

Table 1. Response to Issues

Issues	Response
<p>Required Studies & Documents</p> <ul style="list-style-type: none"> • A Water Quality Management Plan (refer to Water NSW website for current recommended practice guidelines). • Indicative subdivision layout plan which includes lot boundaries, access, building envelopes and water detention and water quality facilities. • A Flora and Fauna Assessment including a site inspection by a qualified ecologist- a further Biodiversity Assessment Method (BAM) maybe required depending on the findings of the Flora and Fauna Assessment. • Bushfire Study in accordance with the Planning for Bush Fire Protection 2019. • Preliminary Contamination Assessment in accordance with Managing Land Contamination Guidelines • A detailed Aboriginal Archaeological Assessment of all Potential Archaeological Deposits which includes consultation with the local Aboriginal community through the applicable Local Aboriginal Land Council should be submitted with the planning proposal scoping report. • A Traffic Study which addresses previous raised issues by TfNSW 	<p>The following required studies and documents have been submitted with the planning proposal:</p> <ul style="list-style-type: none"> • Water Cycle Management Strategy provided as Appendix 2; • Indicative subdivision layout plan which includes lot boundaries, access, building envelopes and water detention and water quality facilities provided as Appendix 1; • Flora and Fauna Assessment provided as Appendix 6; • Bushfire Protection Assessment provided as Appendix 9; • Preliminary Site Investigation provided as Appendix 7; • Aboriginal Due Diligence Report provided as Appendix 5; and • Traffic and Parking Impact Assessment report provided as Appendix 4.
<p>Key Issues</p> <ul style="list-style-type: none"> • A robust demonstration that issues identified through the previous planning proposal is required through technical studies, indicative plans and proposed zoning • A Water Quality Management Plan is required to demonstrate how stormwater is to be managed and treated on site and how the proposal is able to achieve a neutral or beneficial effect on water quality. 	<p>A robust demonstration of the issues identified in the previous planning proposal (Dossie Street) is included within the technical studies required as per the alongside point. The issues have also been considered for the preparation of the inductive subdivision plans and proposed zoning.</p> <p>In line with the above issue (Required Studies & Documents) a Water Quality Management Plan and Traffic Study has been prepared to address the required criteria.</p>

Table 1. Response to Issues	
Issues	Response
<ul style="list-style-type: none"> A Traffic Study is required to provide a detailed look at potential solutions to address the previously raised concerns over the capacity of the local road network for additional industrial traffic and particularly addressing the impacts on the intersections with Finlay Road and Hume Street. Supporting technical studies should be prepared and submitted with the planning proposal (Scoping Report). Planning proposal must be submitted via the Planning Portal. After submission an invoice for the commencement fee will be issued. 	<p>This Planning Proposal is supported and is submitted with technical studies.</p> <p>In line with Councils requirements a specific Scoping Report has not been prepared.</p>
<p>Advice as discussed</p> <p>Related previous planning proposal (Dossie Street PP) (REZ/0007/1819) was never completed due to a range of outstanding issues raised by State agencies. These issues include:</p> <ul style="list-style-type: none"> Transport for NSW concerns over the capacity of the existing local road network to accommodate additional industrial traffic. Heritage NSW requirement for a full Aboriginal Cultural Heritage Assessment Water NSW concerns over the sloping nature of the site and resulting water quality impacts <p>These outstanding issues require addressing before any rezoning of this site can proceed.</p> <p>The site is identified in the Employment Lands Strategy as part of the wider Tait Crescent area which identifies the current rural zoning as no longer appropriate in the long term given surrounding land uses. The Strategy recommends a review of the rural zoning be undertaken to IN1 General Industrial to facilitate subdivision and use of the lots for more general employment land.</p>	<p>The following has been undertaken in order to address the outstanding issues raised within the related previous planning proposal:</p> <ul style="list-style-type: none"> Traffic and Parking Impact Assessment report provided as Appendix 4. Aboriginal Due Diligence Report provided as Appendix 5; and Water Cycle Management Strategy provided as Appendix 2.

Table 1. Response to Issues	
Issues	Response
<p>KW identified that the western triangle of industrial zoned land on the opposite side of Lockyer Street was rezoned from RU2 Rural Landscape as an Erratum Amendment.</p> <p>MS presented a short PowerPoint presentation with some very initial ideas on how the site might be developed for industrial warehousing units primarily between 1,000sq.m and 5,000 sq.m in area. The indicative plan includes 10 warehouses with an approximate Gross Floor Area of 107,000 sq.m. It was confirmed that a deep dive into the technical studies has not been undertaken yet. The site has the potential to leverage its proximity to Canberra and Sydney and respond to increasing rents in western Sydney. Market research has identified a demand for the mid-sized units proposed.</p> <p>KW advised that the site represented a logical expansion of industrial land and is supported by the Employment Land Strategy. The principle of industrial development on the site is acceptable but demonstration that the identified constraints can be sufficiently addressed to the satisfaction of Council and State agencies is required.</p>	
<p>Water</p> <p>The subject site is within the Sydney Drinking Water Catchment and as such additional considerations apply.</p> <p>Due to sloping nature of the site, drainage channel and intensification of use, Water NSW have raised significant concerns in relation to water quality impacts on the previous proposal. These impacts will relate to all permissible uses within the proposed IN1 General Industrial zone. The development will likely to require extensive on-site water detention for both stormwater and water quality treatment and the detail on how this will be achieved will be required by Water NSW at the proposal stage.</p> <p>MS advised that they could address the water quality impacts through a site-specific DCP chapter and implemented through the DA stage.</p>	<p>The planning proposal demonstrates that the quantity and quality of water can be managed within the proposed development in the form of a Water Cycle Management Strategy.</p> <p>This is discussed further in section 6.3.2 of the report.</p>

Table 1. Response to Issues	
Issues	Response
<p>KW advised that Water NSW will require the detail on how the proposal seeks to meet the water quality requirements in the SEPP and Ministerial Direction 3.3- Sydney Drinking Water Catchments. Early detail is essential and changes can be instigated at the proposal stage to resolve issues such as appropriate zoning to provide suitable buffer distances from the watercourse. Whilst a site specific DCP chapter could help to resolve issues coming through the DA process this does not address complying development which can be undertaken on the site once rezoned IN1 General Industrial and connected to Goulburn's reticulated water and sewer network.</p> <p>MS suggested the site could be added to the excluded sites.</p> <p>KW advised that Water NSW are a concurrence authority and the development will be required to meet their standards. This may require an 88b restriction on the title.</p> <p>KW advised that the proponent engage with a water cycle consultant to start working through the issues raised by Water NSW in the previous planning proposal.</p> <p>KW cautioned that the LGA has a user pays model in relation to water connection charges which are largely higher than Sydney. This is due to the Council being responsible for all the water and sewer services in the LGA. The charges within the Development Serving Plan should be investigated prior to lodging a planning proposal.</p> <p>The contact for Water NSW is Stuart Little at Stuart.Little@waterNSW.com.au</p>	
Transport for NSW	<p>Transport for New South Wales were consulted following the Pre-DA and provided the following points for consideration. These have been considered in the drafting the Traffic Impact Assessment (TIA):</p>

Table 1. Response to Issues

Issues	Response
<p>Issues raised by Transport for NSW (TfNSW) through the previous planning proposal must be addressed. An example of local network issues in the area was demonstrated through a refusal of a DA for a truck depot nearby. A detailed look at potential solutions to address the previously raised concerns over the capacity of the local road network for additional industrial traffic and particularly addressing the impacts on the intersection with Finlay Road and Hume Street is required. Proponent is advised to focus on the transport issues as a priority because solutions may be expensive or potentially unachievable.</p> <p>A suitably qualified traffic consultant should be engaged in the first instance as impacts on the road network could have significant impacts on site developability and viability.</p> <p>It should also be noted that Lockyer Street has an 8t vehicle weight limit and 5.5m vehicle height limit.</p> <p>The contact for Transport for NSW is Andrew Lissenden at: andrew.lissenden@transport.nsw.gov.au</p>	<ul style="list-style-type: none"> • TfNSW agrees that the Sowerby St/Hume St and Finlay St/Hume St intersections are the most relevant intersections that will require a SIDRA model to determine the impacts of the development during times of peak activity. <ul style="list-style-type: none"> ◦ The model will need to account for impacts on weekdays, weekends and holiday periods. ◦ The base model will need to be calibrated with on-site observations. ◦ The proponent will need to discuss the access arrangements and changes to the existing load and size restrictions on Lockyer St with Council. It appears that the proposed development would not work with the current arrangement (no vehicles over 8T and over 5.5m). ◦ A road safety assessment including details on crash history and a sight distance assessment at the local road connections with Hume St will be required. • TfNSW would also like a SIDRA analysis of the Hume Street/Hume Highway roundabout to ensure that the performance of this intersection will remain satisfactory post-development. • TfNSW has reviewed the traffic volume data from the counter on the Hume Highway that is located 650m east of George Street in Marulan. This counter shows an approximately 20% increase on normal weekday volumes and weekend volumes during the winter holiday period.

Table 1. Response to Issues

Issues	Response
	<ul style="list-style-type: none"> ○ TfNSW believes that traffic volume counts during the upcoming July school holiday period would be highly desirable. However, if actual holiday period counts are not attainable, adding 20% to normal volumes would be acceptable in the TIA. • A weave analysis on the approach to the Sowerby St/Hume St intersection needs to be undertaken to confirm that potential traffic can merge across the lanes and into the right turn bay. • Trip distributions will need to be justified. <p>A Traffic and Parking Impacts Assessment has been undertaken which addresses the issues raised by TfNSW.</p> <p>The issues raised by TfNSW have been assessed and mitigating measures are provided. This is discussed in full in section 6.3.2 of this report.</p>
<p>Additional requirements and studies</p> <p>A further review of the previous planning proposal (REZ/0007/1819) (as it relates to the subject site) subsequent to the pre-lodgement meeting, has identified additional studies and requirements to be submitted with the planning proposal scoping report, explained below.</p> <p><u>Contamination</u></p> <p>The site has been identified as potentially contaminated as a result of previous land uses. A Preliminary Site Investigation was submitted with the previous planning proposal but this is more than 3 years old and will require updating. In addition, aerial photography has identified large amounts of fill have been imported onto the site- not clear whether this fill has been certified.</p>	<p>In line with the above issue (Required Studies & Documents), the following technical studies support this planning proposal:</p> <ul style="list-style-type: none"> • Preliminary Site Investigation; • Flora and Fauna Assessment; • Aboriginal Due Diligence Report; • Bushfire Protection Assessment; and • Biosecurity. <p>All required supporting documents have been provided at this stage to allow for a timely processing of the Planning Proposal.</p>

Table 1. Response to Issues	
Issues	Response
<p>A Preliminary Site Investigation- Contamination will be required to prepared in accordance with <i>State Environmental Planning Policy No 55—Remediation of Land</i> and the <i>Managing Land Contamination Guidelines</i> and submitted with the planning proposal scoping report.</p> <p><u>Biodiversity</u></p> <p>An ecological constraints assessment was undertaken for the site by Ecoplaning (Jan 2019) which considered existing vegetation on the majority of the site to have low ecological value for fauna. However a more detailed assessment provided by Councils Biodiversity Officer identified a small patch of heavily degraded Box Gum woodland in the south eastern corner of the site.</p> <p>An ecological assessment is a valid evidence base for a planning proposal and DA for a period of 5 years. The existing ecological constraints analysis is three years old and could in theory be resubmitted with the planning proposal submission with consent from Eco planning (due to copyright). Even if this assessment is resubmitted or an new Flora and Fauna Report provided, further more detailed biodiversity assessments may still be required depending on what is revealed on site.</p> <p>A Flora and Fauna report should be submitted with the planning proposal scoping report.</p> <p><u>Aboriginal Cultural Heritage</u></p> <p>An Aboriginal Cultural Heritage Due Diligence Assessment was prepared for the previous planning proposal which identified areas where no physical works could commerce without further archaeological studies and an Aboriginal Heritage Impact Permit. Heritage NSW's referral included a requirement to prepare a detailed Aboriginal Archaeological Assessment of all Potential Archaeological Deposits prior to the planning proposal proceeding. It should be noted that Heritage NSW did not consider DCP controls to be sufficient.</p>	

Table 1. Response to Issues	
Issues	Response
<p>A detailed Aboriginal Archaeological Assessment of all Potential Archaeological Deposits which includes consultation with the local Aboriginal community through the applicable Local Aboriginal Land Council should be submitted with the planning proposal scoping report.</p> <p><u>Bushfire Assessment</u></p> <p>The site is mapped as Bushfire prone land and therefore the planning proposal must meet Ministerial Direction 4.3- Planning for Bushfire Protection. This direction requires regard to be had to <i>Planning for Bushfire Protection 2019</i> which requires the preparation of Strategic Bushfire Study which includes the components listed within Table 4.2.1 of this document.</p> <p><u>Biosecurity</u></p> <p>The Aviagen Chicken Hatchery is located adjacent the subject site at 26 Lockyer Street and the company have raised objections to previous proposals and DA's in south Goulburn. The concerns raised relate to potential biosecurity risks resulting from any development or increased traffic movements in the vicinity of their site. This potential issue will require addressing through a planning proposal and supporting documentation.</p> <p>It is important to ensure that all required technical supporting documents are submitted with a planning proposal to ensure timely assessment and to avoid delays. A planning proposal of this scale which is accompanied by the full suite of requested technical documents is anticipated to take 18 months to 2 years to complete.</p> <p>The Department of Planning and Environment seeks to complete a planning proposal process within 1 year from the gateway determination.</p> <p>Planning proposals which are submitted without the full suite of requested supporting documentation to determine the site and strategic merit of a proposal will be returned to the applicant and not submitted to the Gateway.</p>	