

28 May 2013

Pascal van de Walle
Senior Planning Officer
Major Projects Assessment
GPO Box 39
SYDNEY NSW 2001

Dear Sir,

**Re: Exhibition of Mainfreight Dangerous Goods Storage Facility at 30 – 50
Yarrawa Street, Prestons**

Council maintains the concerns raised in the letter dated 4 April 2013 and considers it appropriate that the Department consider the comments in their determination of the proposal (see attachments).

A review of the documentation exhibited has raised the following matters:

Traffic and Transport

- The applicant suggests that a total of 500 trips will be made by vehicles per day with 24 hour operation. This is almost 20 trips per hour on the site. Council believes this could lead to queuing of trucks, considering that the existing transport shed is at capacity. Overall, the site is considered to be quite small in size to be able to accommodate such an intense operation.
- The Bernera Road intersection has an existing roundabout and would be expected to accommodate the additional traffic to and from the development site. The report notes that in the previous development assessment of the existing development the developer i.e. Goodman was required to carry out significant improvements to the local streets as well as the existing roundabout (which also serves as an interchange to the M7 Motorway). The traffic impact assessment report does not provide an assessment whether the existing roundabout would be affected by the proposed additional development. It is recommended that the developer be required to include this assessment and for any recommendation to be included in the determination of the application.
- The existing street has been constructed with a wide carriageway which can accommodate two way traffic as well as on-street parking. However, Council notes that the section of the street is currently being used by the operator as truck storage. This practice is not supported and should the application be approved a consent condition needs to be included to restrict storage of

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heavy vehicles along this section of Yarrawa Street fronting the development site. In this regard it is recommended that a condition be included for line marking of Yarrawa Street from its intersection with Bernera Road up to the western boundary of the development site along with No Parking on the section fronting the development site.

- A line marking plan of the recommended arrangements is required. The line marking plan is to include median line marking and is to be submitted to Council's Local Traffic Committee for its approval. The LLTC approved line marking to be carried out prior to occupation of the proposed expansion.
- It is noted the existing street is an approved B-double route and can accommodate the expected traffic increase from the proposed development.
- The planned development is proposing to provide a total of 217 car parking spaces, this includes 40 informal spaces. The approach taken in the traffic assessment report to provide approximately 217 car parking spaces is supported. However, the provision for the 40 informal spaces needs to be maintained to ensure that all car parking demand can be accommodated on site.
- The plans currently available to Council do not demonstrate that the internal layout of the site is able to accommodate all the trucks that would be required to be stored at the development site. The developer should be requested to demonstrate how this can be achieved.
- The internal layout and proposed driveways for staff parking as well as the heavy vehicles are to be in accordance with Australian Standard AS2890. The driveways for the heavy vehicles for the B-double trucks are to ensure that they can accommodate the swept path of a 26m B-double.
- The following additional information is required:
 1. Intersection performance analysis. The submitted information does not provide an indication of the impact of additional traffic movements on the existing Bernera Road/Yarrawa Street intersection. Developer to be requested to provide an assessment of the future performance 10 years after the proposed development.
 2. Storage of trucks. Developer to provide information that appropriate provision has been made on site for the storage of all trucks that would need to park at the development site. No Parking is to be permitted for storage trucks along Yarrawa Street.
 3. Truck parking swept path. A layout demonstrating the truck storage can accommodate the swept path of a 26m B-double and also ensuring that such trucks can enter and leave in a forward direction.
- Should the application be approved the following traffic related conditions are to be incorporated:
 - Line marking and signage – The section of Yarrawa Street from its intersection with Bernera Road up to the western boundary of the development site is to be line marked with double barrier line marking (a

width that would cover the existing drainage kerb in the middle of the road) along with No Parking on the section of Yarrowa Street fronting the development site.

- A plan of the recommended line marking and signage is to be submitted to Council's Local Traffic Committee for its approval and to be carried out prior to occupation of the proposed expansion.
- Parking Provision – All expected car parking demand should be accommodated on site. The proposed 217 spaces including the informal 40 car parking spaces are to be provided.
- Proposed access arrangement – The proposed access arrangement including information that would be submitted as requested in comments 2 and 3 are to be implemented to Council's satisfaction.
- The proposed development including the proposed hardstand area is to be maintained to Council's satisfaction.
- The car parking and associated driveways are to be in accordance with AS2890.

Stormwater and Drainage

The information provided by DP&I on 20 May 2013, includes design details & hydraulic modelling of stormwater drainage system. However it does not include requested works as executed plans and CCTV survey of the existing drainage line at Yarrowa Street. In the absence of full information as requested, we are unable to undertake full assessment of the proposal with regard to stormwater drainage issues.

Following further consideration of the proposal and existing stormwater drainage issues in the area, following comments on the proposal are provided:

1. The proposed development will significantly increase peak stormwater discharge from the site. In order to mitigate adverse impact on existing drainage system Council requires that On-site Detention (OSD) be provided at the development site. The OSD shall be designed to restrict post-development flows leaving from the site no greater than pre-development up to and including the 100year ARI event (refer Council's OSD policy & technical specification).
2. A flood impact assessment shall be provided demonstrating that no private properties will be adversely affected up to and including the 100year ARI event as a result of the proposed development.
3. Work as Executed plans & drawings of the existing drainage line at Yarrowa Street up to the discharging point shall be provided to Council.
4. CCTV survey of the drainage line in Yarrowa Street up to the discharging point shall be provided to Council.

Storage Safety Measures

- The safety measures provided in the Preliminary Hazard Analysis in accordance with AS3833-2007: *The storage and handling of mixed classes of*

dangerous goods, in packages and intermediate bulk containers should be conditioned as part of the development consent. The operation is to be consistent with the safety measures outlined in Section 2.2 Recommendations of the Preliminary Hazard Assessment completed by One Group (Appendix 8), as well as all commitments promised in Part G Draft Statement of Commitments within the Environmental Impact Statement (page 85).

Planning Matters

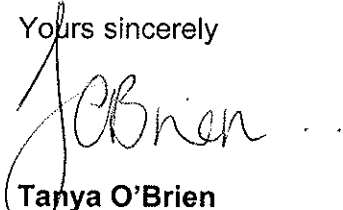
- All planning matters outlined in the letter sent to the DP&I on 4 April 2013 remain to be considered when assessing this development.

Section 94 Contributions

As per the letter sent on 4 April 2013, the development consent for the proposal, if approved will need to include a section 94 condition as Council has identified an increased demand for public amenities and public services. The following payment is imposed in accordance with Liverpool Contributions Plan 2009 as amended. The total contribution is \$863,812.00 and is payable prior to the release of the Construction Certificate (for a building) or Subdivision Certificate. A breakdown of the contributions payable is provided in the attached payment form.

Should you require any further information on this matter, please do not hesitate to contact Lisa Mackay, Strategic Planner on 9821 9124.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T O'Brien', with a large, stylized initial 'T'.

Tanya O'Brien
Manager Strategic Planning



Liverpoolcitycouncil
creating our future together

Our Ref: 066201.2013
Contact: Priya Uppal 9821 9275

4 April 2012

Pascal van de Walle
Senior Planning Officer
Major Projects Assessment
GPO Box 39
SYDNEY NSW 2001

Dear Sir,

Re: Mainfreight Dangerous Goods Storage Facility at 30 – 50 Yarrowa Street, Prestons

I write in regards to your letter to council dated 27th March 2013, seeking comments on the proposed Mainfreight Dangerous Goods Storage Facility at 30 – 50 Yarrowa Street, Prestons.

Council generally supports the development of industrial land within the LGA. However, Council also has a responsibility to ensure its residents and communities are protected from any potential hazards. Therefore, I would appreciate if the Department could take the following comments into consideration as part of their assessment and ultimately the determination of this proposal.

Planning Matters

The following planning matters need to be considered:

- The acoustic report needs to provide measures to manage the 24 hour access of trucks to the site.
- Regarding compliance with the Liverpool Development Control Plan, the application submitted supporting the proposed expansion suggests that the code does not apply to State Significant Development. In which case, the applicant's EIS should clearly discuss the design guidelines that have informed all aspects of the development.
- All issues previously outlined in the Pre-DA meeting minutes dated 2 February 2013 still apply and should be addressed as part of the EIS.
- At minimum, concurrence is required with the NSW Rural Fire Service and the NSW Roads and Maritime Services.

Traffic Matters

A site inspection revealed that Yarrowa Street is currently being used as truck storage. Council considers this to be unacceptable and will need to ensure that the proposed extension does not augment the problem. A detailed traffic assessment

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has not been undertaken by Council, but further consideration must be given to turning circles for truck movement in the proposed car park. Car parking for new staff must also be addressed.

Risk Management Matters

- An assessment be SEPP 33 Hazardous and Offensive development report be peer reviewed by an suitably qualified consultant (as the environmental health section of council does not have the expertise in the area) certifying that the report is satisfactory.
- As per comments dated 18 October 2012 (DA 1636/2012), it is requested that the stockpiled material be validated to ensure that the material is appropriately classified for its intended use.
- Develop an environmental operational management plan so as to address the following:-
 - Measures to control noise emissions from the site,
 - Measures to suppress fumes, odours and dust emissions from the site, and
 - Measures to contain any spillages from the site.

Flooding Matters

Although there are no specific flooding related impacts on the site, the proposal will need to consider on site detention. The applicant also needs to ensure compliance with Council's stormwater management plan for the precinct.

Section 94 Contributions

The development consent for the proposal, if approved will need to include a Section 94 contribution from the developer in accordance with Council's Section 94 plan that applies to the site.

Should you require any further information on this matter, please do not hesitate to contact Priya Uppal, Strategic Planning on 9821 9275.

Yours sincerely



Milan Marecic
Acting Executive Director

S94 Calculation Sheet		Lisa Mackay	28-May-13
Liverpool Contributions Plan 2009			
Computer File Reference	G:\Plandev\S94\Contributions calculations\Prestons Ind\SSD 5746.xls\input		
Development Information		Existing	
Development Application No.	State Significant Dev 5746	Land area (square metres)	36.350
Lot & DP	Lot 101 DP 1117691		
Lot & DP	Lot 102 DP 1117692		
Street No. & Street Name	Yarrowa Street	Type of Development	Building & Subdivision or Building on land not subdivided
Suburb	Prestons		
Sub Catchments			
Local Drainage	West of M7		
Local Transport	West of M7		
Landscape Buffer	Not Applicable		
Average per Ha	Current CPI	M13	183.8
\$237,637	Original CPI	S10	172.5
Facilities	Amount (\$)	Job No.	
District Transport - Land	\$43,984	GL.10000001865.10055	
District Transport - Works	\$124,714	GL.10000001865.10055	
Local Transport			
West of M7 - Works	\$28,274	GL.10000001865.10077	
West of M7 - Land	\$28,135	GL.10000001865.10077	
District Drainage - Land	\$229,369	GL.10000001866.10076	
District Drainage - Works	\$68,554	GL.10000001866.10076	
Local Drainage			
West of M7 - Land	\$63,467	GL.10000001866.10075	
West of M7 - Works	\$245,168	GL.10000001866.10075	
Landscape Buffer - Land	\$0	GL.10000001869.10078	
Landscape Buffer - Works	\$0	GL.10000001869.10078	
Administration	\$10,457	GL.10000001872.10081	
Professional Fees	\$21,689	GL.10000001872.10080	
TOTAL	\$863,812		