

Department of Planning & Environment  
Industry Assessments  
GPO Box 39  
**SYDNEY NSW 2001**

Sent by email: [chloe.dunlop@planning.nsw.gov.au](mailto:chloe.dunlop@planning.nsw.gov.au)

**Re: CFC Large Format Retail (SSD 9511) – Bringelly Road, Horningsea Park –  
Notice of Exhibition**

Dear Ms Dunlop,

Liverpool City Council was invited to provide comments on the exhibition of the proposed development for the construction and operation of a large format retail and light industrial premises within the Bringelly Road Business Hub, Horningsea Park.

The studies undertaken to support the development have recommendations for the planning and design of the development. Council would suggest that the findings and recommendations provided in the specialised studies are incorporated into the development, or as conditions of consent for on-going matters.

In addition to the above, Council provides the following comments.

**Public Engagement**

It is Council's observation that any development within the Western Sydney Parklands will be subject to an increased level of community focus and scrutiny. The proponent should adopt a pro-active approach, by committing to a high level of public engagement throughout the life of the project.

It is noted that the proponent has undertaken public consultation in the form of newspaper advertisements, letter drops, phone calls and a project website. Council suggest that this level of public engagement be continued throughout the project, in particular the hotline telephone service. It is also recommended that the proponent consider the opportunity of active community engagement by organising community meetings and forums at convenient times and locations for residents. This will assist in informing the local community about the development and to keep them updated about the project.

**Air Quality**

It is advised that the findings and recommendations of the Air Quality Assessment and the Environmental Management Plan be incorporated into the development. It is expected that best practice and process design would be incorporated in the development to minimise impacts on the environment.

It is also suggested that air quality be monitored regularly during construction as well as through the operational stages of the development.

### **Noise Impact**

A noise impact assessment was prepared by SLR Consulting Pty Ltd dated September 2018 for the proposal. This has suggested a review of the study when the final details of the mechanical plant at site are available. Council suggests that the proponent details the plant and equipment to be provided on the site so that a complete and updated assessment can be prepared. The mitigation response measures may be best addressed by modifying the site layout, which is better addressed in the earlier stages of planning. This report should be peer reviewed by a suitably qualified and experienced professional.

### **Advertising Signage and Lighting**

The external advertising signage should be compliant with the Site Design Guidelines - Bringelly Road Business Hub June 2015 and the *State Environmental Planning Policy no. 64 – Advertising and Signage*, as relevant. It is also recommended that an outdoor lighting plan be prepared including details of any outdoor lighting within the site. The outdoor lighting should be mounted, screened and directed in such manner so as not to create a nuisance to the surrounding environment, properties and roadways. As per the design guidelines, low power LED lighting and the use of solar panels should be utilised where feasible.

### **Routine Environmental Audits**

It is recommended that the operator be required to routinely commission an independent Environmental Audit of the project at its own expense. This audit is to be carried out by a suitably qualified, experienced and independent audit team and be consistent with guidelines and standards relating to principles of environmental auditing. The audit is to include consultation with the Department and Appropriate Regulatory Authority and assess whether the project is complying with the Environmental Management Plan, condition of consent and any license issued by any other Authority.

### **Social Impacts**

Liverpool City Council has adopted a social impact policy which aims to “identify and manage the positive and negative consequences of proposed developments to optimise social outcomes and community wellbeing”.

Considering the size of the proposed development, including the workforce that will be utilised during construction stage and the number jobs it will create, a comprehensive Social Impact Assessment should be prepared and reviewed by both Council and the Department.

### **Traffic Generation and Access**

The proposal should ensure compliance with the Traffic Management Plan submitted with the application. In addition, the Department should ensure that the capacity of the intersection of the access road with Bringelly Road is appropriately considered, and if any upgrade works are required to this intersection, that this be conditioned accordingly.

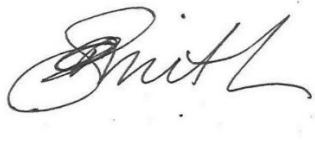
## Summary

A large format retail premises is generally consistent with the approved land uses in the Bringelly Business Hub. It is Council's opinion that

- Community engagement be continued throughout the project
- Air quality be monitored during the construction and operational stages of the development
- Noise impacts need be reviewed and attenuation measures are incorporated into the design of the development
- Outdoor signage and lighting be provided as per the existing relevant regulations
- A social impact assessment be prepared for the development
- Routine environmental audit be undertaken by the operator

Should you have any questions regarding this letter contact Masud Hasan, Senior Strategic Planner on (02) 87117383.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Smith', with a stylized flourish at the end.

**David Smith**

Manager Planning & Transport Strategy