

DEVELOPMENT CONTROL PLAN

OAKDALE EAST ESTATE



May 2022
PREPARED FOR GOODMAN



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1. INTRODUCTION

1.1. PURPOSE OF THE DEVELOPMENT CONTROL PLAN

This DCP has been prepared under the Infrastructure and State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP). The I&E SEPP 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 I&E SEPP.

This DCP includes provisions related to rehabilitation and land clearing and supersedes the previous 2019 DCP. It is anticipated this DCP will be further updated as part of the assessment of any proposed buildings and structures on the site, to include further controls related to design and landscaping, such as permeable site coverage and tree canopy cover.

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 Deputy Secretary of the Department of Planning and Environment on **25 May 2022** and came into force on **26 May 2022**.

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 I&E SEPP.

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

- (a) to support the implementation and attainment of the aims and objectives of I&E SEPP;
- (b) to ensure orderly and economic development of land within the Western Sydney Employment Area (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;
- (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; and
- (h) to mitigate and reduce any potential construction and operational impacts on nearby residential development.

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 broader precinct lands and relationship to other precincts within the WSEA is shown in **Figure 3**.

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.

This aerial map shows the site boundary of the Austral Bricks Plant, outlined in red. A large area within the site is highlighted in light blue, representing the Oakdale East Site Area. The map includes labels for surrounding roads: MILNER AVENUE, OLD WALLGROVE ROAD, and BURLEY ROAD. The site itself contains various industrial structures, including large rectangular buildings and extensive areas of bare earth and gravel.

Key

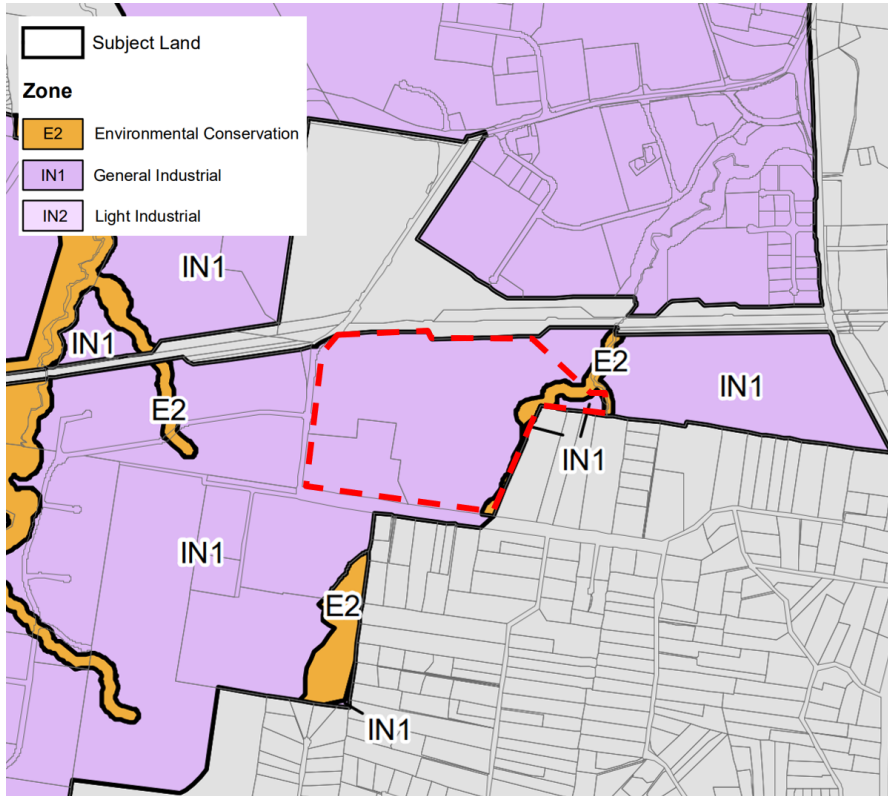
- Austral Bricks Plant Site Boundary
- Oakdale East Site Area

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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 I&E SEPP as depicted in **Figure 3**.

Figure 3 – Extract of Western Sydney Employment Map



The following environmental planning instruments and development control plans do not apply to land to which SEPP WSEA applies:

- Fairfield Local Environmental Plan 2013;
- Fairfield City Wide DCP 2013; and
- Fairfield City Section 94A Plan.

unless the provisions of this DCP specify otherwise.

The land use provisions and development standards within I&E SEPP 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 I&E SEPP 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 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. .
- **Section 6 Environmental Management:** addresses the environmental context of the site and the respective development standards and management requirements.

Figure 2 – Oakdale East DCP area, Locality Plan (Source: SBA Architects)



2. DEVELOPMENT CONTROLS

2.1. DCP REQUIREMENTS

Schedule 2 of I&E SEPP 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 and must demonstrate consistency with the prescribed subdivision controls 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 1 – Subdivision Controls

Control	Requirement
Minimum Lot Size	5,000m ²
Minimum Frontage (street)	40 metres (excluding cul-de-sacs)
Minimum Width (at the building line)	35 metres
Minimum Depth	30 metres

- (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 are prohibited.
- (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 is not be permitted.
- (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**.
- (h) Where a strata or community title subdivision is proposed, any space for parking or other purposes forming part of a sole occupancy unit must be included in the same strata lot as the unit.
- (i) All landscape, access areas and directory board signs not forming part of an individual unit are required to be included in any strata plan of subdivision as common property.
- (j) A cut and fill plan overlayed onto a contour plan must be provided with any future development application lodged for the site demonstrating finished ground levels on the development site and adjoining lands.

2.3. BUILT FORM AND STREETSCAPE AMENITY

2.3.1. Site Coverage and Building Setbacks

Objective

- (a) To ensure the density, bulk, scale and design of industrial development creates a positive streetscape amenity.
- b) Avoid changes to landform on the development site within the Warragamba Pipeline setback that may impact on the Warragamba Pipeline or require works on the boundary or into the corridor, while also providing passive surveillance.

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 – Building Setback Controls

Building Setback Control	Requirement
Front setback (Old Wallgrove Road)	15 metres
Front setback (Estate Roads)	7.5 metres
Future Southern Link Road setback	15 metres
Corner lots (secondary street frontage)	5 metres
Rear and side setbacks	5 metres
Warragamba Pipeline	5 metres

- (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.
- e) The following are acceptable within the Warragamba Pipeline setback
 - Landscaping;
 - Utility services;
 - Approved signage; and

- Drainage works.
- Internal road

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.
- (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 facade 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 identify 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.
- (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 Setback Controls

Landscape Setback Control	Requirement
Southern Link Road and Old Wallgrove Road	10 metre landscape setback to the road frontage
Collector Road	7.5 metres or 50% of the setback along the road frontage
Local Estate Road	Average of 50% of setback along the road frontage
Side boundary (internal)	No minimum requirement
Rear boundary	2.5 metres from the rear boundary

- (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.
- (h) Indigenous species from the area are encouraged for all landscape plantings, however non-native species may be considered in limited use to external courtyard areas to achieve seasonal climate management.
- (i) Non-native species listed as biosecurity matters under the Biosecurity Act must not be used. Appendix F of the Fairfield City Wide DCP 2013 is to be used to determine appropriate non-native species plantings.

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 1:4 (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.
- (h) Any material brought to a development site must comply with the EPA's Resource Recovery Orders and Exemptions and any other relevant regulation.
- (i) Any fill that is being transported from a development can only be transported to sites that are lawfully able to receive such material. The EPA legislation and guidelines should be consulted and consent should be sought for any such activity where required.
- (j) Any VENM, ENM or material received under an EPA Resource Recovery Order and Exemption must be validated by a suitably qualified person to demonstrate that it is fit for its intended use.
- (k) Any proposed retaining walls are to be clearly identified and suitably landscaped.

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) Building identification signage is to be considered on a case by case basis in the context of the building design and scale of the facade.
- (b) Building identification signage should have a maximum advertising area of up to 0.5 square metres for every metre of lineal street frontage.

- (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.
- (i) 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.
- (c) External lighting shall be positioned to avoid light spillage to adjoining residential properties. In this regard, Council may require additional information such as Light Spill diagrams where it considers there is potential for negative impacts on residential amenity from any proposed development.

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 ensure comprehensive consultation be undertaken with the relevant energy authority prior to development application lodgement. .

2.4. INDUSTRIAL/RESIDENTIAL INTERFACE

Objective

- (a) To ensure that development does not adversely impact on the amenity of adjoining and nearby residential development.
- (b) To ensure that new industrial and/or employment development is located, sited, designed and operated to minimise potential impacts associated with:
 - a. Noise;
 - b. Odour;
 - c. Vibration;
 - d. Overshadowing;
 - e. Privacy impacts; and
 - f. Excessive bulk and scale.
- (c) To ensure that industrial buildings are appropriately sited and setback from nearby residential properties in order to ensure the amenity of adjoining and surrounding residential properties is preserved.
- (d) To encourage a high standard of aesthetically pleasing and functional industrial developments that sympathetically relate to adjoining and nearby residential land.
- (e) To ensure that heavy vehicles associated with industrial development do not adversely impact upon residential amenity.

Control

- (a) Loading areas, driveways, rubbish, storage areas and roof top equipment shall, where possible, not be located adjacent to residential properties.
- (b) New buildings or additions to existing buildings shall not unnecessarily overshadow adjoining residential development including private open space. In this regard, Council may require the submission of shadow diagrams where it considers the proposed development may create the potential for overshadowing.

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.

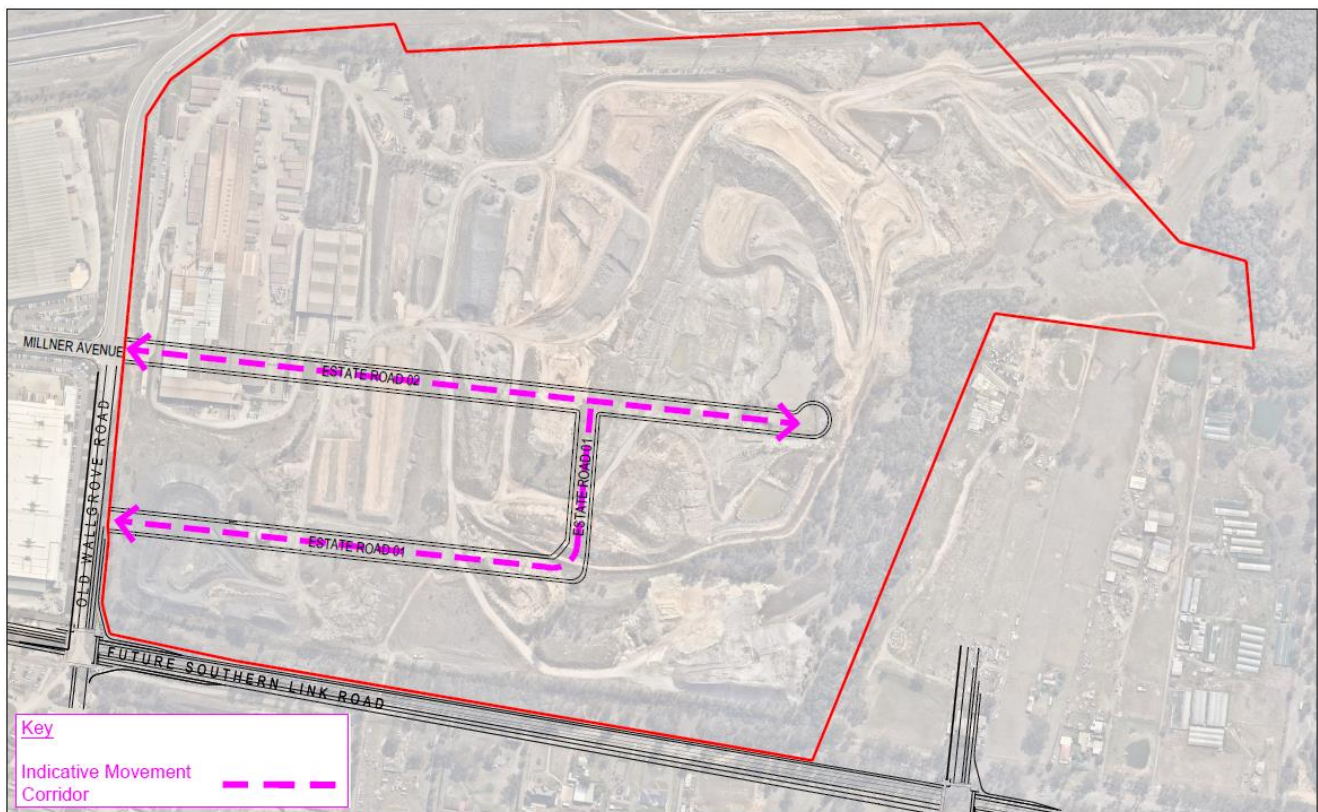
Objectives

- (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) Ensure that the development of the Oakdale East Estate, and the individual lots within the Estate, are consistent with the Western Sydney Employment Area SEPP and the background traffic and transport studies that have informed the development of the Western Sydney Employment Area.
- (c) Create a road network that provides safe and efficient access to the Oakdale East Estate while avoiding unacceptable impacts on Old Wallgrove Road or the broader local road network.
- (d) Provide an Old Wallgrove Road access strategy that gives due consideration to the potential development of the broader Oakdale East Estate and adjacent industrial estates.
- (e) Ensure that the design of industrial development within the Oakdale East Estate can accommodate freight traffic movements.
- (f) To ensure roads balance the needs of pedestrians, cyclists, motorists, heavy vehicles and buses,
- (g) To ensure that roads are designed to accommodate heavy vehicles, and
- (h) 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) Primary access to the Oakdale East Estate shall be provided by the intersection of Old Wallgrove Road & Estate Road 1. Prior to the completion of the Southern Link Road, this intersection will provide for all movements to and from the Estate.
- (b) Further to the completion of the Southern Link Road, the intersection of Old Wallgrove Road & Estate Road 1 shall be restricted to provide for left in / left out only movements at Estate Road 1.
- (c) The layout of the road network for the site is to generally accord with the Indicative Access Plan and Indicative Future Movement Corridor (to be determined/approved pursuant to future approval as shown in **Figure 5**).
- (d) A construction traffic management plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control shall be submitted to and approved by Council's co-ordinator (traffic and transport), prior to the issue of a construction certificate.

Figure 3 – Indicative Access Plan (source: Ason, 2022)



(e) Road design and hierarchy in accordance with **Table 4** and **Figures 6** and **7**.

Table 4 – Road hierarchy and road width

Road Type	Carriageway (metres)	Footpaths (metres)	Total Road Reserve (metres)
Estate Roads (Local)	15.5 metres	Minimum 1.2 metres on both sides of the carriageway	23
Estate Road (Collector extension of Milner Road)	21 metres (including median strip)	Minimum 1.2 metres on both sides of the carriageway	30

- (f) All vehicles must be able to enter and exit the site in a forward direction.
- (g) Intersections must be provided with splay corners measuring a minimum of 6m x 6m.
- (h) 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.
- (i) All estate roads are to be designed in accordance with Austroads guidelines, to accommodate the maximum sized vehicles (B-double trucks).
- (j) 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.
- (k) Future access provisions are to be considered in detail during Development Application stages.

- (l) If appropriate, freight handling facilities are encouraged to be co-located to maximise cooperation between industries with regard to materials handling.
- (m) 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. The Traffic Impact Assessment shall consider the operation of the broader local road network, with the scope of analysis to be determined further to consultation with, and to the satisfaction of, Roads and Maritime Services;
 - (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 4 - Estate Local Road Typical Cross Section (Ason, 2018)

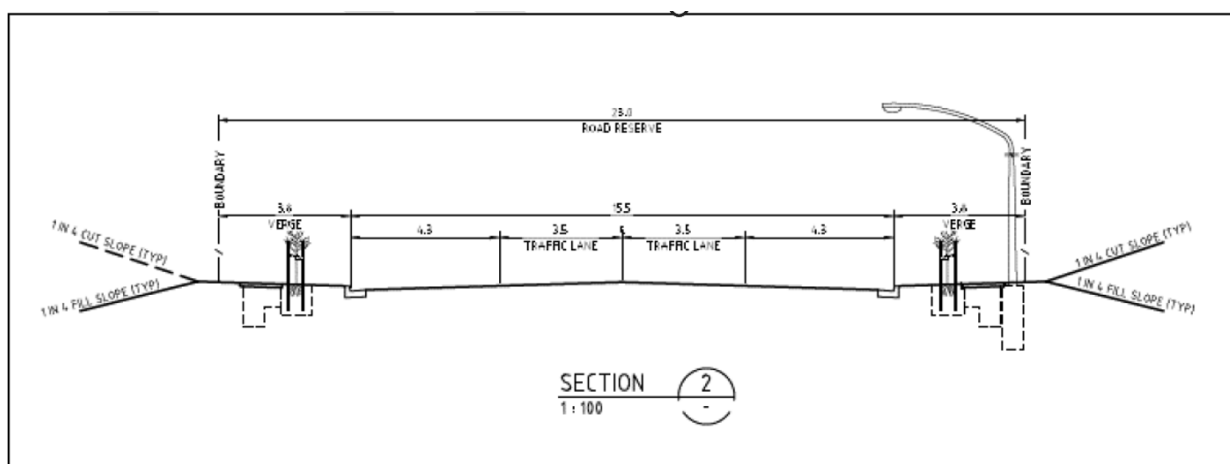
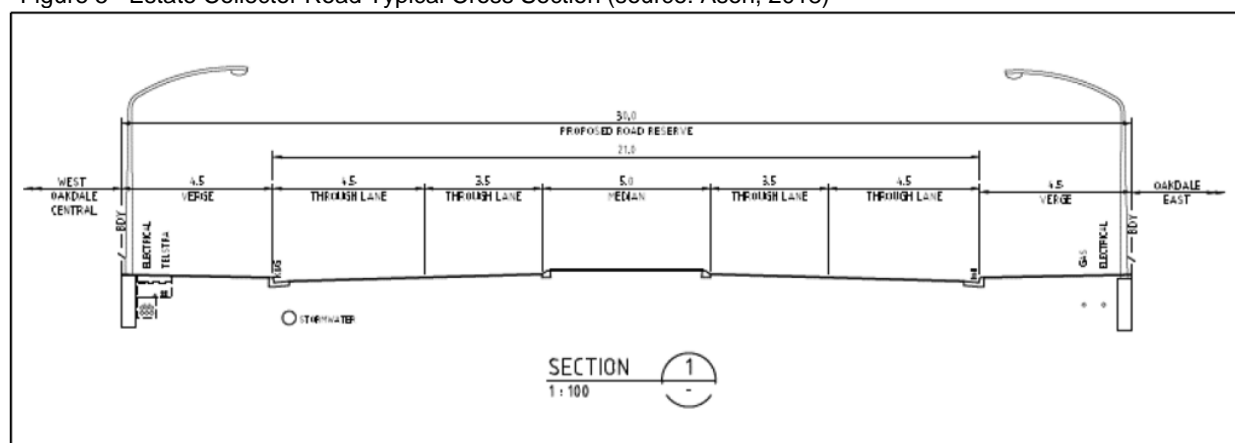


Figure 5– Estate Collector Road Typical Cross Section (source: Ason, 2018)



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.
- (c) Loading bays are to be designed in accordance with the relevant Australian Standards, such as AS2890.2 Parking Facilities – Off Street Commercial Vehicle Facilities.

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

Land use type	Parking Rate
Light industry, general industry (excluding masonry plant facilities), warehouse or distribution centre	1 space per 300m ² of Gross Floor Area (GFA)
Office	1 Space per 40m ² of GFA
Masonry Plant	Parking is to be based on a First Principles Assessment to determine demand.
Garden centres, Plant nurseries, Landscaping material supply and Rural supplies	Determined by parking survey of an existing operating facility of the same characterisation and a similar scale
Freight transport facilities and depots	To be determined by a car parking survey of a comparable facility
Industrial training facilities	1 space per employee plus 1 space per 5 students

Neighbourhood shops	1 space per 40m ² of gross leasable area
Places of public worship	1 space per 2m ² of worship floor area or 1 space per 3m ² GFA (whichever is greater)

Land use type	Parking Rate
Funeral homes	1 space per 6 chapel seats plus 1 space per 40m ² GFA of office space
Timber yards	1 space per 140m ² of yard area plus 1 space per 70m ² of shed/processing area
Takeaway food and drink premises	1 space per 7m ² of GFA
Vehicle sales or hire premises	1 space per 130m ² of GFA and/or site area (where outdoor storage or display is proposed) plus 6 spaces per work bay servicing (if applicable)
Storage yards	Determined by parking survey of an existing operating facility of the same characterisation and a similar scale

- (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.
- (g) All parking areas and access roadways must be provided with a drainage system comprising surface inlet pits. Details of pipe sizes (with calculations) and drainage layouts (including discharge points) must be submitted with future Development Applications.

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 minimise the potential impact of development and other activity upon the aesthetic, recreational and ecological value of the waterway corridors.
- (b) Increase public awareness of the hazard and extent of land affected by all potential floods, including floods greater than the 100 year average recurrence interval (ARI) flood and to ensure essential services and land uses are planned in recognition of all potential floods.
- (c) Inform the community of Council's controls and policy for the use and development of flood prone land.
- (d) Reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.
- (e) Provide detailed controls for the assessment of applications lodged in accordance with the Environmental Planning and Assessment Act 1979 on land affected by potential floods.
- (f) Provide different guidelines, for the use and development of land subject to all potential floods in the floodplain, which reflect the probability of the flood occurring and the potential hazard within different areas.
- (g) Apply a "merit-based approach" to all development decisions which takes account of social, economic and ecological considerations.
- (h) To control development and other activity within each of the individual floodplains within the LGA having regard to the characteristics and level of information available for each of the floodplains, in particular the availability of FRMS's and FRMP's prepared in accordance with the FDM and its predecessor.
- (i) Deal equitably and consistently with applications for development on land affected by potential floods, in accordance with the principles contained in the FDM, issued by the NSW Government.
- (j) To ensure development in the Precinct does not increase flood risk to downstream properties, land uses, and infrastructure.

Controls

- (a) Where development occurs on land identified in the flood maps contained on Council's website 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 must be accompanied by an appropriate engineering statement to determine the extent of the risk and provide guidance as to an appropriate management response. For mainstream flooding, refer to Council's latest flood model through the Developer Agreement Process. For overland flooding, the development should be modelled by a suitably qualified engineering consultant.
- (c) Ensure that any on-site detention systems have sufficient capacity to retain stormwater in accordance with the provisions for Chapter 4 of Fairfield City Council's Stormwater Management Policy – September 2017.
- (d) Provide a stormwater management and maintenance plan for stormwater management systems at DA lodgement providing a description of the infrastructure, responsibility for ongoing management and maintenance, expected timings of maintenance checks, and funding arrangements.

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 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. Any OSD should be designed with sufficient stormwater capacity as to perform in accordance with the performance criteria identified in Council's Stormwater Management Policy 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 the 5, 15, 30, 60, 90, 120 and 540-minute duration storms for the 5 and 100-year ARIs for the total site.
- (d) Provide a management and maintenance plan for stormwater management systems at DA lodgement providing a description of the infrastructure, agency responsibility for ongoing management and maintenance, expected timing of maintenance checks, and funding obligations for repairs.

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.
- (d) Implement measures to collect, treat and manage any seepage waters from basement or underground car parking areas in order to prevent pollution of waters INSW should also be consulted in relation to work being undertaken on the South Creek Corridor Plan to help understand relationships with this area and current work and strategies that could help shape the DCP provisions.

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

Utility	Identified Provider	Concept Figure Reference
Water	Sydney Water	Appendix A – Figure 11
Sewer	Sydney Water	Appendix A – Figure 12
Electricity	Endeavour Energy	Appendix A – Figure 13
Telecommunications	Telstra and Optus	Appendix A – Figure 14
Gas	Jemena	Appendix A – Figure 15

- (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

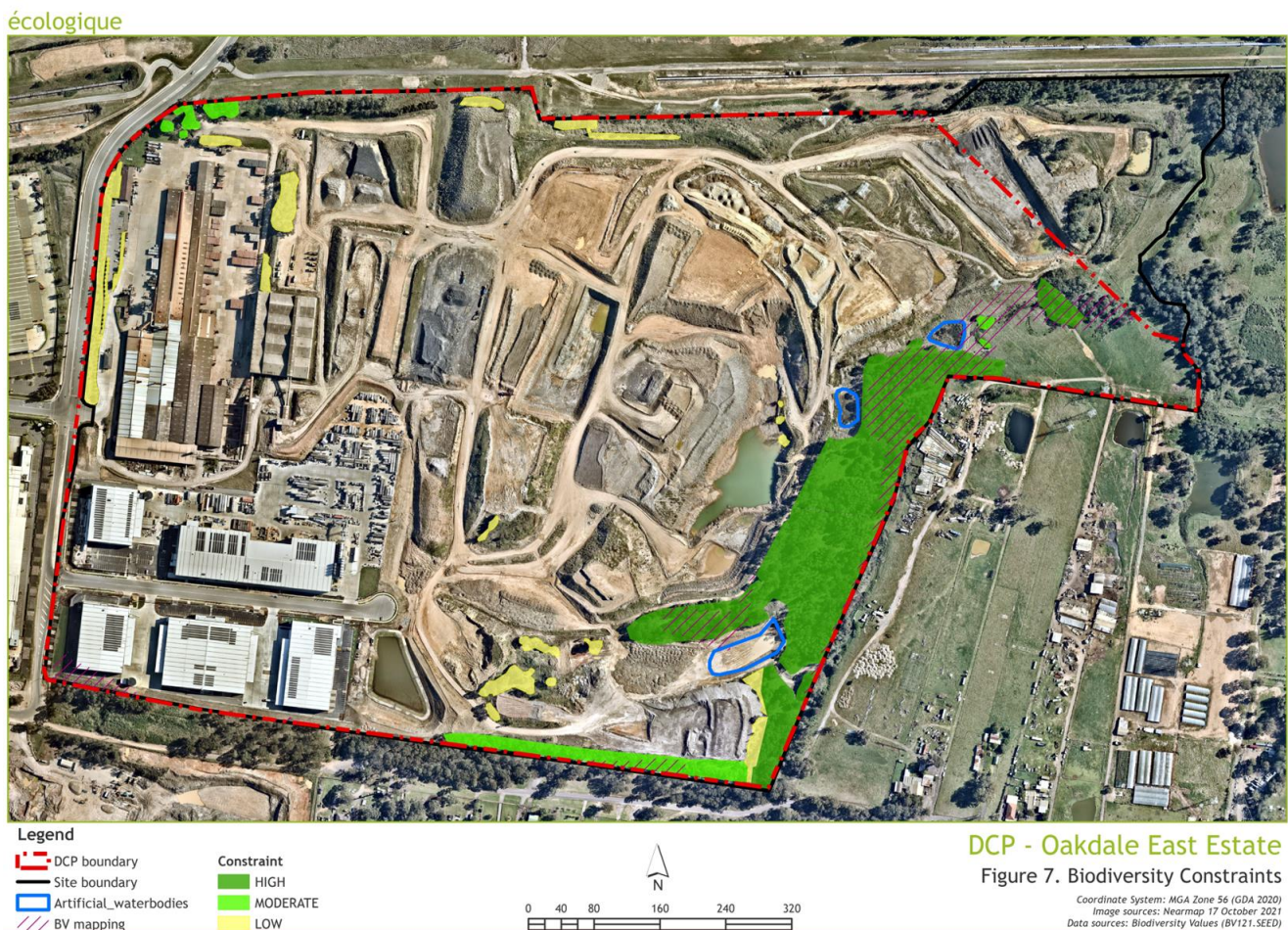
6.1. BIODIVERSITY & RIPARIAN LAND

The DCP area contains land as mapped on the Biodiversity Values (BV) Map as defined by clause 7.3(3) of the *Biodiversity Conservation Regulation 2017* (BC Reg.).

The BV mapping, biodiversity features and values of the DCP area are shown in **Figure 8**, and include:

- Vegetation representative of three threatened ecological communities, “River Flat Eucalypt Forest”, “Cumberland Plain Woodland” and “Swamp-oak Floodplain Forest”;
- Reedy Creek, a second order watercourse that traverses the eastern edge of the site in a south north direction; and
- Three artificially created waterbodies that provide aquatic flora and fauna habitat

Figure 6 – Ecological Constraints Mapping (source: Ecologique, 2022)



Objectives

- To identify, protect and minimise impacts on areas of high ecological value,
- To provide riparian corridors that respond to the location of Reedy Creek,
- Minimise stormwater runoff into creeks or bushland,
- Protect, maintain and promote natural vegetated riparian buffer areas,
- Provide ‘undisturbed’ areas which maximise connection to adjoining areas of remnant indigenous vegetation retained on-site or on neighbouring sites, and
- Maximise the amount of soft landscaped area and planting with local native species on a site, and

Controls

- (a) Clearing of any native vegetation within the DCP area automatically triggers entry into the NSW Biodiversity Offsets Scheme (BOS) and requires the application of the Biodiversity Assessment Methodology (BAM) to assess the impacts of a proposal on biodiversity.
- (b) A Biodiversity Development Assessment Report (BDAR) must be prepared that describes how the development has avoided or minimised environmental impacts and the results of the BAM assessment and calculations.
- (c) Any unavoidable impacts on biodiversity from development shall be offset through the retirement of a credit obligation as calculated by the BAM. The results under the NSW Biodiversity Offset Scheme (BOS).
- (d) Any future development on waterfront land as defined by the *Water Management Act 2000* (WM Act) must consider the Natural Resource Access Regulator (NRAR) 'guidelines for controlled activities on waterfront land -Riparian-corridors' (2018). Waterfront land within the DCP area is shown in **Appendix C. Figure 16**.
- (e) 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.
- (f) Prior to any development works, including subdivision works, being undertaken within the DCP area those areas identified in **Figure 8** 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.
- (g) A Fauna sensitive lighting plan shall be submitted for Future development stages in the DCP works area which will consider light and noise spill into the Riparian area of Reedy Creek. The plan must follow the [National Light Pollution Guidelines for Wildlife \(awe.gov.au\)](http://awe.gov.au).
- (h) A vegetation management plan shall be provided to Council in relation to any future DA and associated BDAR, for the Reedy Creek corridor and is to be provided to Council's satisfaction addressing the following matters:
 - a. Subsequent amendments to the VMP will be required for future development stages in the DCP area.
 - b. On-going habitat management, weed management, and native flora plantings.
 - c. A qualified and experienced ecologist detailing management methods, timeframes and outcomes, including Key Performance Indicators, to undertake the VMP.
 - d. Any revegetation of woodland/ riparian area is to be planted with appropriate species, with local provenance using appropriate species from vegetation communities identified by an ecologist.
 - e. **Compliance with Vegetation Management Plan – maintenance.** All Vegetation Management Plan works shall be maintained throughout the demolition, construction and operational phase of the development in accordance with the approved plan and conditions to ensure restoration of environmental amenity.
- (i) A biosecurity management plan covering the extent of works is to be provided to Council for assessment and approval prior to the issue of a Construction Certificate.

6.2. HERITAGE CONSERVATION

6.2.1. General Provisions

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 9** must prepare a construction management plan (CMP) that includes an unexpected finds protocol. The protocol must include the following methods to manage:
 - (i) 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 Deerubbin 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.

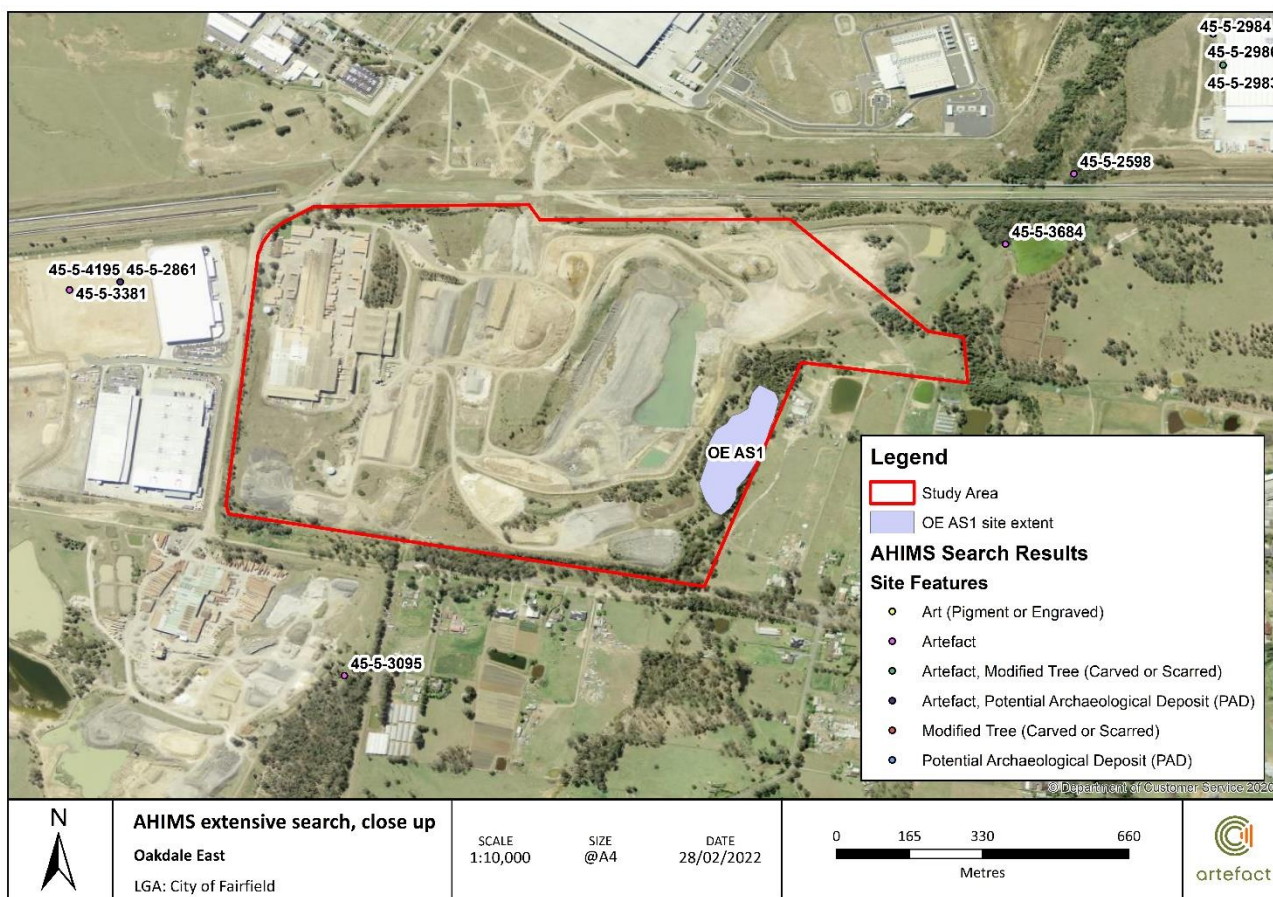
6.2.2. Aboriginal Archaeology

A desktop study of the DCP area conducted by Artefact in 2022 assessed the DCP area for Aboriginal archaeological sensitivity as shown in **Figure 9**.

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.
- The study area is located on land that has been subject to disturbance through vegetation clearance, services and modifications to the pre-existing creek lines. In addition, extensive quarrying has taken place within the study area destroying the original landforms.
- Due to the heavy disturbance by intensive quarrying the study area has been assessed as having nil archaeological sensitivity.
- To the east of the site area is an Aboriginal site, (OE AS1 AHIMS ID pending) comprising an artefact scatter and associated Potential Archaeological Deposit (PAD) adjacent to Reedy Creek in the eastern boundary of the current study area.
- 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 7 – Aboriginal archaeology sensitivity within the study area (source: Artefact, 2022)



Objectives

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

- Development Applications on land identified in an area of potential archaeological sensitivity, including OE AS1, as shown in **Figure 9**, 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).
- Where identified by an Archaeological Survey Report (required by (a) above) Development Applications should be supported by an Aboriginal Cultural Heritage Assessment Report.
- Any works within an area that that may harm Aboriginal objects should apply for consent in the form of an Aboriginal Heritage Impact issued by Heritage NSW, Department of Premier Cabinet (DPC).

- (d) 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 NSW* (Office of Environment and Heritage 2011) and *the Aboriginal cultural heritage consultation requirements for proponents 2010* prepared by DEECW.

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 10**). 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 11**).

Objectives

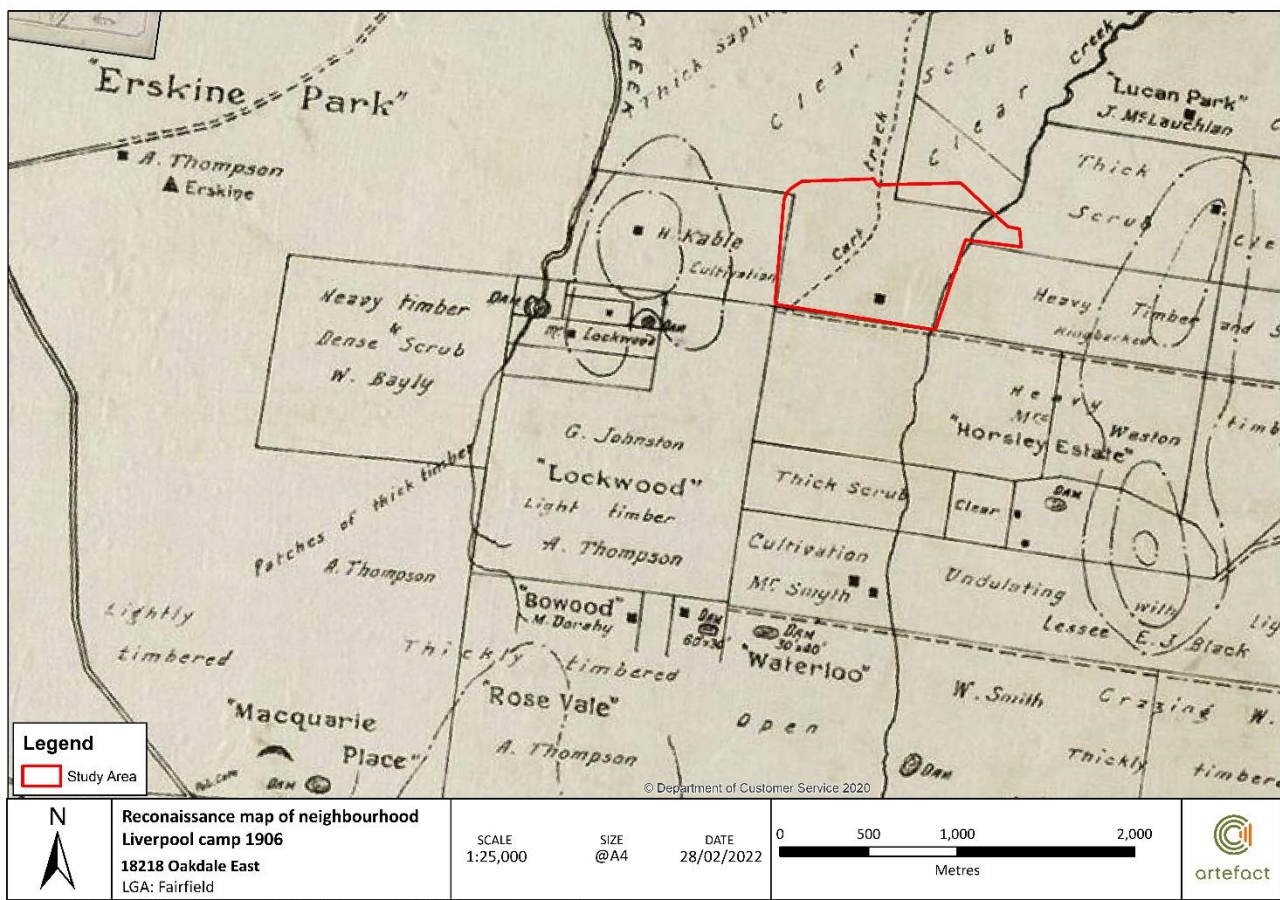
- (a) To identify, document, assess and, where suitable, protect areas or relics of Non-Aboriginal Heritage and Archaeological value.

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.

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Figure 9 – Reconnaissance map of the neighbourhood Liverpool camp (source: Artefact, 2022)



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 must 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.
- (b) 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.

(c) “Operating hours outside of the following hours:

- 7.00am and 6.00pm Monday to Friday
- 7.00am and 12.00pm on Saturday
- No operations on Sunday

must be supported by an acoustic assessment confirming proposed operations meet the relevant criteria”.

(d) To ensure the noise criteria are achieved the construction certificate should include certification by an appropriately qualified acoustical consultant that any acoustic design measures have been satisfactorily incorporated into the development. Validation of the criteria should be provided by an appropriately qualified acoustical consultant and included as part of the Occupation Certificate.

6.5. AIR QUALITY AND ODOUR

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 and odour in the region.
- (b) All development should be designed to avoid, minimise or manage potential air quality and odour impacts, including the appropriate selection of plant and equipment, minimising emissions and the like.
- (c) All development should consider (but are not limited to) the following guidelines when assessing air quality and odour impacts:
 - 1. The Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA 2017)
 - 2. The Technical framework - assessment and management of odour from stationary sources in NSW (EPA Nov2006)

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.
- (c) To ensure development is contributing to the Waste Avoidance and Resource Recovery (WARR) Strategy 2014—21 which sets targets for diverting waste away from landfill and increasing recycling rates,
- (d) To promote circular economy principles that help deliver environmental sustainability, protects and enhances liveability in the urban and built form.

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 and recycling during the operational phase of the development.
- (c) A Waste and Resource Recovery Plan (Plan) should be developed by a specialist in environmental and/or waste management. The Plan should include a vision and strategy for how waste and recycling can be managed in an integrated way across the development. This includes construction through to the operation stage. The Plan should be informed by the following principles which should guide and underpin the planning and design of waste and resource recovery systems.

Design objective 1: Environmental sustainability and best practice.

Developments meet requirements for long-term sustainability and best practice when:

- systems are designed to maximise waste separation and resource recovery including organics.
- innovative and best practice waste management collection systems and technologies are considered and supported where appropriate.
- flexibility in design allows for future changes in waste generation rates, materials collected and methods of collection.

Design objective 2: Effective waste and resource management.

Developments achieve effective waste and resource management when:

- waste services can occur in a seamless and timely manner.
- collection points, street widths and street configurations especially in new subdivisions and precinct developments, allow for waste to be removed safely and conveniently.
- where applicable allow for access onsite for waste collection service vehicles.
- the distance residents have to travel to dispose of waste is minimised.
- functional and convenient storage spaces are provided for waste and recycling, including temporary storage areas for bulky materials like cardboard boxes and bulky household waste, e-waste, household batteries, communal worm farms or composting (when possible).

Design objective 3: Clean, safe and healthy living environments.

Developments protect and enhance the quality of life for the community when:

- negative impacts on amenity for residents, neighbours and the public, such as visually unpleasant waste storage areas, noise from waste collection including traffic noise and bad odours are minimised.
- illegal dumping and litter from bins are minimised through good planning and installation of adequate storage and waste recovery infrastructure and education.
- safe and easy to access waste and recycling storage areas are provided for residents, tenants, building managers and collection contractors.

Design objective 4: Affordability

Developments provide affordable living and working when:

- careful design and construction prevents costly retrofits.
- operational waste management is cost-effective for residents and tenants.

- (d) Any waste generated during demolition and construction needs to be classified in accordance with the EPA's Waste Classification Guidelines and managed in accordance with that classification.
- (e) Any waste stored on site may require the applicant to obtain an Environmental Protection Licence in accordance with the POEO Act 1997 from the EPA for the storage of waste.
- (f) Any waste being removed from the site can only be transported to a site that can lawfully receive that type of waste. The EPA legislation and guidelines should be consulted in relation to this.

6.7. SITE CONTAMINATION

The DCP area is located on a landholding that has supported 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.

Preliminary site investigation indicates that the north-western portion of the site is most likely to have been exposed to contaminants owing to the nature of the use as active quarry. However, additional investigations are required to assess the presence and locations of 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 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.
- (c) To ensure that remediation and management of contaminated land incorporates ecological sustainable development principles including protection and enhancement of the environment for future generations

Controls

- (a) Development Applications are to be consistent with the provisions of State Environmental Planning Policy No. 55 Remediation of Land.
- (b) All subdivision Development Applications shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with State Environmental Planning Policy 55 — Remediation of Land and guidelines made or approved by the NSW EPA under the Contaminated Land Management Act, 1997. The investigation should also be informed by information provided at the time of rezoning the land including any supporting Stage 1 or Stage 2 Investigation.
- (c) Where the Stage 1 Investigation identifies potential or actual site contamination, a Stage 2 Detailed Site Investigation must be prepared in accordance with State Environmental Planning Policy 55 — Remediation of Land and guidelines made or approved by the NSW EPA under the Contaminated Land Management Act, 1997. The Stage 2 Detailed Site Investigation must include at a minimum, an assessment of soil and groundwater, and where required, assessment of other environmental media.
- (d) A Remediation Action Plan (RAP) will be required for areas where contamination has been identified or contains contaminants at levels that may pose a risk to human health and the environment. If necessary, the consent authority can require or engage a NSW contaminated site auditor accredited by the EPA to review the works including the RAP and prepare a Part B Site Audit Statement and Site Audit Report to certify if the land will be suitable for the intended use subject to any remediation plans.
- (e) All investigation, reporting and identified remediation works must be undertaken in accordance with the following policy and guidelines. This include but should not be limited to the following:
 - 1. *Councils protocols/Policies — Management of Contaminated Lands*
 - 2. *State Environmental Planning Policy 55 Remediation of Land*
 - 3. *EPA Sampling Design Guidelines (NSWEPA 1995)*
 - 4. *Guidelines for the NSW Site Auditor Scheme (3rd edition) (NSW EPA 2017)*
 - 5. *Guidelines for Consultants Reporting on Contaminated Sites (NSW OEH 2014)*
 - 6. *Guidelines for the Assessment and Management of Groundwater Contamination (NSW DEC 2007)*

7. *The National/ Environment Protection (Assessment of Contamination) Measure 1999 (as amended 2013, NEPC 2013)*
8. *Australian and New Zealand Guidelines for Fresh and Marine Water quality (ANZG 2018)*
9. *Australian and New Zealand Guidelines for Fresh and Marine Water quality - Water Quality for primary industries (ANZECC 2000)*

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).
- (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 defensible 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 on line mapping system, “*check if you’re bushfire prone*” at 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 referred to in (a) above.
- (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

This report is dated **25 May 2022** and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Goodman (**Instructing Party**) for the purpose of Development Control Plan (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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 LAYOUTPLANS

Figure 10 – Water Delivery Concept Strategy (source; AT&L; 2022)

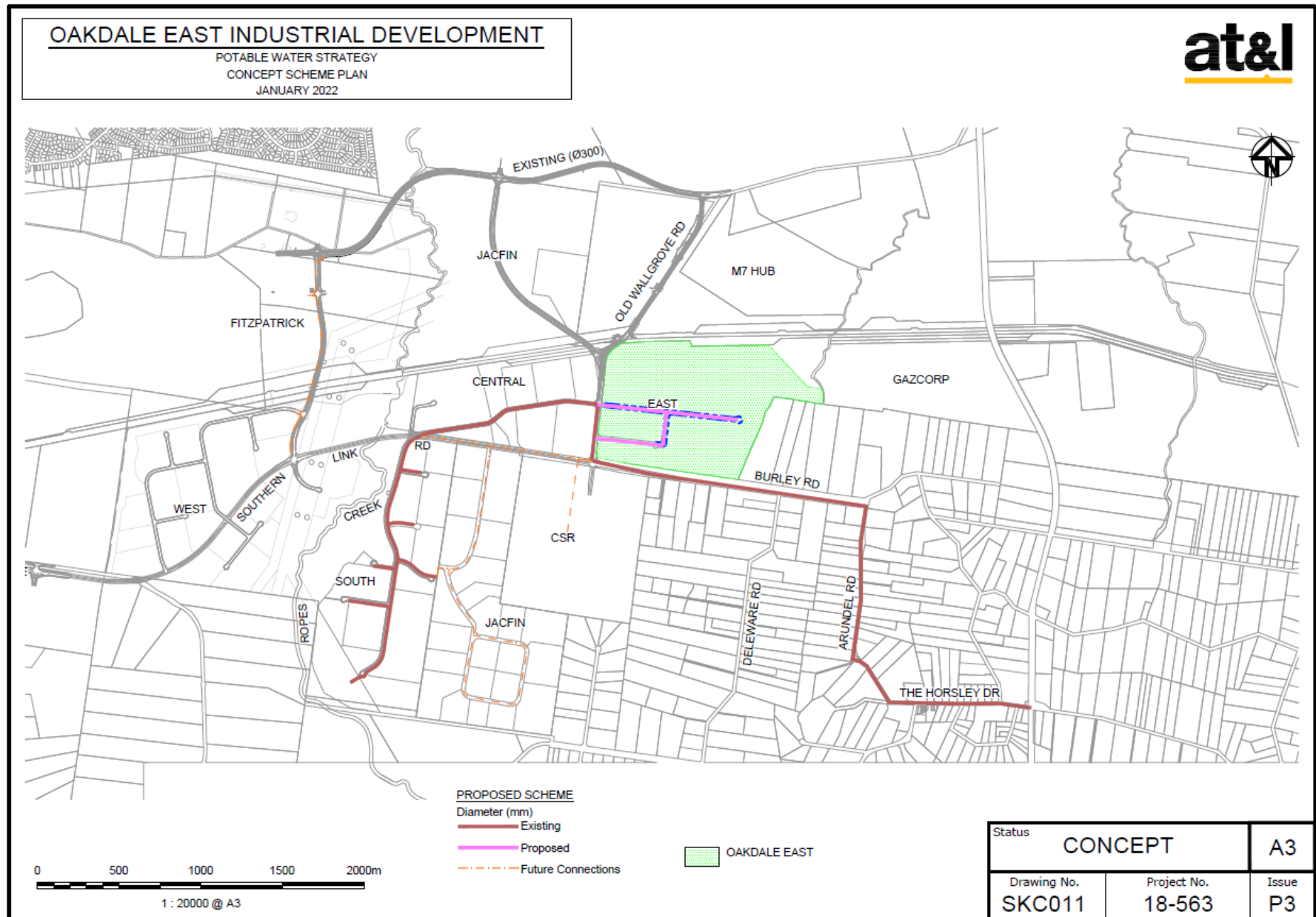


Figure 11 – Sewer Delivery Concept Strategy (source: AT&L; 2022)

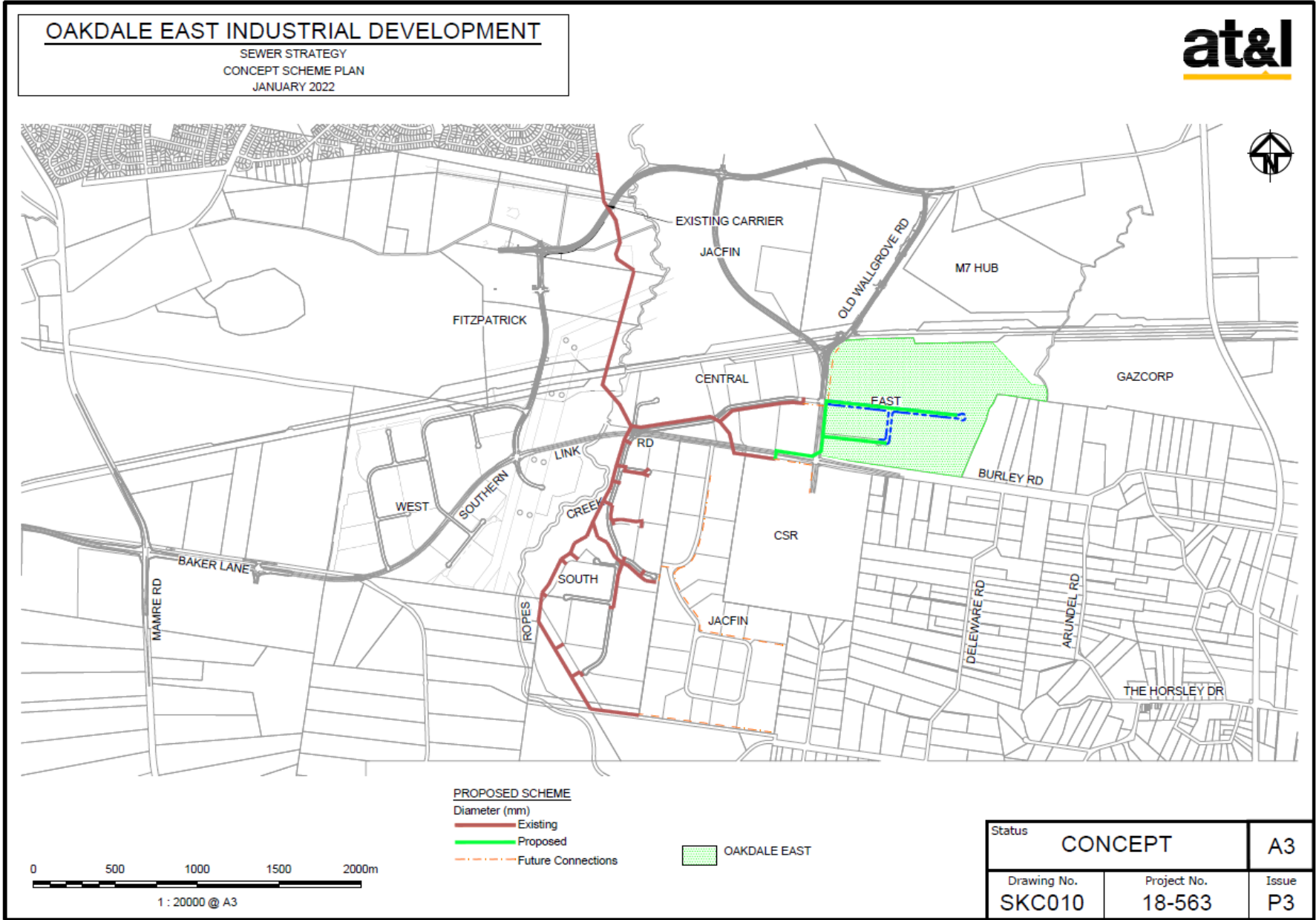


Figure 12 – High Voltage Delivery Concept Strategy (source AT&L; 2022)

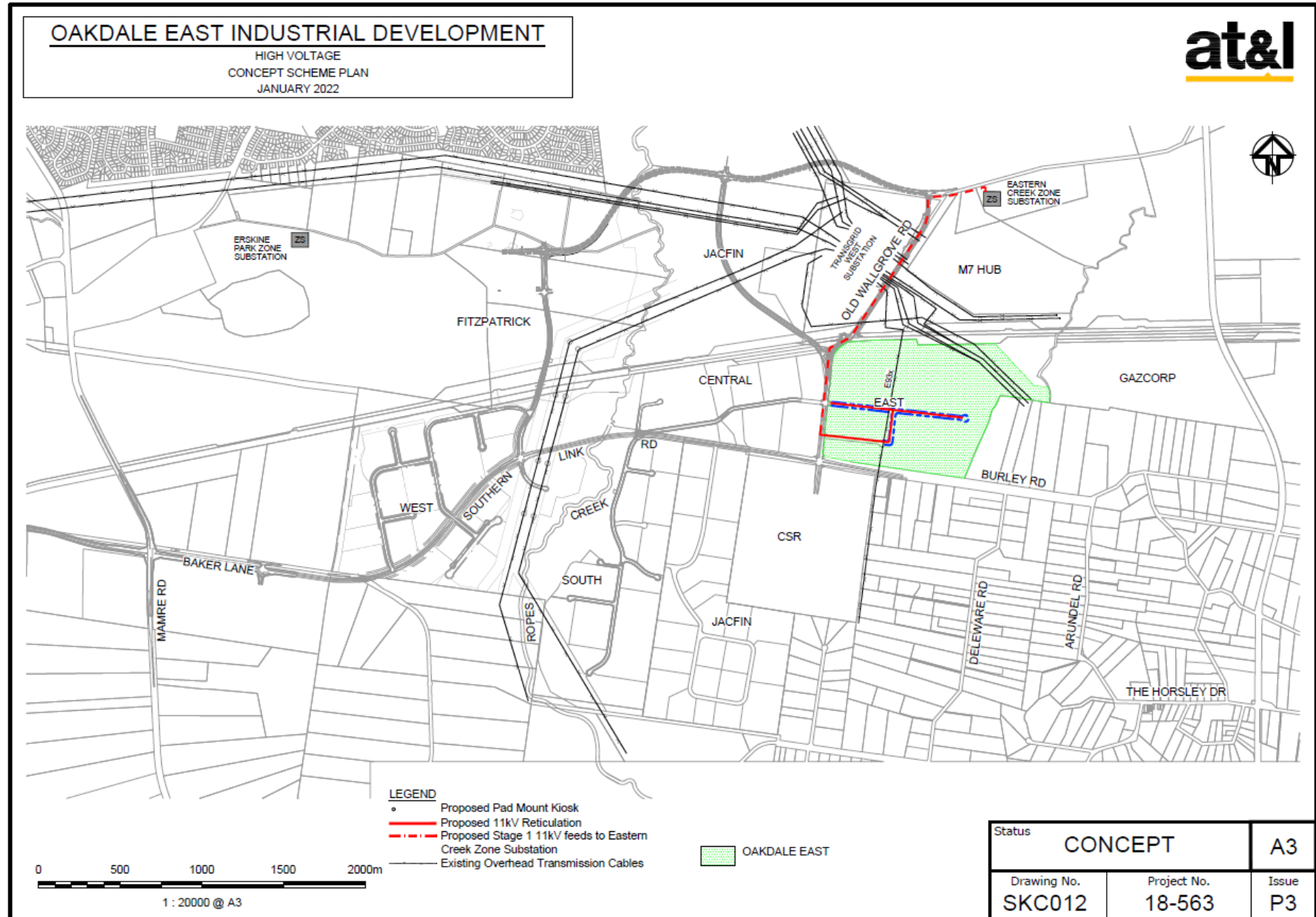


Figure 13 – Telecommunications Concept Strategy (source: AT&L; 2022)

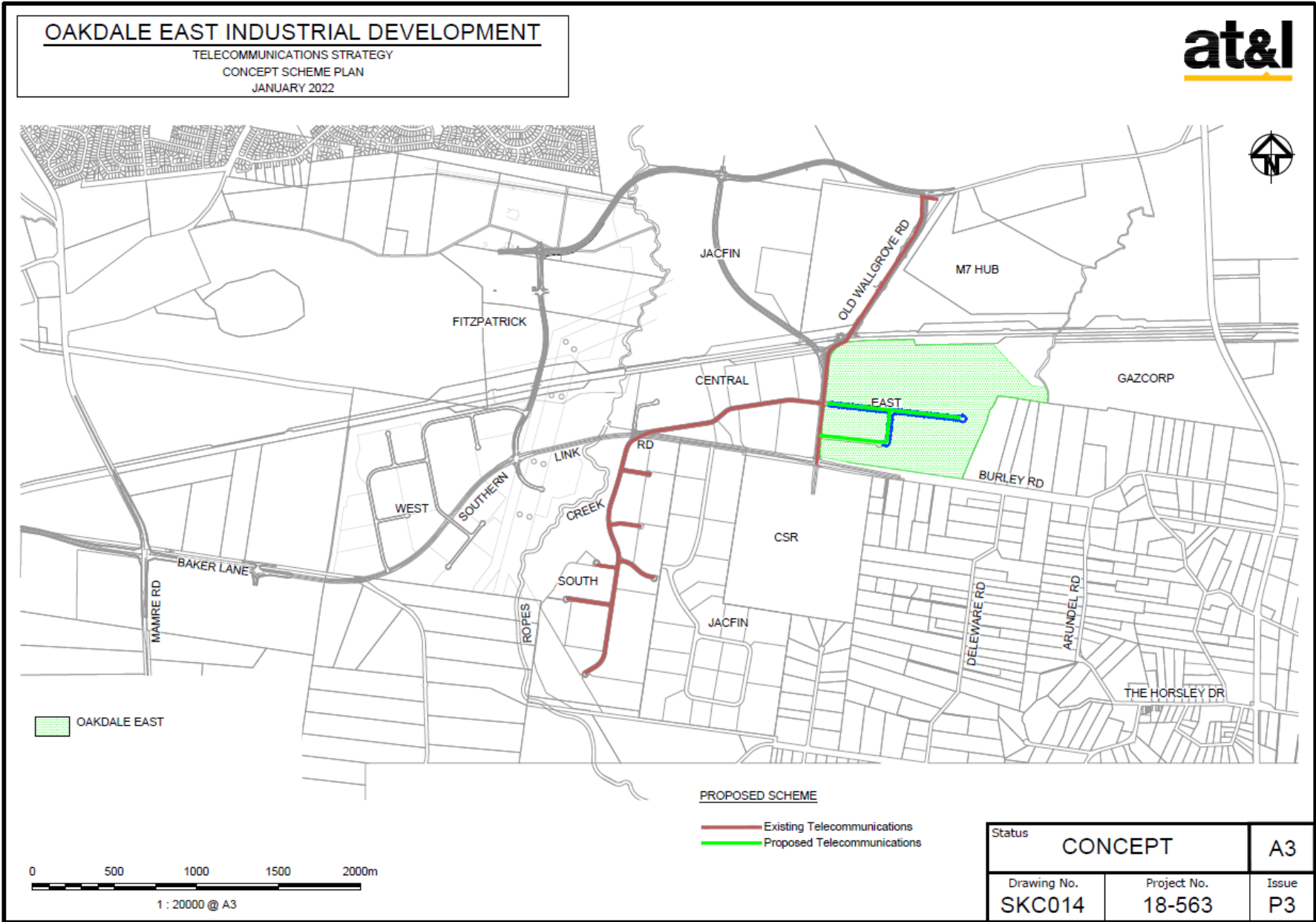
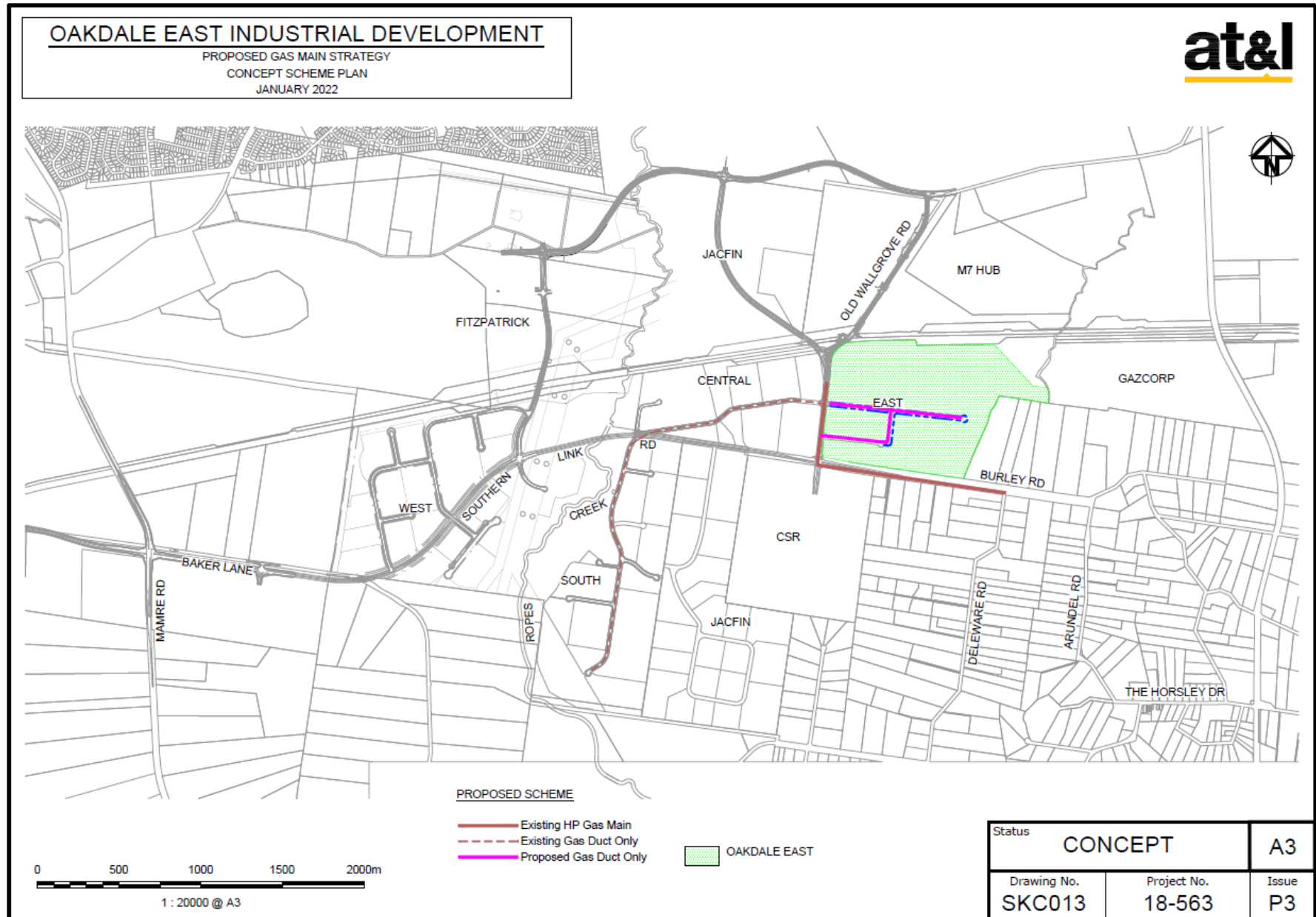


Figure 14 – Gas mains extension Concept Strategy (source: AT&L; 2018)



APPENDIX B REEDY CREEK RIPARIAN & WATERFRONT LAND

Figure 15 – Riparian Corridors and Controlled Activity Areas (source: Ecologique; 2022)

écologique



Legend

-  DCP Boundary
-  Waterfront land
-  Reedy Creek
-  20m riparian width

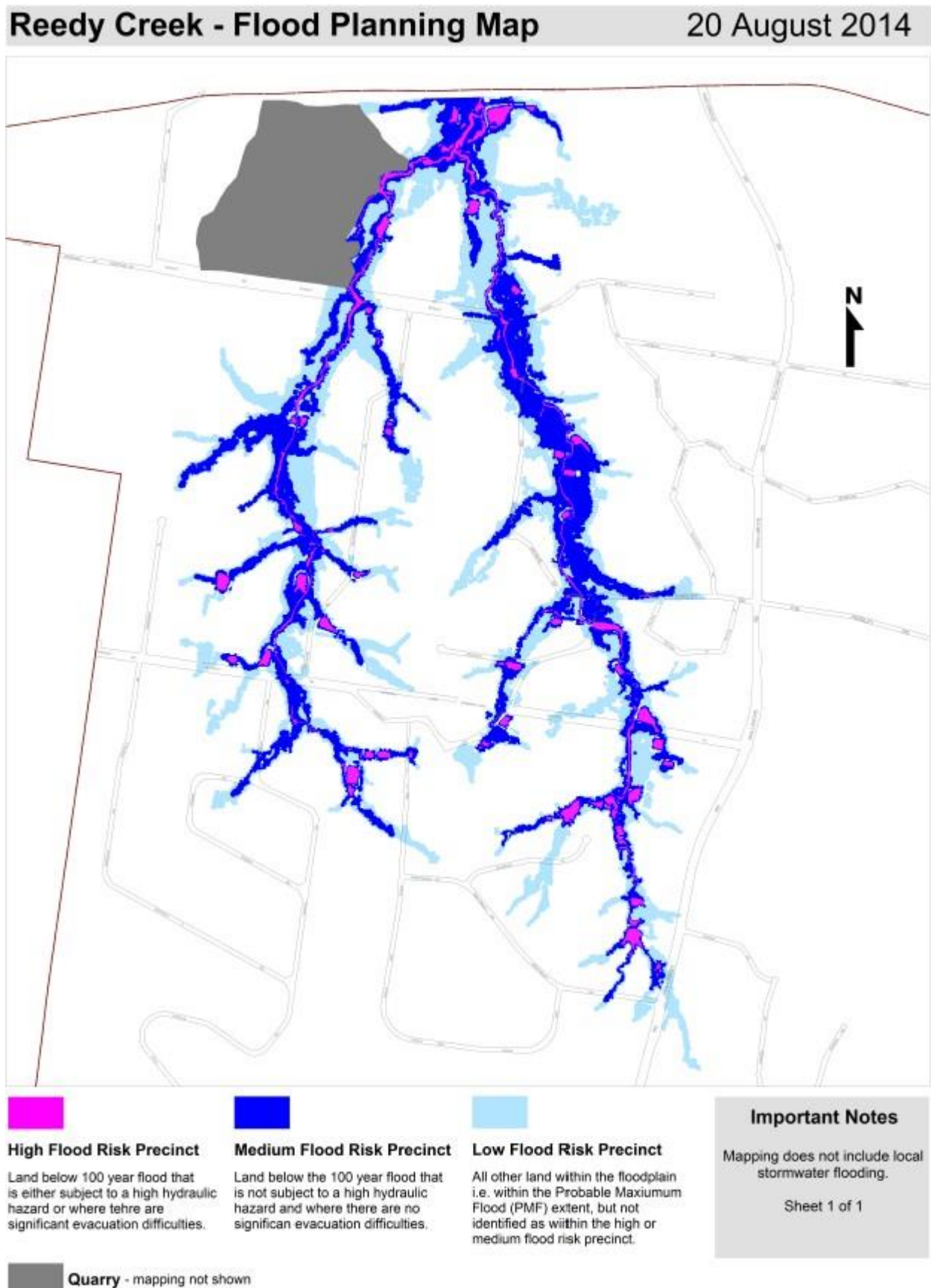
DCP - Oakdale East Estate

Figure 16.
Waterfront land & riparian corridors

Coordinate System: MGA Zone 56 (GDA 2020)
Image source: Nearmap 17 October 2021

APPENDIX C REEDY CREEK FLOOD RISK MAP

Figure 16 – Reedy creek flood mapping



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



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