

13 May 2021

Industry Assessments,
Department of Planning, Industry and Assessment
GPO Box 39
SYDNEY NSW 2001

**GAZECORP INDUSTRIAL ESTATE – 813-913 WALLGROVE ROAD, HORSLEY PARK
– ADVICE FOR SSD-5248 (MOD 1) – REVISED LAYOUT AND EARTHWORKS**

Dear Mr Zhang,

I refer to the Departments correspondence dated 23 April 2021, regarding the above matter. It is noted that the proposed modifications include the following:

- To conduct the bulk earthworks and civil infrastructure works to the entire site as part of Stage 1 of the consent,
- Amendment to the Masterplan for 13 development lots with a total of 14 building envelopes, and
- Reconfiguration of the development lots and warehouse uses, and ancillary office space which will result in a 3% increase in GFA from 211,550sqm to 218,000sqm.

The Gazcorp Industrial Estate is located within Western Sydney Employment Area, situated within the north-western portion of Fairfield LGA. Council officers have reviewed the Modification Report prepared by Ethos Urban dated 12 April 2021 and the relevant technical documents and provide the following comments:

Traffic Generation and Servicing Amenity

Council's Traffic Branch have reviewed the amended Traffic Impact Assessment prepared by ASON Group ref: 1440r02v3 dated 30 March 2021. The following matters shall be further addressed:

- All issues raised by Transport for NSW (TfNSW) shall be satisfactorily addressed prior to determination. This includes, but not limited to signalised intersection of Wallgrove Road be designed in accordance with TfNSW Traffic Signal Design – Section 2 Warrants. Signalised intersection may be considered if the following warrant is met:

(a) Traffic demand:

For each of four one-hour periods of an average day:

- (i) The major road flow exceeds 600 vehicles/ hour in each direction; and
- (ii) The minor road flow exceeds 200 vehicles/hour in one direction.

- Only one vehicle access point is proposed for the Gazcorp Industrial Estate. Further information within a Traffic Management Plan is required demonstrating how traffic entering and exiting the site at one given time will not impact the adjoining road network. Consideration of the traffic generation during the AM and PM peak hour shall be addressed to ensure that internal manoeuvring can be managed during peak periods.
- A Loading Management Plan shall be provided identifying the type and frequency of vehicles servicing various lots on an hourly and/or daily basis. This is to minimise the chance of internal manoeuvring and queuing issues within the site and ensure that site capacity is adequate to accommodate heavy vehicle movements.
- The turning swept path diagrams for 26m B-Double vehicles illustrate that vehicles require full width driveways and travel onto opposite lane on the Estate Road, potentially impacting oncoming traffic and parked vehicles. Further information is required to address the potential safety impact concerns.
- Swept path diagrams indicate 26m B-Double vehicles manoeuvring within the site will be impacted by trucks parking at the hardstand area. The design of hardstand areas and manoeuvring areas shall be based on the turning path assessment.
- Turning path diagrams show that 12.5m long heavy rigid vehicles entering the car park need to use the entire driveway to enter/ exit the carpark, this will conflict with other users of the car park.

Council notes the applicants response of detailed design for driveway access, parking and servicing of each lot however stage 1 works involve civil infrastructure works to the entire site. Access arrangement and site capacity shall be determined based on the swept path analysis and the relevant Australian Standards. This information is required to ensure that the site capacity is adequate to accommodate the largest vehicle.

Stormwater Management

Reference to Council's Stormwater Management Policy Sept 2017 shall be kept as approved for all future developments within the lots. In this regard, condition B20 – Part C shall not be deleted

Furthermore, the stormwater plans prepared by Orion Consulting Project No. 19-0108, Sheet DA 200(B) is not acceptable in its current form. Details of pipes and pits within the access road and details of all final discharge points shall be included in the stormwater plan. Drains model or similar program that was used in the design shall be submitted to Council.

General items

Council's Environmental Management Section and Natural Resources Team have no objections regarding noise and vegetation impacts on the development, subject to the following conditions:

1. Amendment to Condition C74 read as follows:

Prior to the issue of a Construction Certificate, the Applicant must Purchase and retire biodiversity credits as follows:

- i. 173 ecosystem credits for the Biometric Vegetation Type HN529 or HN526 in the Cumberland – Hawkesbury/Nepean IBRA subregions or any adjoining IBRA subregion;*
- ii. 56 ecosystem credits for the either Biometric Vegetation Type HN528 or HN526 in the Cumberland – Hawkesbury/Nepean IBRA subregions or any adjoining IBRA subregion;*
- iii. 30 ecosystem credits for the Biometric Vegetation Type HN526 in the Cumberland – Hawkesbury/Nepean IBRA subregions or any adjoining IBRA subregions; and*
- iv. an additional offset credit calculated based on a habitat polygon created for Primelea spicata within the vegetated south-eastern portion of the site in accordance with the (former) OEH's Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM);*

or outline the procedure to be followed if the relevant biodiversity credits are not available for purchase, in accordance with Condition C76.

2. Inclusion of condition for Report Certification as follows:

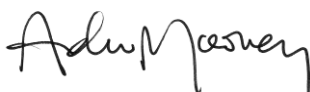
Environmental Reports Certification

Prior to the issue of an Occupation Certificate, written certification from a suitably qualified person(s) shall be submitted to the consent authority, stating that all works/methods/procedures/control measures/recommendations of the following report have been completed:

- Acoustic report, prepared by Acoustic Logic, dated 8 April 2021*

Please contact Kerren Ven on (02) 9725 0878 if you require any further information regarding the above.

Yours sincerely



Andrew Mooney
Executive Planner, Strategic Land Use Planning