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Project Code  P985
Report Number  FINAL
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1. **INTRODUCTION**

1.1. **PURPOSE OF THE DEVELOPMENT CONTROL PLAN**

The purpose of the Development Control Plan (DCP) is to comply with clause of 18 *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (SEPP WSEA) which requires the preparation of a DCP prior to a consent authority granting consent to development on land to which the SEPP applies.

This DCP has been made in accordance with section 3.43 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and must be read in conjunction with SEPP WSEA.

The structure and contents of this DCP is in accordance with Schedule 4 of SEPP WSEA.

1.2. **NAME OF THIS DEVELOPMENT CONTROL PLAN**

This Plan is known as the “Oakdale East Development Control Plan” (DCP). This DCP was adopted by the Secretary of Planning and Environment and came into force on [date to be inserted].

1.3. **AIMS AND OBJECTIVES OF THIS DCP**

The primary aim of the Oakdale East Estate DCP is to facilitate the redevelopment of the land to which this DCP applies, which is zoned IN1 General Industrial under the provisions of SEPP WSEA.

The DCP includes specific objectives and principal development standards listed within the SEPP WSEA and the planning principles developed during the investigation and analysis stages:

(a) to support the implementation and attainment of the aims and objectives of SEPP WSEA;

(b) to ensure orderly and economic development of land within the WSEA by providing for the release of land capable of being utilised for a range of employment generating land uses including major warehousing, distribution, freight transport, industrial, high technology and research facilities;

(c) to provide for the co-ordinated delivery of land, services and utilities and roads within the DCP area;

(d) to encourage high quality development that contributes to the desired future character of the WSEA;

(e) to identify, protect and mitigate the potential for impact of development on land identified as being environmentally sensitive or of heritage value within the DCP area;

(f) to ensure the orderly development of industrial sites to minimise their environmental impact while maximising their functional potential; and

(g) to ensure that traffic generated by industrial development does not adversely impact upon local or regional traffic networks and has adequate onsite parking and manoeuvring areas.

1.4. **LAND TO WHICH THE PLAN RELATES**

This plan applies to a portion of land located within Precinct 8 of the WSEA known as Oakdale East and coloured blue in Figure 1. The remaining land will be the subject of an amendment or further DCP, when the quarry works are completed. The broader precinct lands and relationship to other precincts within the WSEA is shown in Figure 3.

Further the purpose of clarity, the provisions of this DCP will only apply to substantial redevelopment of land within the defined DCP boundary, involving a change of use from continuing operation of the Austral brick manufacturing plant along with associated storage and mining operations.
1.5. **RELATIONSHIP TO OTHER PLANS AND POLICIES**

This DCP has been prepared to provide detailed development controls to guide the preparation and assessment of development proposals on land located within the Oakdale East Precinct and zoned IN1 General Industrial under SEPP WSEA as depicted in Figure 2.

The following environmental planning instruments and development control plans do not apply to land to which SEPP WSEA applies:
• Fairfield Local Environmental Plan 2013; and
• Fairfield City Wide DCP 2013,

unless the provisions of this DCP specify otherwise.

The land use provisions and development standards within SEPP WSEA and the detailed development controls within this DCP comprise the principal planning provisions relevant to the development of the Oakdale East Estate DCP area.

1.5.1. Exempt and Complying Development

Exempt and complying development may be undertaken on land within the DCP area in accordance with the relevant provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

1.6. INTERPRETATION

Unless otherwise stated in this DCP, terms used have the same meaning as those defined in SEPP WSEA or the Standard Instrument – Principal Local Environmental Plan.

A reference in this DCP to any Australian Standard or legislation includes a reference to any amendment or replacement as made.

1.7. CONSENT AUTHORITY

Unless otherwise authorised or required by the EP&A Act 1979 or a relevant State Environmental Planning Instrument, Fairfield City Council is the consent authority for all development on the land to which this DCP relates.

1.8. DEVELOPMENT APPLICATION PROCESS

All local Development Applications must be accompanied by a completed application form published by Fairfield City Council and unless otherwise provided for in this DCP a Development Application shall be accompanied by the relevant technical supporting information as set out in the relevant form.

Development Application forms may be downloaded from the Fairfield City Council website at www.fairfieldcity.nsw.gov.au.

1.9. STRUCTURE OF THIS PLAN

The structure and format of this DCP has been established to enable the user to efficiently find the relevant provisions in a logical manner:

• Section 1 Introduction: includes administrative provisions including land to which the plan applies, relationship to other planning instruments, plans and policies and identification of the relevant consent authority.

• Section 2 Development Controls: describes the relevant existing environment (where relevant) and provides detailed controls in relation to subdivision and built form.

• Section 3 Transport, Access and Parking: addresses matters of transport and traffic, including anticipated traffic generation, network capacity and planned upgrades, car parking requirements for future development, public transport, walking and cycling.

• Section 4 Stormwater and Flooding: outlines the stormwater management and quality requirements for future development within the DCP area.

• Section 5 Infrastructure and Services: identifies existing and required service and utility capacity together with locations of existing connections within the context of the DCP area and necessary extensions and upgrades required to service the land.
Figure 3 – Oakdale East DCP area, Locality Plan (Source: SBA Architects)
2. DEVELOPMENT CONTROLS

2.1. DCP REQUIREMENTS

Schedule 4 of SEPP (WSEA) requires the DCP to make provision for an appropriate subdivision layout that achieves a high degree of access for all forms of transport and safe access for pedestrians.

2.2. SUBDIVISION LAYOUT

2.2.1. Subdivision

Objective

Subdivision within the Oakdale East Precinct aims to achieve the following:

(a) To ensure that subdivision results in lots that are suitable for a range of industrial developments.

Controls

(a) Industrial lots are to be sited and designed to achieve the criteria listed in Table 1. The lot sizes and frontages may be varied where required for utility installations or undertakings (e.g. electricity substations) or environmental protection works (e.g. water quantity and quality control measures).

<table>
<thead>
<tr>
<th>Control</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>5,000 m²</td>
</tr>
<tr>
<td>Minimum Frontage (street)</td>
<td>40 metres (excluding cul-de-sacs)</td>
</tr>
<tr>
<td>Minimum Width (at the building line)</td>
<td>35 metres</td>
</tr>
<tr>
<td>Minimum Depth</td>
<td>30 metres</td>
</tr>
</tbody>
</table>

(b) Land adjoining or containing a watercourse (or part thereof) shall be designed to achieve the recommended corridors and buffer zones in accordance with section 6.1.

(c) Battle-axe lots should be avoided.

(d) Where a subdivision plan includes battle-axe lots, the area of the access handle is not to be included in the calculation of minimum lot size.

(e) Access to lots should be from an estate road. Direct access from the Link Road (i.e. Old Wallgrove Road extension) and future Southern Link Road should be avoided where possible.

(f) Where a residue lot is created through subdivision, the applicant must demonstrate that future development of that residue lot can meet the controls of the DCP.

(g) Pedestrian and vehicular access is to be provided in accordance with the controls set out in section 3.

2.3. BUILT FORM AND STREETSCAPE AMENITY

2.3.1. Site Coverage and Building Setbacks

Objective

To ensure the density, bulk, scale and design of industrial development creates a positive streetscape amenity.
Controls

(a) Site coverage is not to exceed 65 per cent of any lot within the estate. For the purposes of this DCP site coverage is calculated using the definition as set out in Fairfield Council Local Environmental Plan 2013, which states

*Site coverage* means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

(a) any basement,

(b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,

(c) any eaves,

(d) unenclosed balconies, decks, pergolas and the like.

(b) Buildings and structures are to have the minimum setbacks as set out in Table 2.

Table 2 – Setback Controls

<table>
<thead>
<tr>
<th>Control</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback (Link Roads)</td>
<td>17.5 metres</td>
</tr>
<tr>
<td>Front setback (Estate Roads)</td>
<td>7.5 metres</td>
</tr>
<tr>
<td>Corner lots (secondary street frontage)</td>
<td>5 metres</td>
</tr>
<tr>
<td>Rear and side setbacks</td>
<td>5 metres</td>
</tr>
</tbody>
</table>

(c) Subject to compliance with fire rating standards, side and rear setbacks set out in Table 2 may be reduced to nil where the lot boundaries are internal to the site.

(d) No development is to be provided within the front setback apart from:

− Landscaping;
− Utility services;
− Approved signage; and
− Drainage works.

2.3.2. Building Height

Objectives

(a) To provide for an appropriate scale of development that responds to the topography of the site and the scale of existing and likely future development, and

(b) To minimise the potential impact of development on views, particularly from residential development.

(c) To promote flexibility in maximum building height where to do so would facilitate the delivery of appropriate industrial development that contributes to the growth of the Western Sydney Employment Area.

Controls

(a) The maximum building height of a warehouse or general industrial building is to be 15 metres above ground level.

(b) The maximum building height set out in (a) may be increased to 18 metres for refrigerated warehouse developments where associated plant material is located on the roof.
(c) The maximum building height set out in (a) and (b) above, may be varied up to a maximum of 25 metres above ground level for specialised development types involving silos or production areas, subject to the submission of a visual impact assessment.

(d) Where a development otherwise achieves the objectives of section 2.3.2, Council may consider varying the controls set out in (a) – (c) above depending on the merits of the proposal.

(e) Where development involves the alteration of ground levels, building height (for the purpose of compliance with this section) will be measured from the post-development finished ground level.

2.3.3. Building Layout and Design

Objectives

(a) To encourage flexible building design and layout; and

(b) Promote and encourage positive streetscape elements.

Controls

(a) Industrial and warehouse facades orientated towards the street frontage should
   (i) be articulated using architectural elements and avoid long expanses of unbroken blank walls;
   (ii) use a variety of materials and finishes (refer to section 2.3.5).

(b) Where industrial and warehouse components incorporate commercial office space or showroom areas, building facades should include large windows at least every 20m.

(c) Where possible, loading docks and roller doors should not be visible from a primary street frontage.

(d) Above ground water tanks and plant where possible should be located behind the front façade of any development.

(e) Rooftop structures such as plant rooms, solar panels, air conditioning and ventilation systems are to be incorporated into the design of the building or located within a well-designed, integrated roof top element.

2.3.4. Storage Areas

Objectives

(a) To mitigate the visual impact of storage areas on adjacent properties, and

(b) To identity and manage environmental impacts associated with the use of outdoor storage areas.

Controls

(a) Where practical and appropriate, storage areas should be provided within buildings.

(b) Where screening of outdoor storage areas is required, the applicant will need to demonstrate consistency with the fencing provisions of section 2.3.8. Where practical additional landscaping may be provided to ensure visual amenity is preserved.

(c) Where open storage areas are proposed a Development Application may be required to provide suitable technical assessment to support the use. This may include an Air Quality Assessment to manage dust and/or acoustic impacts associated with the use.

(d) Open storage areas must not be located on areas designated for parking or truck/vehicle manoeuvring.

2.3.5. Materials and Finishes

Objectives

(a) To ensure that industrial developments utilise materials of a high standard and appearance that complement and enhance the architecture of the building, and
(b) Material and colour selection use should contribute positively to building design and promote articulation of building elements where appropriate.

**Controls**

(a) Building materials and colours used on facades fronting any street shall be compatible with the design of the building and contribute positively to the streetscape.

(b) Materials used should achieve a balance between solid surfaces (that may include coloured metal cladding, masonry or brick and render) and vertical walling which contains large areas of glass.

(c) Solid surfaces should dominate the overall building facade.

(d) Where metal cladding is used on walls or roofs, colour selection should avoid those of high reflectivity.

### 2.3.6. Landscape Design

**Objectives**

(a) To provide landscaping within developments that enhances the streetscape aesthetics and character of the Estate,

(b) To provide landscaping within developments that softens and screens the visual impact of industrial structures, infrastructure, storage areas and large expanses of hard paved surfaces, and

(c) To provide robust and low maintenance landscaping within developments that contributes to biodiversity, sustainability and water efficiency.

**Controls**

(a) Landscaped area is to be provided generally in accordance with the requirements set out in **Table 3**.

**Table 3 – Landscaped area controls**

<table>
<thead>
<tr>
<th>Control</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Southern Link Road and Old Wallgrove Road</td>
<td>10 metre landscape setback to the road frontage</td>
</tr>
<tr>
<td>Collector Road</td>
<td>7.5 metres or 50% of the setback along the road frontage</td>
</tr>
<tr>
<td>Local Estate Road</td>
<td>Average of 50% of setback along the road frontage</td>
</tr>
<tr>
<td>Side boundary (internal)</td>
<td>No minimum requirement</td>
</tr>
<tr>
<td>Rear boundary</td>
<td>2.5 metres from the rear boundary</td>
</tr>
</tbody>
</table>

(b) A landscape plan prepared by a Landscape Architect is to be submitted with all Development Applications involving new developments or major additions and alterations. Landscape plans submitted in accordance with this control should include:

- Any existing vegetation to be retained or removed;
- Planting scheme including trees, shrubs, grasses and ground covers;
- Parking and associated access driveways;
- Paved and grassed areas;
- Boundary fencing to adjoining properties;
- Loading/unloading areas;
- Any outside storage areas; and
- Any open space and any outdoor furniture.
(c) Where a watercourse occurs through or adjacent to the site, a riparian vegetated zone in accordance with section 6.1 will be required.

(d) Landscaped front setbacks should include canopy trees whose mature height is in scale with the proposed development.

(e) Tree planting in the form of island planter beds should be provided at a rate of one planter bed per 10 car spaces within car parks to reduce the heat effect and soften the hard surfaces.

(f) Screen planting with evergreen shrubs and trees is required to screen car parks, vehicular manoeuvring areas, garbage areas, storage areas from the street frontage.

(g) Outdoor recreation areas for staff should be integrated into landscaped areas, where possible, to provide shade and an appropriate level of amenity and comfort.

2.3.7. Cut and Fill

Since development of the site to commence quarry operations in 1973, the ground level has been modified to accommodate building structures, materials storage areas and an estimated 35 metre deep quarry (Douglas Partners, 2018). Across the precinct, ground levels range from RL 60 to RL 90 Australian Height Datum (AHD).

Objectives

(a) To ensure adequate information is submitted with a Development Application (DA) to determine the impact of future development by means of changes in levels of land,

(b) To ensure that cut and fill of land does not cause adverse impact on adjacent properties by way of altering overland flow,

(c) To ensure that cut and fill of land has considered the future finished ground levels of adjacent land, including the Link Road upgrade works, and

(d) To reduce streetscapes dominated by retaining walls and fences.

Controls

(a) Excavation and fill in excess of 1 metre may be permitted to allow for the establishment of a level construction pad providing the excavations are adequately retained and drained in accordance with engineering requirements.

(b) Cut and fill batters shall not:

   (i) exceed a slope of 1:3 (v:h) unless geotechnical reports result in the consent authority being satisfied with the site stability. All batters are to be provided with both short term and long term stabilization to prevent soil erosion.

   (ii) extend onto Council’s road reserve.

(c) Retaining walls in excess of 3 metres and likely to be visible from adjacent land, such as those along street edges or external boundaries, should be in a stepped form with landscaped areas in between level changes to soften the visual impact of the retaining wall.

(d) Where fill material is required to be imported to the site, all material is required to be Excavated Natural Material (ENM).

(e) Where fill material is proposed to be reused on site, material must first be validated by a suitably qualified contamination consultant as clean.

(f) Development Applications involving cut and fill must be accompanied by detailed survey of the site prepared by a registered surveyor combined with detailed cut and fill plans including quantities of material required to create an appropriate construction pad.

(g) Applications for bulk earthworks shall be accompanied by detailed Geotechnical investigations to include:
(i) subsurface conditions, including the location of the base of the existing stockpiles, where possible;
(ii) site reactivity and its effects on earthworks and foundations;
(iii) excavatability, with particular reference to deep cuttings;
(iv) groundwater flow, soil erosion and soil permeability, and their effects on site drainage;
(v) foundation design; and
(vi) pavement thickness design.

2.3.8. Fencing

Objectives
(a) To provide security where appropriate while maintaining open lines of sight from the street.

Controls
(a) Fencing along street frontages should provide open style fencing, which does not obstruct views of landscaping from the street or reduce visibility.
(b) The maximum height of a front boundary fencing is 1.8 metres.
(c) Where enhanced safety and security is required for development, the maximum height of front boundary fencing may be increased to a maximum of 2.4 metres.
(d) Palisade fencing is encouraged.
(e) Solid fences above 1 metre in height are not permitted along street frontages.

2.3.9. Signage and Estate Identification

Objectives
(a) To ensure adequate identification of all industrial premises whilst preventing the proliferation of advertising signs or structures, and
(b) To encourage signage which complements the character of an area.

Controls
(a) A building identification sign should have a maximum advertising area of 45 square metres.
(b) A building identification sign should not be higher than 15m above the existing ground level or the top of any existing parapet, whichever is lower.
(c) Sky signs and other roof signs that project vertically above the roof of a building are not permitted.
(d) Flat mounted wall signs for business identification signage are to be no higher than 15 metres above existing ground level.
(e) Where illuminated signage is proposed,
   (i) a maximum of one illuminated sign is permitted on each elevation of each building, and
   (ii) should be orientated away from residential properties.
(f) In the case of Estate Signage involving multiple occupancies of a building or site:
   (i) Each development should have a single directory board listing each occupant of the building or site; and
   (ii) Where possible, multiple tenancies in the same building should use consistent sign size, location and design to avoid visual clutter and promote business identification.
(g) Signage is to be installed and secured in accordance with relevant Australian Standards.
(h) Signage in the form of banners, flags and other fabric signs are not permitted.
Other forms of signage not provided for in this section, may be permitted and is subject to an assessment of merit.

### 2.3.10. Lighting

**Objectives**

(a) To ensure adequate and appropriate street lighting is delivered at subdivision stage, and

(b) To ensure that appropriate levels of lighting are provided to enhance the security of sites without contributing to light overspill or nuisance to adjoining land.

**Controls**

(a) Street lighting within new subdivisions is to be designed to the principles and guidelines of the Public Lighting Standard "Lighting for Roads and Public Spaces" AS 1158 and a Crime Risk Assessment.

(b) Lighting provided on private land should:

   (i) have fully shielded fittings to reduce light spill onto adjoining properties; and

   (ii) be generally in accordance with Australian Standard 4282 Control of the Obtrusive Effects of Outdoor Lighting.

### 2.3.11. Transmission Lines

**Objective**

(a) To ensure that development and use of land does not impact on or prevent access to existing infrastructure, and

(b) To ensure that developers obtain approval from the relevant authority prior to undertaking works within or adjacent to transmission lines.

**Control**

(a) Land identified as being for the purpose of a transmission line, shall not be permitted to be utilised for the following purposes unless expressly authorised by the relevant energy authority:

   (i) Construction of permanent buildings or fixed plant and equipment,

   (ii) Storage of combustible materials, garbage or fallen timber,

   (iii) The planting of large trees that grow in excess of three metres,

   (iv) Driven fence posts or stakes in easements with underground electricity cables, or

   (v) Installation of unapproved third party utilities such as telecommunications, gas, water or sewerage service.

(b) All development applications involving land burdened by an easement for the purpose of transmissions lines shall obtain written approval from the relevant energy authority prior to the commencement of any work.
3. TRANSPORT, ACCESS AND PARKING

3.1. ROADS AND TRAFFIC

The Oakdale East Estate DCP area is located on the north eastern corner of the intersection of Old Wallgrove Road and Burley Road. Old Wallgrove Road to the north of the site has been upgraded by NSW Roads and Maritime Services (RMS) with future upgrades proposed to Burley Road, forming the Southern Link Road, to ensure suitable road network capacity is provided for the planned development of land within the WSEA for the purpose of emerging employment, trade, industrial, freight and logistics.

Extensive traffic modelling has been undertaken to ensure that existing and planned road infrastructure will have the capacity to service all future industrial land. The Oakdale East Estate DCP area represents only a small portion of Precinct 8 of the WSEA. Based on the proposed DCP area and intended future uses, there is sufficient capacity within the network to support future redevelopment.

Objectives
(a) To provide a logical and consistent road hierarchy that is appropriate for the Oakdale East Estate DCP area, the broader Precinct (as and when developed) and connections to the broader Western Sydney Employment Area, so as to provide safe and efficient circulation of vehicles,
(b) To ensure roads balance the needs of pedestrians, cyclists, motorists, heavy vehicles and buses,
(c) To ensure that roads are designed to accommodate heavy vehicles, and
(d) To ensure that road design and hierarchy for the Oakdale East Estate DCP area appropriately considers and allows for existing and future transport and traffic.

Controls
(a) The layout of the road network for the site is to generally accord with the Indicative Access Plan as shown in Figure 4.

Figure 4 – Indicative Access Plan (source: Ason, 2018)

(b) Road design and hierarchy in accordance with Table 4 and Figures 5 and 6.
Table 4 – Road hierarchy and road width

<table>
<thead>
<tr>
<th>Road Type</th>
<th>Carriageway (metres)</th>
<th>Footpaths (metres)</th>
<th>Total Road Reserve (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estate Roads (Local)</td>
<td>15.5 metres</td>
<td>Minimum 1.2 metres on both sides of the carriageway</td>
<td>23</td>
</tr>
<tr>
<td>Estate Road (Collector extension of Milner Road)</td>
<td>21 metres (including median strip)</td>
<td>Minimum 1.2 metres on both sides of the carriageway</td>
<td>30</td>
</tr>
</tbody>
</table>

(c) All vehicles must be able to enter and exit the site in a forward direction.

(d) Intersections must be provided with splay corners measuring a minimum of 4m x 4m.

(e) New Estate Roads are to provide a turning circle at its eastern end to facilitate turning vehicles within the Estate area until such time as additional access is provided to Old Wallgrove Road.

(f) All estate roads are to be designed in accordance with Austroads guidelines, to accommodate the maximum sized vehicles (B-double trucks).

(g) Lot access points, internal driveways, service and circulation areas must be designed in accordance with the relevant Australian Standards, most notably AS2890.1 Parking Facilities – Off Street Car Parking and AS2890.2 Parking Facilities – Off Street Commercial Vehicle Facilities.

(h) Future access provisions are to be considered in detail during Development Application stages.

(i) If appropriate, freight handling facilities are encouraged to be co-located to maximise cooperation between industries with regard to materials handling.

(j) Council may require the preparation and submission of:
   
   (i) a Traffic Impact Assessment to determine trip generation and impacts from the proposed development during construction and/or operation;

   (ii) a swept path analysis demonstrating all vehicles are capable of entering and exiting a site in a forward direction;

   (iii) a Construction Traffic Management Plan to manage the impacts of construction traffic.

Figure 5 – Estate Local Road Typical Cross Section (Ason, 2018)
3.2. **LOADING**

Adequate loading and unloading arrangements are required so that the activity, pedestrian amenity and traffic are not unduly impacted.

**Objectives**

(a) To ensure that the land can accommodate the servicing and loading provisions of the use, while maintaining amenity, vehicular movements and the activity operation.

(b) To ensure that all vehicles and loading trucks and vans have sufficient area to manoeuvre and load.

(c) Ensure environmental amenity.

**Controls**

(a) Loading and unloading areas shall be appropriately screened from public view.

(b) All loading and unloading is to be undertaken on-site and shall be serviced by vehicles.
3.3. PEDESTRIANS AND CYCLING

Objectives
(a) To encourage and support the use of active modes of transport where practical, and
(b) To ensure safety between pedestrians, cyclists and vehicles.

Controls
(a) Applicants are encouraged to incorporate, in the design of their buildings, safe storage/parking areas for bicycles in secure and accessible locations with weather protection, with adequate shower and change facilities provided for staff (where appropriate).
(b) Footpaths are to be provided as set out in Table 4 of section 3.1.

3.4. CAR PARKING

Objectives
(a) To provide parking areas that are convenient and sufficient for the use of employees and visitors generated by new developments, and
(b) To ensure that vehicular access and circulation is safe and efficient and minimises potential vehicular and pedestrian conflict.

Controls
(a) Car parking to be provided in accordance with the development types set out in Table 5.

Table 5 – Car parking rates applying to development within Oakdale East Estate

<table>
<thead>
<tr>
<th>Land use type</th>
<th>Parking Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light industry, general industry (excluding masonry plant facilities), warehouse or distribution centre</td>
<td>1 space per 300m² of Gross Floor Area (GFA)</td>
</tr>
<tr>
<td>Office</td>
<td>1 Space per 40m² of GFA</td>
</tr>
<tr>
<td>Masonry Plant</td>
<td>Parking is to be based on a First Principles Assessment to determine demand.</td>
</tr>
<tr>
<td>Garden centres, Plant nurseries, Landscaping material supply and Rural supplies</td>
<td>Determined by parking survey of an existing operating facility of the same characterisation and a similar scale</td>
</tr>
<tr>
<td>Freight transport facilities and depots</td>
<td>To be determined by a car parking survey of a comparable facility</td>
</tr>
<tr>
<td>Industrial training facilities</td>
<td>1 space per employee plus 1 space per 5 students</td>
</tr>
<tr>
<td>Neighbourhood shops</td>
<td>1 space per 40m² of gross leasable area</td>
</tr>
<tr>
<td>Places of public worship</td>
<td>1 space per 2m² of worship floor area or 1 space per 3m² GFA (whichever is greater)</td>
</tr>
<tr>
<td>Funeral homes</td>
<td>1 space per 6 chapel seats plus 1 space per 40m² GFA of office space</td>
</tr>
<tr>
<td>Timber yards</td>
<td>1 space per 140m² of yard area plus 1 space per 70m² of shed/processing area</td>
</tr>
<tr>
<td>Land use type</td>
<td>Parking Rate</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Takeaway food and drink premises</td>
<td>1 space per 7 m² of GFA</td>
</tr>
<tr>
<td>Vehicle sales or hire premises</td>
<td>1 space per 130 m² of GFA and/or site area (where outdoor storage or display is proposed) plus 6 spaces per work bay servicing (if applicable)</td>
</tr>
<tr>
<td>Storage yards</td>
<td>Determined by parking survey of an existing operating facility of the same characterisation and a similar scale</td>
</tr>
</tbody>
</table>

(b) Parking calculations should be rounded up. Where there is more than one use on a site or within a development each type is to be calculated separately and rounded up separately.

(c) All parking areas must provide for disabled parking in accordance with the provisions of the Building Code of Australia (BCA) and the relevant Australian Standards.

(d) Underground or basement level parking is not permitted.

(e) The use of stack parking is not permitted.

(f) The number of on-site truck parking spaces provided should be on the basis of 1 space for each vehicle present at any one time, excluding those vehicles in loading docks. Under no circumstances is the parking of trucks on public streets acceptable.

### 3.5. PUBLIC TRANSPORT

**Objectives**

(a) To encourage the use of public transport by providing clear and safe pedestrian links to public transport stops; and

(b) To provide comfortable and safe areas waiting areas at public transport stops.

**Controls**

(a) Bus stop locations should be provided in close proximity to the intersection(s) of Old Wallgrove Road and planned Estate Roads to reduce walking distances.

(b) Bus stops should be designed to provide suitable shelter and seating.

(c) Consideration is to be given to implementation of a Workplace Travel Plan to encourage non-car transport and increase public transport usage. This is to be done at such a time that the necessary infrastructure is in place for the Workplace Travel Plan to be successful (i.e. public transport links are improved to the broader area).
4. STORMWATER AND FLOODING

4.1. FLOOD MANAGEMENT

Objectives
(a) To identify and manage the potential impact of flood or overland flow on the future development of land within the DCP area.

(b) To minimise the risk to life by ensuring the provision of appropriate access from areas affected by flooding up to extreme events.

(c) To minimise the damage to property arising from flooding.

(d) To ensure that proposed development does not expose existing development to increased risks associated with flooding.

Controls
(a) Where development occurs on land identified in Appendix D as being flood affected, a proposal will be required to consider the relevant controls contained within the Fairfield City Council Development Control Plan, Chapter 11 Flood Risk Management Controls and Schedule 6.

(b) For land where the flood risk is unknown and alteration of existing ground level may result in, an increased potential for flood risk, a proposal will be accompanied by an appropriate engineering statement to determine the extent of the risk and provide guidance as to an appropriate management response.

4.2. STORMWATER DRAINAGE MANAGEMENT

Objectives
(a) To direct stormwater runoff to Council’s drainage system without adversely impacting on adjoining or downstream properties,

(b) To ensure the efficient and effective planning, management and maintenance of Council’s existing and future stormwater systems and reduce environmental and property damage, and

(c) To ensure that through the use of OSD, stormwater discharge is controlled thereby ensuring development does not increase the risk of downstream flooding, erosion of unstable waterways or a reduction of the capacity of Council’s drainage network.

Controls
(a) Stormwater management systems shall be designed and constructed in accordance with the provisions of Chapter 3 of the Fairfield City Council Stormwater Management Policy – September 2017.

(b) Where Onsite Detention (OSD) is required or proposed, applicants should demonstrate consistency with the provisions of the Fairfield City Council Chapter 4 of the Stormwater Management Policy – September 2017.

(c) In general, where OSD is required the following standards may be applied;

   (i) OSD to mitigate post development flows to pre-developed flows for peak Average Recurrence Interval (ARI) events.

   (ii) OSD to restrict the peak discharge from the site for 100 year 9-hour storm even to 140/1/s/ha.

   (iii) OSD to restrict the peak discharge from the site to the pre-developed site discharge for 5, 15, 30, 60, 90, 120 and 540-minute duration storms for the 5 and 100-year ARIs for the total site.
4.3. STORMWATER QUALITY MANAGEMENT

Objectives
(a) Mitigate the impacts of development on stormwater quality, and
(b) Minimise the potential impacts of development and other associated activities on the aesthetic, recreational and ecological values of local creeks.

Controls
(a) All development applications for first builds, subdivision or substantial alterations or additions involving ground disturbance works or an increase in impervious surface shall be accompanied by a suitable stormwater quality assessment that demonstrates consistency with the following Stormwater Quality Improvement Targets for Industrial Developments:

(i) 85% Total Suspended Solids (TSS)
(ii) 55% Total Phosphorus (TP)
(iii) 40% Total Nitrogen (TN)
(iv) 90% Gross Pollutants (GP)

A Water Sensitive Urban Design Strategy Report will be required detailing the stormwater quality control measures and how these measures will be implemented as part of the development and should include details of MUSIC modelling prepared to reflect how the improvement targets are met.

(b) Erosion and sediment control plans are required to accompany all Development Applications involving subdivision or construction works. Plans are to be prepared in accordance with Managing Urban Stormwater – Soils and Construction 2004.

(c) Any matters relating to the management of potential salinity set out in section 6.8 must be addressed.
5. INFRASTRUCTURE AND SERVICES

Lead in works and augmentation to existing services and utilities will be required to support the delivery of land within the Oakdale East Estate.

5.1. GENERAL PROVISIONS

Objectives
(a) To develop the estate in a logical manner considering the availability and capacity of existing utility and infrastructure services and any necessary/required upgrades,

(b) To provide for the timely provision and funding of extended or upgraded services, and

(c) Where planned infrastructure is delayed, that a suitable means of provision has been made to ensure its delivery.

Controls
(a) The developer shall liaise with relevant service providers, as set out in Table 6, and confirm the suitability of the indicative layout plan plans provided in Appendix A.

Table 6 – Utility and Service Providers

<table>
<thead>
<tr>
<th>Utility</th>
<th>Identified Provider</th>
<th>Concept Figure Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>Sydney Water</td>
<td>Appendix A – Figure 11</td>
</tr>
<tr>
<td>Sewer</td>
<td>Sydney Water</td>
<td>Appendix A – Figure 12</td>
</tr>
<tr>
<td>Electricity</td>
<td>Endeavour Energy</td>
<td>Appendix A – Figure 13</td>
</tr>
<tr>
<td>Telecommunications</td>
<td>Telstra and Optus</td>
<td>Appendix A – Figure 14</td>
</tr>
<tr>
<td>Gas</td>
<td>Jemena</td>
<td>Appendix A – Figure 15</td>
</tr>
</tbody>
</table>

(b) The developer shall submit sufficient evidence at subdivision stage to demonstrate that satisfactory arrangements have been made to ensure the delivery and construction utilities and services connections.

(c) All utilities are to be accommodated in the road reserve. The design of the estate roads will need to take this into consideration.

(d) Developers will be required to fund and construct necessary utilities to and throughout the DCP area. Where necessary to enable the development, the developer is also responsible for the amplification of existing utilises and services to ensure there is adequate capacity.

(e) Future Development Applications will be required to demonstrate that satisfactory arrangements have been made with the relevant utility nominated in Table 6.

(f) Applicants are required to demonstrate consistency with any other matters required by this DCP including, but not limited, section 6.9 Bushfire Risk.
6. ENVIRONMENTAL MANAGEMENT

6.1. BIODIVERSITY & RIPARIAN LAND

Despite the highly disturbed and modified nature of the DCP area, the land has been mapped as containing features of high biodiversity value as defined by the Biodiversity Conservation Regulation 2017.

The biodiversity features and values of the DCP area are shown in Figure 7, and include:

- Vegetation identified as being with the endangered ecological communities of the “River Flat Eucalypt Forest” and the “Cumberland Plain Woodland”;
- A natural water feature, Reedy Creek that traverses the eastern edge of the site in a north south direction; and
- An artificial wetland located towards the north east corner of the DCP area supporting Cumbungi and scattered juvenile swamp oaks.

Figure 7 – Ecological Constraints Mapping (source: Ecologique, 2018)

Objectives
(a) To identify, protect and minimise impacts on areas of high ecological value, and
(b) To provide riparian corridors that respond to the location of Reedy Creek.

Controls
(a) Any future development on land identified as being of ecological sensitivity that involves the removal of native vegetation as shown in Figure 7 shall be the subject of a Biodiversity Development Assessment Report (BDAR) prepared in accordance with the provisions of Biodiversity Conservation Act 2017 and any relevant associated guidelines. Where necessary a Biodiversity Offset Scheme should also be provided.

(b) Council may require Development Applications proposing the removal or substantial pruning of trees to be supported by an Arboriculture Report prepared by an arborist with a minimum AQF Level 5.
(c) Where future development is within 40 metres of the top of the channel embankment of Reedy Creek are required to obtained a “Controlled Activity Approval” in accordance with the Water Management Act 2000.

(d) Prior to any development works, including subdivision works, being undertaken within the DCP area those areas identified in Figure 7 as being of high ecological sensitivity should be fenced to prevent damage associated with the storage of materials or uncontrolled and unauthorised dumping of waste materials.

### 6.2. HERITAGE CONSERVATION


**Controls**

(a) All applications involving subdivision or construction works that require interference with existing ground levels within an area of sensitivity as indicated in Figure 8 must prepare a construction management plan (CMP) that includes an unexpected finds protocol. The protocol must include the following methods to manage:

- (h) unexpected Aboriginal objects or potential objects that remain protected by the National Parks and Wildlife Act 1974 that may be uncovered in the course of future activities. This should include the immediate cessation of works and a qualified archaeologist being contacted to assess the find and the Office of Environment and Heritage (OEH) and Deerrubbin LALC must be notified.

- (ii) unexpected Non-aboriginal objects or potential objects that remain protected by the Heritage Act 1977 that may be uncovered in the course of future activities. This should include the immediate cessation of works and a qualified archaeologist being contacted to assess the find and the Office of Environment and Heritage (OEH) being notified.

- (iii) human remains, or suspected human remains, that may be found in the course of the activity. Methods of management should include cessation of all work in the vicinity of the remains, the site being secured, and notification of the NSW Police and OEH.

(b) The requirement to prepare a CMP for applications described in (a) above may be a condition of consent.

#### 6.2.2. Aboriginal Archaeology

A desktop study of the DCP area conducted by Artefact in September 2018 has identified areas of high, moderate and low Aboriginal archaeological sensitivity as shown in Figure 8.

This assessment is based upon the following factors:

- The DCP area is located across an undulating landform being dissected by Reedy Creek and its associated tributaries.

- There have been historical land disturbances across the entire study area from the timber industry, pastoral and grazing practices. Most recently the broader landholding has been quarried for shale and clay (located to the north of the DCP area).

- Historical imagery shows the establishment of the quarry. Based on this information the area of the DCP has been categorised as follows:
  - areas that appear to have experienced minimal disturbance have been identified as having high Aboriginal archaeological potential;
  - some parts of the study area that have been used for stockpiling, vehicle access, water management and land clearing have been identified as having a low to moderate Aboriginal archaeological potential.

- A background study of a similar landform and the same creek system 2km northwest of the DCP area that had experienced high disturbance, as is the case with the Austral site, was found to still have potential to contain Aboriginal archaeology.
• The surrounding area has undergone extensive Aboriginal assessment that has resulted in the identification of sites in similar landforms to those in the current study area.

• The number of sites registered in the Aboriginal Heritage Information Management System that are located along the creek lines and hillslopes surrounding the study area.

Figure 8 – Aboriginal archaeology sensitivity within the study area (source: Artefact, 2018)

Objectives
(a) To identify and assess the potential for items and sites of Aboriginal archaeological and cultural significance within the Oakdale East Estate DCP area, and

(b) To ensure that, prior to development of land within the Oakdale East Estate DCP area, Aboriginal sites, areas of potential archaeological deposit or areas of cultural significance are identified and consultation has occurred with the relevant local Aboriginal Land Council or registered Aboriginal parties.

Controls
(a) Development Applications on land identified in an area of potential archaeological sensitivity, as shown in Figure 8, for subdivision works or first builds involving land disturbance must submit an Aboriginal archaeological survey prepared in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (Code of Practice) (Department of Environment, Climate Change & Water [DECCW] 2010a).

(b) Where identified by an Archaeological Survey Report (required by (a) above) Development Applications should be supported by an Aboriginal Cultural Heritage Assessment Report.

(c) Consultation with the local Aboriginal Land Council must be undertaken to establish whether Aboriginal archaeological sites, PADs or values are present within the study area. Further archaeological assessment such as test excavation may be required. Test excavation should be undertaken in accordance with the Guide to investigating, assessing and reporting of Aboriginal cultural heritage in
6.2.3. Non-Aboriginal Heritage and Archaeology

The Oakdale East Estate DCP area is located in Horsley Park, Fairfield. The entirety of the DCP area is located on an historical land grant to John Thomas Campbell from Governor Macquarie after 1811 (Holder 1966) (refer to Figure 9). The estate was formerly known as ‘Mount Philo’, located in the Parish of Melville, County of Cumberland.

The earliest European land use of the study area and the surrounding vicinity was likely to have been associated with timber getting, grazing and pastoralism from the early 19th century onwards (AMBS 2007). John Thomas Campbell was known as a most efficient farmer and breeder of cattle and horses.

The earliest evidence of possible structures on the grant was mapped during a reconnaissance of the area in 1906 (refer to Figure 10).

Objectives

(a) To identity, document, assess and, where suitable, protect areas or relics of Non-Aboriginal Heritage and Archaeological value.

Controls

(a) Development Applications for first builds involving subdivision works or physical disturbance to the existing ground levels, as at the time of this DCP being prepared (excluding stockpiles), are to be accompanied by an historical archaeological assessment undertaken in accordance with the following:

- The Burra Charter (Australia ICOMOS 2013);
- Assessing heritage significance (NSW Heritage Office 2001); and
- Assessing significance for historical archaeological sites and ‘relics’ (Heritage Branch 2009).

(b) Where an archaeological assessment identifies an item of non-aboriginal heritage, the applicant must prepare and submit a Statement of Heritage Impact as part of the Development Application.
Figure 9 – Updated Parish map of Melville, DCP area shown outlined red. John Thomas Campbell, ‘Mount Philo’ (source: Artefact, 2018)

Figure 10 – Reconnaissance map of the neighbourhood Liverpool camp (source: Artefact, 2018)
6.3. **ECOLOGICALLY SUSTAINABLE DEVELOPMENT**

**Objectives**
(a) Reduce water consumption by encouraging developers to deliver alternative water supplies for non-potable water use activities such as toilet flushing, irrigation and other non-potable uses,
(b) Encourage development that incorporates measures aimed at contributing to actions that will minimise the effects of greenhouse gas emissions, and
(c) Encourage the design of new developments to reduce energy consumption.

**Controls**
(a) Applications for new development or substantial alterations and additions shall be accompanied by water conservation measures in accordance with Section 5 Water Conservation of the Fairfield City Council, Stormwater Management Policy, September 2017.
(b) Water conservation measures provided for developments referred to in (a) above may include:
   (i) the roof area of the development being drained to a tank to meet part of the water use demand of that development, and
   (ii) 50 per cent of water use demand for irrigation of landscaped areas and toilet flushing to, where possible, being supplied from sources other than potable mains.
(c) Applications are to demonstrate consistency with section 6.1 Biodiversity and section 2.3.6 Landscape Design, to encourage the capture and retention of carbon dioxide.
(d) New developments are to incorporate measures that encourage employees to utilise alternative modes of transport - refer to sections 3.2 and 3.4.
(e) New developments and significant alterations and additions should be sited and design to enhance passive solar heating and cooling opportunities and optimise natural light and ventilation.

6.4. **NOISE AND VIBRATION**

**Objectives**
(a) To avoid significant environmental impacts arising from industrial development that generates noise or vibration, and
(b) To facilitate the appropriate siting and design of industrial buildings to minimise the potential for noise impacts to the sensitive noise receivers within the locality.

**Controls**
(a) An acoustic assessment prepared by a suitably qualified acoustic consultant should be submitted with any Development Application for the construction of a new industrial building, or any major modifications to an existing industrial development, that could give rise to concerns regarding potential acoustic impacts. The assessment is to be prepared with consideration of the relevant guideline documents, including the Noise Policy for Industry (2017), the NSW Road Noise Policy and the Interim Construction Noise Guidelines, or any subsequent revisions. The acoustic assessment should specifically identify:
   − Noise emission goals for the site (including sleep disturbance) and demonstrate compliance.
   − Proposed numbers of vehicles movements associated with the use, and consider impacts associated with road traffic noise.
   − Any noise generating activities to be conducted onsite (such as mechanical plant and equipment) and activities in external areas (such as use of forklifts, truck washes or similar).
   − Recommended noise attenuation and management methods.
For new industrial developments, the siting and design of buildings should take into account the location of sensitive receivers (i.e. residential properties) and, where possible, adopt a site configuration that aims to baffle potential noise generating activities, such as external loading and unloading, forklift movements and the like.

6.5. AIR QUALITY AND ODOR

Objectives
(a) To avoid adverse impacts arising from new development on existing air quality, and
(b) To manage potential impacts on air quality.

Controls
(a) A Development Application seeking approval for the construction of a new building, major alterations and additions to an existing building and/or the occupation of an existing building may be required to be accompanied by an assessment of the potential impacts of the development on air quality in the region.
(b) All development should be designed to avoid, minimise or manage potential air quality impacts, including the appropriate selection of plant and equipment, minimising emissions and the like.

6.6. WASTE MANAGEMENT

Objectives
(a) To facilitate sustainable waste management practices during the demolition, construction and operational phases of the development, and
(b) To minimise the environmental impacts of waste through waste avoidance, minimisation, re-use and recycling.

Controls
(a) A Waste Management Plan is to be prepared and lodged with a Development Application involving demolition, construction and/or changes of use.
(b) A Waste Management Plan shall include details regarding:
   − The types and volumes of waste and recyclables generated during the demolition, construction and operational phases.
   − Details of on-site storage and/or treatment of waste during the demolition, construction and operational phases.
   − Disposal of waste generated during the demolition and construction phases which cannot be re-used or recycled.
   − Ongoing management of waste during the operational phase of the development.

6.7. SITE CONTAMINATION

The DCP area is located on larger landholding that currently supports the operations of Austral bricks. An active quarry and associated structures and facilities are located in the northern portion of the site, with storage of materials located on the southern portion.

As set out in section 1.4 the DCP area is limited to the southern portion of the site.

Preliminary site investigation indicates that the north-western portion of the site is most likely to have been exposed to contaminants owing the nature of the use as active quarry. However, additional investigations are required to assess the presence and locations of and possible impacts associated with the potential contamination issues associated with the past and continuing use in the northern portion of the broader landholding.

The impacts of the currently identified potential contamination sources are likely to be less evident (if at all) in the southern part of the site (i.e. the DCP area) where no manufacturing activities have taken place.
However, the potential migration of contamination from other parts of the Austral site must be investigated as part of subsequent investigations.

**Objectives**

(a) To minimise the risks to human health and the environment from the development of potentially contaminated land, and

(b) To provide for the detailed assessment and remediation of potentially contaminated land at the subdivision stage.

**Controls**

(a) Development Applications are to be consistent with the provisions of State Environmental Planning Policy No. 55 Remediation of Land.

### 6.8. SALINITY

All the soils within the DCP area are likely to have a moderate potential for salinity, with a high potential for salinity along the drainage lines.

Alteration of the existing ground surface as a result of subdivision works that result in an alteration of surface and groundwater flows are likely to dissolve salts present within existing soils. These salts may then be transported to other areas in concentrations that may affect plant growth or damage pavements and buildings.

Accordingly, during the design development phase it will be necessary to carry out detailed salinity investigations on the site to quantify the risk and develop management strategies to minimise the impact on the development.

**Objectives**

(a) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils,

(b) To ensure development will not significantly increase the salt load in existing watercourses,

(c) Provide details to guide subdivision and building applications and works, to minimise the risk of developments increasing the risk of, and impacts from, soil and groundwater salinity, and

(d) To manage and mitigate the impacts of, and on, salinity and sodicity.

**Controls**

(a) A salinity report should accompany all Development Applications for land within the DCP area identified as having a moderate to high potential for salinity.

(b) A comprehensive Salinity Management Plan must be submitted where required, based on the findings of the site specific investigation, and prepared in accordance with the Western Sydney Salinity Code of Practice 2004 (WSROC) and Appendix C.

(c) All subdivision, earthworks and building works are to be in accordance with the Salinity Management Plan.

### 6.9. BUSHFIRE RISK

**Objectives**

(a) To minimise the risk to human life and impacts to property from the threat of bushfire,

(b) To provide a defendable space setback from the bushfire prone vegetation wide enough to minimise flame contact on the building(s),

(c) To protect buildings by appropriate siting, design, choice of materials and construction,

(d) To contain the bushfire protection measures within the boundaries of the development site,
(e) To enable the maintenance of bushfire protection measures for the life of the development, and

(f) To enable the defence of the warehouse buildings against bushfire attack by providing adequate water supplies, on-site access and safe access for firefighting operations.

**Controls**

(a) A bushfire protection assessment is to be submitted for any development on land identified as being bushfire prone. This may be confirmed using the Rural Fire Service online mapping system, “check if you’re bushfire prone” at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au).

(b) Assessment of threat from bushfire is to examine impacts of the proposal both within and external to the site.

(c) Fire protection measures are to be capable of being maintained by the owners and the occupants of the land/building.

(d) Asset Protection Zones (APZ)/Defendable spaces and access roads are to be provided in accordance with the *Bushfire Assessment (2018)*.

(e) Asset Protection Zones (APZ)/Defendable spaces are to be:
   
   (i) sufficient in width to prevent flame contact with buildings, and
   
   (ii) located wholly within the boundaries of a future development site or lot, and
   
   (iii) located and designed to minimise impacts on native flora and fauna, and where possible located outside environmentally sensitive areas.

(f) APZs may be accommodated within boundary setbacks.

(g) Public roads are to be designed and located to comply with the relevant provisions of Planning for Bushfire Protection 2006.

(h) Perimeter or fire-access roads should be provided between development and any identified bushfire hazard, unless otherwise varied by a detailed investigation carried out in accordance with sub-clause (b).

(i) Hydrants for reticulated water are to be located outside the road carriageway.

(j) Buildings to be constructed in accordance with *Australian Standard 3959 Construction of Buildings in Bushfire prone areas*.

(k) Water supply for fire-fighting operations is to be provided in accordance with *Australian Standard 2419.1 – 2005 Fire Hydrant installation system design, installation and commission*.

(l) All Development Applications for initial construction, substantial modification or redevelopment of a site are to be accompanied by an appropriate management plan for Defendable Space to the standard of an “Inner Protection Area” as defined by Planning for Bushfire Protection 2006 and the NSW Rural Fire Services document “Standards for Asset Protection Zones”.

(m) All Development Applications for initial construction are to be accompanied by a Bushfire Emergency Evacuation Plan.
DISCLAIMER

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.
APPENDIX A  UTILITIES EXTENSION AND INDICATIVE LAYOUT PLANS
Figure 11 – Water Delivery Concept Strategy (source: AT&L; 2018)
Figure 12 – Sewer Delivery Concept Strategy (source: AT&L; 2018)
Figure 13 – High Voltage Delivery Concept Strategy (source AT&L; 2018)
Figure 14 – Telecommunications Concept Strategy (source: AT&L; 2018)
Figure 15 – Gas mains extension Concept Strategy (source: AT&L; 2018)
APPENDIX B

REEDY CREEK RIPARIAN & WATERFRONT LAND
Figure 16 – Riparian Corridors and Controlled Activity Areas (source: Ecologique; 2018)
APPENDIX C  APZ/DEFENDABLE SPACE AND ACCESS REQUIREMENTS
Figure 17 – Plan of APZ/Defendable Space and Fire Fighting Access (source: ABPP, 2018)
Reedy Creek - Flood Planning Map 20 August 2014

Important Notes
Mapping does not include local stormwater flooding.
Sheet 1 of 1

High Flood Risk Precinct
Land below 100 year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.

Medium Flood Risk Precinct
Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no significant evacuation difficulties.

Low Flood Risk Precinct
All other land within the floodplain i.e. within the Probable Maximum Flood (PMF) extent but not identified as within the high or medium flood risk precinct.

Quarry - mapping not shown

Taken from BMT WBM (2013) Rural Area Flood Study.