

In reply please quote: 24/15536

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Industry Assessments  
NSW Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

**Response to submissions on SSD-71144719 – ESR Horsley Logistics Park at 3 Johnston Crescent, Horsley Park**

Dear Penny White,

Council is in receipt of the above-mentioned state significant development application proposing to construct two warehouse and distribution buildings at the premises of 3 Johnston Crescent, Horsley Park.

Based on the review of the applicant's response to submissions and its supporting technical report, Council officers find that items A, B, C, D, E & G raised in the Council's EIS letter have been adequately addressed. Clarification is needed regarding the proposed vault systems shown in the landscape plan.

**1. Landscaping**

The landscape plans reveal that vault systems are acceptable for trees in the carpark area although it appears these may be undersized with just 400mm of growing medium for the 'Cupaniopsis anacardioides' which have deep and widespread roots. The depth of a growing medium allows for stability of the tree and ensures it will not become a hazard in future to achieve optimum longevity. The applicant is to confirm that a qualified supplier of the vault system will be consulted for the appropriate sizing and depth of the vaults designed to be catered for each species of trees.

Furthermore, 'L.SK.301' notes on all drawings of the detailing trees in the 'vaults' that the A horizon is '*Structural soil 400mm thick (Benedicts or similar) OR proprietary root vault system*'. The applicant is to confirm whether that this is a typo and that it is both a vault system AND soil as it would be required to fill the vault. Applying just a structural soil removes the intention of a 'vault' essentially giving it no space therefore a proper soil profile with supporting nutrients is required for the longevity of the tree.

It is noted that Sydney Water also require a clear space around manholes to set up a tripod for their works, it is recommended to set back the planting away from this in accordance with Sydney Waters specifications.

## 2. Waste Management conditions

The following waste management conditions must be complied with:

**A. Details of compliance must be demonstrated to Council prior to the issue of a Construction Certificate:**

- Each of the waste storage and collection room/s provided for the respective tenancies (Warehouse A1, A2 & B) to accommodate the following infrastructure:
  - Be located within close proximity to the integrated on-site waste loading bay.
  - Be of sufficient size to accommodate the entire bin allocation responsive to the volumes anticipated for the waste and recycling streams. The proposed bins (3m<sup>3</sup>) and supporting infrastructure is to be clearly displayed on architectural plans.
  - Accommodate the infrastructure and area requirements to support a maximum service frequency of three times weekly.
  - Accessed via dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening width of 1800mm.
  - 200mm clearances to be provided between bins for manoeuvrability.
  - Room enclosed, walled, and not permit through access to other on-site infrastructure.
- A bulky waste storage and collection room to be located within close proximity to the integrated on-site waste loading bay. The room is to:
  - Accommodate a minimum unobstructed internal area based on 4m<sup>2</sup> for developments up to 1000m<sup>2</sup>.
  - Accessed via dual, 180-degree, outwards opening, self-closing sealed doors with a minimum opening of 1800mm and minimum internal width of 1800mm.
  - Room enclosed, walled, and not permit through access to other on-site infrastructure.
- All integrated on-site waste and recycling storage, and collection infrastructure to incorporate the following infrastructure, including but not limited to:
  - Integrated wholly within the developments-built form to support an enhanced urban design outcome.
  - Room to be free from internal pylons, obstructions and other external services.
  - Permit safe, efficient, and unobstructed work practices for assigned uses and waste collection staff.
  - Mechanical ventilation.
  - Automated lighting.
  - Hot and cold-water taps.
  - Bunded wash bays.
  - Drainage connected to the sewer.
  - Minimum unobstructed internal height clearance of 2700mm.
  - Water proofing through all intersections and extend 1200mm high on walls.
  - Doors locked through a restricted key arrangement.

- The Waste Management Plan (WMP) to be updated to include the revised infrastructure and service arrangements proposed for the site outlined above.
- B.** Prior to the issue of an Occupation Certificate the following is to be submitted to and approved by Fairfield City Council:
- Councils Waste and Resource Recovery Department to conduct a site inspection of the on-site infrastructure. The inspection to review the infrastructure to support a safe and efficient waste collection service in accordance with the stamped plans and Councils policy provisions.

If you would like more information regarding this letter, please contact the undersigned on 9725 0878.

Yours sincerely



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