
Total nitrogen (TN)	45%	40%

The proponent needs to confirm that all floor levels for the site are at least the freeboard level (0.5m) above the relevant 1 in 100 year ARI flood level.

## DEVELOPMENT ENGINEERING

The site is identified as flood affected due to overland flooding and located within medium, low and no flood risk precinct.

Appendix 13, section 7 Flood Impact Assessment reveals the proposed works will not be impacted by the flood extents located along Southern Boundary adjacent to Davis Road. Appendix 4 Detailed Flood Impact Assessment is satisfactory and has addressed the matrix in Chapter 11 of Council's DCP.

The Stormwater Plans that have been provided in Section 7 Flood Impact Assessment - Appendix A, appear satisfactory.

## TRAFFIC MANAGEMENT

The following issues shall be satisfactorily addressed prior to determination:

1. SIDRA output files for existing and proposed traffic conditions shall be submitted to Council for assessment.
2. The development application shall be referred to the Roads and Maritime Services for comments.
3. The width of the proposed driveway shall comply with Figure 3.2 of AS 2890.2-2002.
4. The evening peak should be modelled using traffic volumes between 3.00pm-4.00pm.
5. The traffic volumes used to model the intersections of Victoria Street/Elizabeth Drive and Davis Road/Elizabeth Drive for the existing traffic conditions is considered low.

6. Cycle time of 70 seconds adopted for modelling the signalised intersection of Victoria Street and Elizabeth Street is incorrect, considering the number of phasing at the intersection.

## **ENVIRONMENTAL MANAGEMENT**

The following information is to be sought:

1. Details of any proposals for preventing leachate from organic landscape materials storage areas from entering the onsite stormwater system.
2. Details of any proposals for preventing clay sized sediment from drill mud processing areas from entering the onsite stormwater system.
3. Alterations to the proposal to ensure all areas of the site are fully sealed.
4. Written confirmation from Sydney Water Corporation agreeing to the discharge of treated stormwater from the surrounds of the drill mud processing system to the Sydney Water sewer.
5. Details of any proposed chemical storage, including a chemical manifest with indicative volumes and details of bunding/isolation/spill response equipment.
6. Timetables for the 'regular inspections' of onsite stormwater treatment devices.
7. Comments from Sydney Water Corporation regarding the additional load on the existing Trade Waste disposal agreement.
8. A Remediation Action Plan, prepared in accordance with the NSW EPA Contaminated Land Series.
9. Details of any proposed vehicle maintenance area.

## **STRATEGIC PLANNING**

Under Fairfield LEP 2013, the land use category is Zone IN1 - General Industrial and the proposed use is permissible with development consent.

Under Fairfield City Wide DCP 2013, the proposal is generally consistent with the provisions of Chapter 9 – Industrial Development.

The site is located on the northern edge of the Wetherill Park Industrial area, and adjoins the Western Sydney Parklands. The site is over 1km from the nearest residential properties in the Fairfield LGA. In this regard the potential for the operations on the site to directly impact on the amenity of the residential areas of the City is considered negligible.

## Section 94A Contributions

Section 94A contributions are to be paid in accordance with Fairfield City Council – Indirect Section 94A Development Contributions Plan.

It is noted that on page 78, Section 5.4.4 “*94A Fixed development consent levies*” of the Environmental Impact Statement prepared by RPS Australia East Pty Ltd for Bettergrow Pty Ltd, the calculation of fees are incorrect.

The total fee payable based on 1% of a total development cost of \$16 million is \$160,000, not \$16,000 as stated.

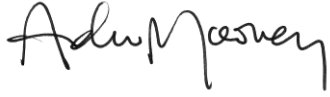
## DEVELOPMENT PLANNING

The following issues shall be satisfactorily addressed prior to determination:

1. Page No. 82 of the EIS, reference is made to ‘Table 9’, when it would appear that such reference should be to ‘Table 11’.
2. The built form addressing Davis Road, particularly the southern elevation of the existing administration type building, is unsatisfactory from a streetscape perspective. It is recommended that the applicant / designer be encouraged to embellish the appearance of this building, including through providing a greater level of architectural interest, providing glazed elements addressing the street and the provision of an identifiable entrance.
3. The overall layout should provide a clearly identifiable point for visitors to the site to approach.
4. The main / outdoor yard area should be screened from public view. Screening structures should be constructed of high quality materials (such as masonry) that complement surrounding development / buildings.
5. A detailed landscape plan (prepared by a suitably qualified person) should be provided for consideration. A minimum 1m wide landscape strip should be provided around both side and the rear boundaries of the site. Landscaping within the front setback area should be embellished, maintaining existing trees and having regard to / complementing the attributes of the existing Cumberland Plain vegetation.
6. All trafficable (parking / driveway / manoeuvring) areas should be sealed.
7. Stockpile area / bays should be roofed and bunded.
8. It must be demonstrated what measures are to be implemented to prevent material / matter being tracked from the site.
9. It must be demonstrated what measures are to be implemented to prevent material / matter entering the stormwater system.

Please contact Melanie Prior on 9725 0228 if you would like to discuss any of the above further.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Andrew Mooney'. The signature is fluid and cursive, with the first name 'Andrew' and last name 'Mooney' clearly distinguishable.

Andrew Mooney  
**STRATEGIC PLANNING COORDINATOR**