



Our reference: ECM: 9243201
Contact: Gavin Cherry
Telephone: 02 4732 8125

20 August 2020

Bruce Zhang
Email: Bruce.zhang@planning.nsw.gov.au

Dear Mr Zhang,

Response to Request for Advice regarding Oakdale West Estate MOD5 SSD 7348

I refer to the above request for advice received by Council on 6 August 2020. Thank you for the opportunity to comment on the proposed development. The following comments are provided:-

Planning, Engineering and Landscaping Matters

The proposed Modification No. 5 to SSD Determination No. 7348 seeks to respond to an unapproved subdivision arrangement that is the subject of a current development application with Council which as yet, is not supportable by Transport for NSW (TFNSW). The assessment and determination of this separate subdivision application is dependant on endorsement of the proposed lot creation and resulting road reserve widths which have not been accepted by TFNSW.

Correspondence has been recently received from TFNSW (dated 10 August 2020) that confirms that the width of the proposed southern link road allotment (proposed lot 105) is insufficient and cannot accommodate the necessary lanes required.

The plans as submitted with that application have sought to widen the road reserve width beyond what was suggested in the above SSD determination, and TFNSW has now advised of further changes that are required to the proposed plans of subdivision to further widen proposed lot 105 (link road lot) to accommodate the link road intersection design requirements.

These requested changes will result in impacts to the developable areas of the adjoining proposed allotments (Proposed Lot 101 and 108) which will also have implications for the approved development being landscaping, car parking and potentially built form arrangements under SSD 7348. The required widening of the link road reserve / corridor will encroach into the landscaped batters that were previously approved for the industrial subdivision. Possible retaining walls may be required along sections of the new road reserve boundaries when the new Southern Link Road is constructed. As the final design for the SLR has not been determined, it is difficult to determine the future height of any retaining walls that will be required and this is critical to consider the impacts and implications of the development on the streetscape.



A review of the proposed modification application plans has identified the following implications will be further impacted by TfNSW additional widening requirements:-

- Road reserve boundaries along the SLR near the intersection of the WNSLR (sheet C2020) will likely remain unchanged with batter slopes of 1 in 5 (SLR slopes down to Lot 1A).
- Where the SLR road reserve is widened into the batter adjoining the car park at the at the southern end of Lot 1A, the existing batter slopes of 1 in 3 will require either steepening or a retaining wall to support the SLR (sheets C2019 & C2020 – SLR slopes down to Lot 1A).
- The batter from Lot 1B down to the SLR is generally at 1 in 10 to 1 in 12 (Lot 1B slopes down to SLR). Widening of the road reserve boundary will require trimming and steepening of these batters to accommodate the SLR.
- The widening of the SLR road reserve adjoining Lot 2B west of Road No 1 (sheets C2030 & C2023) will also impact batter slopes within this area. Details have not been provided.

The proposed plans submitted in support of the Mod 5 application, as a consequence of required changes to the proposed lot configurations, are not suitable and require further amendment due to further widening required by TFNSW. Noting that lot dimensions for road reservation widening is required, this widening cannot be at the expense of the landscape setback approved in the above SSD determination. Where the landscaping setback is impacted to less than the minimum 10m approved, reconsideration and amendment of the overall development arrangement is considered to be necessary.

As raised in Council's comments as part of the preceding assessment, the retention of Proposed 102 with 2 x warehouse developments was considered to reflect an overdevelopment of the site that ideally should have been amalgamated into a single development lot. Any required widening of the link road as part of the separate subdivision development application that reduces landscaping to less than 10m, would suggest the need again, to delete Lot 102 (or reduce Lot 102 deleting Warehouse 1C), and relocate all approved parking that encroaches into the revised 10m landscaped setback zone into this part of the site.

Environmental Management Considerations

Council's Environmental Management Officers have reviewed the Final Hazard Analysis prepared by Riskcon Engineering, reference RCE-19039_CA_FHA_Final_8Jul20_Rev(0), dated 8/07/2020. It is noted that the report makes a number of recommendations in section 8.2 being:-



1. The certifier of the development needs to ensure that these recommendations are incorporated into construction plans and documents prior to CC, and then verify that they have been incorporated into the development prior to OC. Conditions of consent need to be included to this effect.
2. The quantities of dangerous goods to be stored at the site must be limited to the amounts listed in Table 3-1 of the Final Hazard Analysis prepared by Riskcon Engineering, reference RCE-19039_CA_FHA_Final_8Jul20_Rev(0), dated 8/07/2020. A condition of consent to this effect needs to be included in any determination.

It is requested that the Department confirm if these recommendations are suitable and ensure they are reflected as conditions of consent if the modification application is supported.

It is also noted that the proposed modification application requests a delay in the construction of a noise barrier. Council raises no objection to this request provided that the barrier is completed by the 30 November 2020. A condition of consent to reflect this requirement should be included in any determination.

Should you wish to discuss any matters further and allow for further dialogue as requested between officers, please do not hesitate to contact me on (02) 4732 8125.

Yours sincerely,

Gavin Cherry
Development Assessment Coordinator