

24 January 2022

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

**SSD-9601 (MOD 1) – 780 WALLGROVE ROAD, HORSLEY PARK – UPGRADES
TO FACILITY AND INCREASE BRICK MANUFACTURING CAPACITY**

Dear Sir/Madam,

Council has received a new request for advice from the Department of Planning, Industry and Environment (DPIE) regarding the proposed modification to the approved Horsley Park Brickworks (Plant 2) Facility under State significant development (SSD) 9601. It is understood the modification application seeks to amend the following:

- Increase capacity to manufacture from 80mil to 130 mil bricks per annum.
- Upgrade to twin tower scrubber.
- Expansion of hardstand area.
- Proposed new entry.
- Additional 15 car parking spaces.
- Extension of existing OSD Basin.
- Installation of new gatehouse.

The SSD Mod Report has been reviewed and no objections are raised however request the following traffic matters be considered prior to determination.

- A loading management plan providing a summary of the types and the frequency of vehicles servicing the site on a daily basis throughout the day shall be submitted to Council for assessment;
- Swept path diagram (AG04) showing heavy rigid vehicle manoeuvring through the fire access road to drive up the ramp would conflict with passenger vehicles accessing the car park. The potential conflicts between heavy vehicles and passenger vehicles shall be addressed and additional information shall be submitted to Council for assessment;
- Swept path diagrams to demonstrate heavy vehicles travelling down the ramp can satisfactorily exit the site without conflicting with other users in the site;
- Longitudinal section of the proposed entry driveway showing the grades and levels shall be submitted to Council for assessment;
- The location of the exit driveway is not shown on the plans. Clarification is required regarding this matter;

- Swept path diagrams to demonstrate the intersection areas within the site have sufficient capacity to cater for two-way traffic movements;
- Clarification regarding the waiting bay proposed adjacent to the entry driveway of the development site;
- The proposed hardstand areas to cater for various types of heavy vehicles within the site shall be dimensioned and be reflected on the plans; and
- Longitudinal section of the ramp (adjacent to the car park) indicating grades and levels to accommodate heavy vehicles shall be submitted to Council for assessment.

Once the abovementioned matters have been addressed, it is also recommended that the conditions below be included in the consent to ensure environmental impacts are managed as part of the development.

1. Compliance Monitoring

An acoustic report is to be prepared and submitted to the NSW Environment Protection Authority being the Appropriate Regulatory Authority (ARA) for noise related issues, for its assessment and approval within three (3) months of operation of the modified plant 2.

The report will include but is not limited to the following information:

- a. Noise measurements taken at the nearest noise sensitive locations as indicated in the Noise Impact Assessment prepared by Benbow, dated October 2021, Ref:201189
- b. Verification that noise levels at the nearest potentially affected receiver/s comply with all relevant assessment criteria detailed in the abovementioned report;
- c. All complaints received from local residents in relation to the operation of the premises/development.
- d. Where noise measurements required under point a) above indicate that the relevant assessment criteria are exceeded, recommendations shall be provided in relation to how noise emissions can be satisfactorily reduced to comply with the assessment criteria.

2. NSW Protection of the Environment Operations Act 1997

The use of the premises shall operate in accordance with the *Protection of the Environment Operations Act (POEO) 1997*. All activities and operations carried out shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined under the *Protection of the Environment Operations Act 1997*.

3. Environmental Audit

Within one year of the commencement of operation of the distribution centre and whenever requested by consent authority, a comprehensive Environmental Audit of the premises shall be undertaken and submitted to consent authority for approval. This audit shall be carried out by a qualified environmental consultant to be approved by consent authority. Further, the company shall comply with any

reasonable requests of the consent authority in respect to the implementation of any upgrades or mitigation measures that may arise from the audit, within such time as agreed to by consent authority.

4. Landscaping

Landscaping is to comply with Appendix F of the Fairfield City Wide Development Control Plan 2013.

5. Stormwater Plans

Revised Approved plans is to make reference to revised Stormwater Plans prepared by AT & L Engineering Job 20-782, C030- Rev A dated 24-2-2021, C031 - Rev A dated 24-2-2021, C032 - Rev A Dated 24-2-2021, C033 Rev A dated 03-03-2021, and C034 Rev A dated 24-2-2021.

If you have any queries regarding the above, please contact Kerren Ven on 9725 0878.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Andrew Mooney', with a stylized, cursive script.

Andrew Mooney
ACTING MANAGER, STRATEGIC LAND USE PLANNING