

Fairfield City Council

These plans are to be read in conjunction with the MODIFIED development consent DA No. MA 893.9/2013, dated 12 May 2021

NOTE: This is not an approval to erect/demolish a building under Section 80 of the Environmental Planning and Assessment Act, 1979, as amended.



Project Number 15-001115.17

Total Basin Volume

Site	C _u	R _u (m ² /yr)	Total catchment area (ha)	Settling zone volume (m ³)	Sediment storage volume (m ³)	Total basin volume (m ³)
1	0.50	32.2	4.33	687.13	177	864.13
2	0.50	32.2	4.33	687.13	177	864.13
3	0.50	32.2	9.12	1468.32	372	1840.32
4	0.50	32.2	3.19	513.59	130	643.59

Site area	1	2	3	4	Remarks
Total catchment area (ha)	4.33	4.33	9.12	4.17	
Disturbed catchment area (ha)	4.33	4.33	9.12	4.17	

Soil analysis	1	2	3	4	Remarks
% sand (fraction 0.075 to 0.075 mm)	33	33	33	33	
% silt (fraction 0.075 to 0.075 mm)	67	67	67	67	
% clay (fraction finer than 0.075 mm)					
Dispersion percentage					
% of which soil dispersible					
Soil Texture Group	F	F	F	F	

Rainfall data	1	2	3	4	Remarks
Design rainfall depth (mm)	85	85	85	85	
Design rainfall depth (mm)	32.2	32.2	32.2	32.2	
1-day, 1% annual exceedance event	10.1	10.1	10.1	10.1	
Rainfall intensity, 2-year, 1-hour storm	10.1	10.1	10.1	10.1	

RULE Factors	1	2	3	4	Remarks
Runoff intensity (R factor)	0.038	0.038	0.038	0.038	
Soil erodibility (K factor)	80	80	80	80	
Slope length (m)	1	1	2	2	
Slope gradient (%)	2.81	2.81	2.81	2.81	
Length gradient (L factor)	1.3	1.3	1.3	1.3	
Erosion control practice (P factor)	1	1	1	1	
Ground cover (C factor)	1	1	1	1	

Calculations	1	2	3	4	Remarks
Soil loss (t/ha/yr)	312	312	312	312	
Soil loss (t/ha/yr)	3	3	3	3	
Soil loss (t/ha/yr)	240	240	240	240	
Sediment basin storage volume (m ³)	177	177	372	170	

KISSING JOHNSTON CRESCENT

BURLEY ROAD

JOHNSTON CRESCENT

CONSERVATION AREA



LEGEND

	SEDIMENT FENCE (SD 6-8)
	BARRIER FENCE
	CATCH DRAIN/DIVERSION BANK (SD 5-5)
	STABILISED ACCESS POINT
	GEOTEXTILE INLET FILTER (SD 6-12)
	MESH & GRAVEL INLET FILTER (SD 6-11)
	STRAW BALE FILTER (SD 6-7)
	LEVEL SPREADER (SD 5-6)
	EXISTING CONTOUR (ORIGINAL NATURAL SURFACE)
	PROPOSED CONTOUR
	PROPOSED RETAINING WALL
	CUT AREA
	FILL AREA

NOTE:

1. BASINS TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION. SEDIMENT TO BE REMOVED & BASIN RECTIFIED WHEN SUB-DIVISION CIVIL WORKS ARE COMPLETE & GRASS COVER ESTABLISHED.
2. EXISTING SEDIMENT CONTROLS CURRENTLY ESTABLISHED AT PERIMETER OF BOUNDARY TO REMAIN IN PLACE OR ADJUSTED TO SUIT THIS STAGE.

REVISION	DATE	BY	CHK	APP	DATE
1	18/12/2020	AV	JS	CK	EF
2	12/03/2021	LH	JS	CK	EF

AMENDMENT DETAILS

STATUS

FOR SECTION 4.56

AUTHORISED FOR ISSUE

BY: ENRIQUE FRANCO
6E(hons) MIEAust CPEng NER

DATE: 18/12/2020

SCALE

0 10 20 30 40 50 60 70 80
SCALE 1:1000 (A1)
SCALE 1:2000 (A3)

CLIENT



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PROJECT

CSR HORSLEY PARK
STAGES 3A, 3B & 3C
SUBDIVISION DESIGN

DISCLAIMER

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY.

DRAWING TITLE
SOIL & WATER MANAGEMENT PLAN

PROJECT No. 15-001115
DRAWING No. 101
STAGE S4.56
REVISION 1

Project Number 15-001115.17

Fairfield City Council

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NOTE:
SEDIMENT TO BE REMOVED AND BASIN RECTIFIED WHEN SUBDIVISION CIVIL WORKS ARE COMPLETE AND GRASS COVER ESTABLISHED

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- CUT
- FILL
- DRAINAGE SWALE (REFER TO DWG. 301 FOR DETAIL)



REVISION	DATE	BY	CHKD	APPD	DATE
1	18/12/2020	AV	JS	CK	EF
2	12/03/2021	LH	JS	CK	EF

FOR SECTION 4.56

BY: ENRIQUE FRANCO
SIGNED: [Signature]
DATE: [Date]

SCALE

0 5 10 15 20 25 30 35 40

SCALE 1:500 (A1)

SCALE 1:1000 (A3)

CLIENT

CSR

PROJECT

CSR HORSLEY PARK STAGES 3A, 3B & 3C SUBDIVISION DESIGN

DESIGNER

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY

DRAWING TITLE

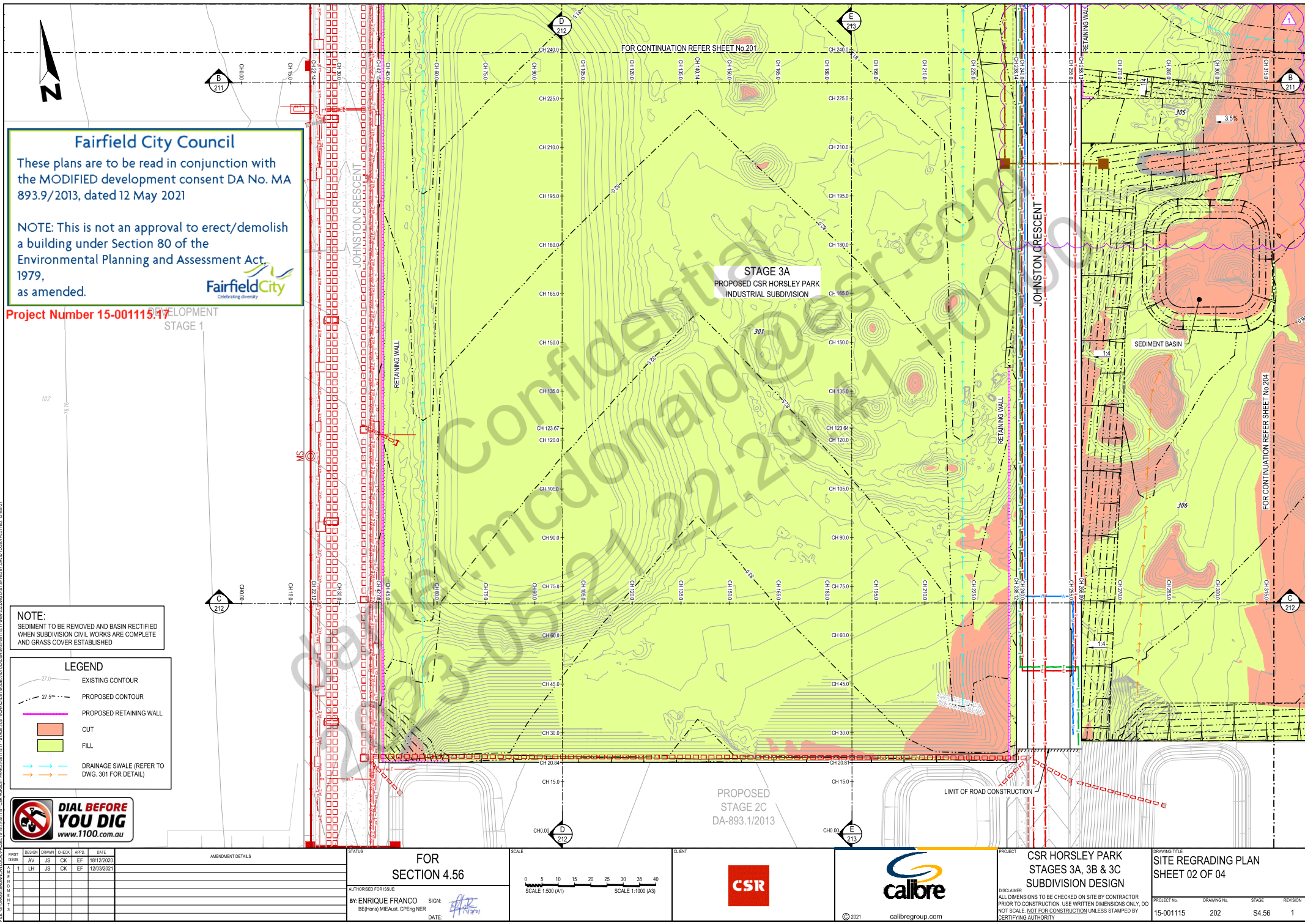
SITE REGRADING PLAN SHEET 01 OF 04

PROJECT NO. 15-001115

DRAWING NO. 201

STAGE S4.56

REVISION 1



Fairfield City Council

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Fairfield City
Celebrating diversity

Project Number 15-001115.17



DEVELOPMENT STAGE 1

NOTE:
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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RETAINING WALL
- CUT
- FILL
- DRAINAGE SWALE (REFER TO DWG. 301 FOR DETAIL)



<div>PROJECT ISSUE</div> <div>DESIGN</div> <div>DRAWING</div> <div>CHECK</div> <div>APPROVE</div> <div>DATE</div>										AMENDMENT DETAILS										STATUS										SCALE										CLIENT										PROJECT										DRAWING 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Project Number 15-001115.17

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WHEN SUBDIVISION CIVIL WORKS ARE COMPLETE
AND GRASS COVER ESTABLISHED

LEGEND

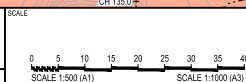
-
- EXISTING CONTOUR
 PROPOSED CONTOUR
 PROPOSED RETAINING WALL
 CUT
 FILL
 DRAINAGE SWALE (REFER TO DWG. 301 FOR DETAIL)



FOR
SECTION 4.56

AUTHORISED FOR ISSUE:

BY: ENRIQUE FRANCO SIGN: _____
BE(Hons) MIEAust. CPEng NER DATE: _____



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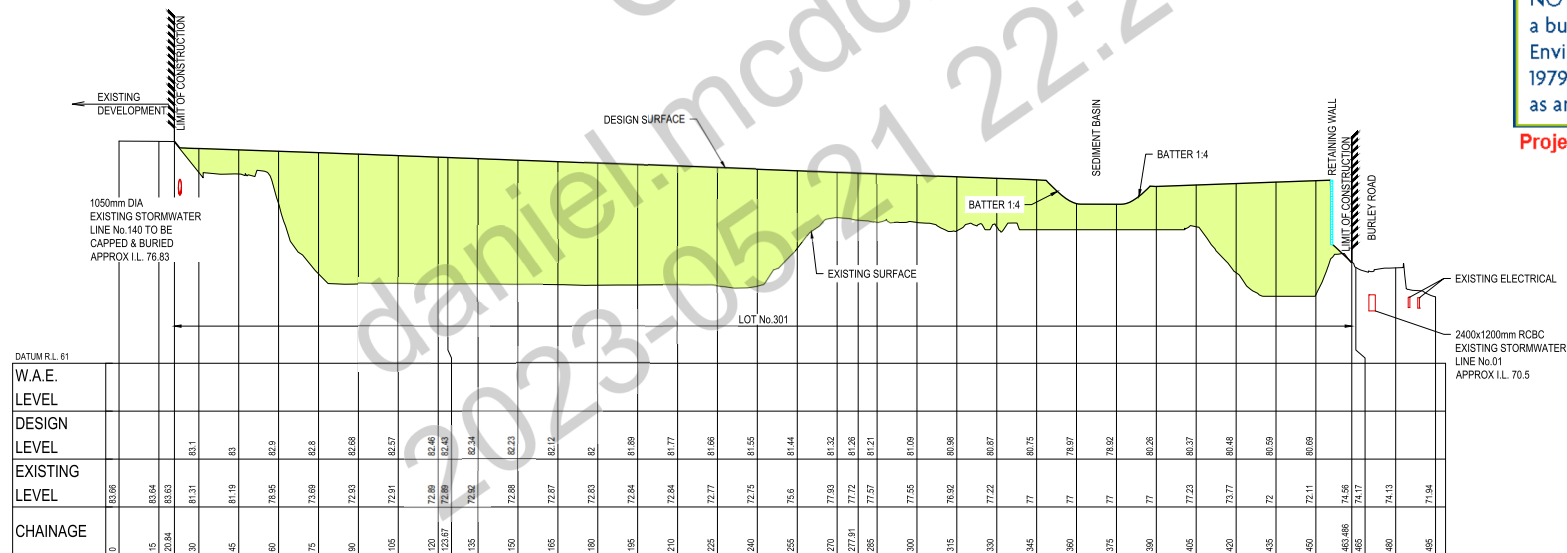
PROJECT CSR HORSLEY PARK
STAGES 3A, 3B & 3C
SUBDIVISION DESIGN

DISCLAIMER
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR
PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO
NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY
CERTIFYING AUTHORITY

DRAWING TITLE
SITE REGRADING PLAN
SHEET 03 OF 04

PROJECT No.	DRAWING No.	STAGE	REVISION
15-001115	203	S4.56	1

FILE:SYDNAS01-BROWNCAN LOCAL PROJECTS\15-001115 - CSR HORSLEY PARK\15-001115.17 - STAGE 3005 TECHNICAL\01 MODEL\AUTOCAD\54-56\15-001115.17-5456-2013.DWG LAST SAVED BY DAVID TOUNA PLOTTED: 12-Mar-21



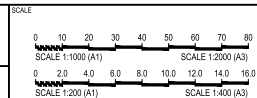
Project Number 15-001115.17



AUTHORISED FOR ISSUE:

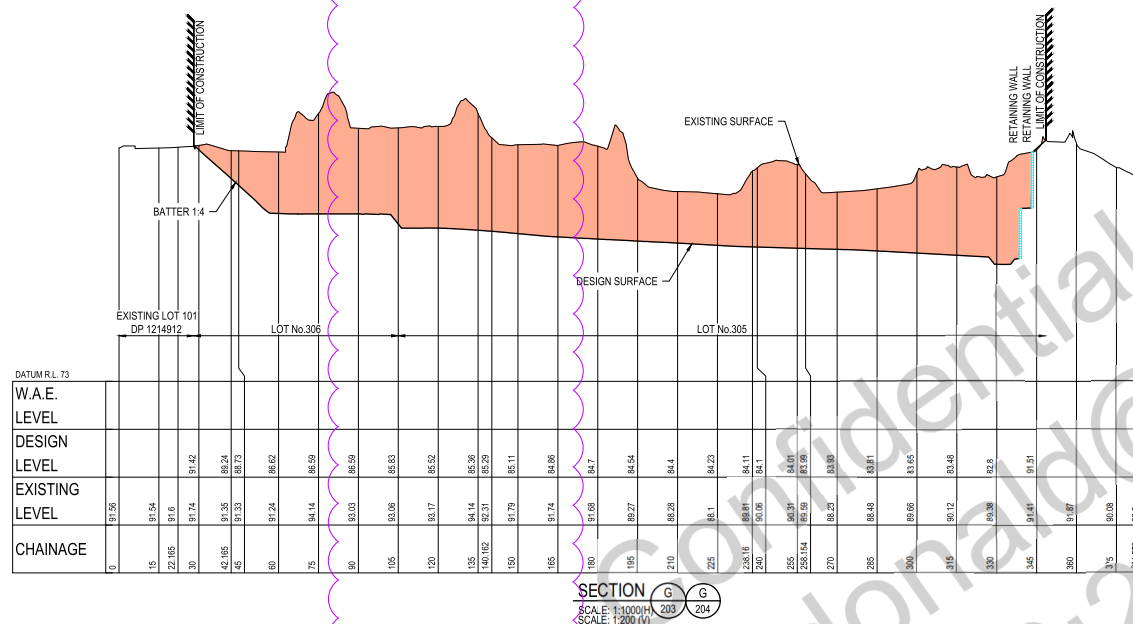
BY: ENRIQUE FRANCO SIGN: _____

BE(Hons) MIEAust. CPEng NER DATE: _____



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CERTIFYING AUTHORITY

PROJECT No.	DRAWING No.	STAGE	REVISION
15-001115	212	S4.56	1



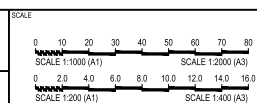
Assessment Act,
Fairfield City
Celebrating diversity

[illegible]

AUTHORISED FOR ISSUE:

BY: ENRIQUE FRANCO SIGN: 

BE(Hons) MIEAust. CPEng NER DATE: 1/4/2012



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PROJECT CSR HORSLEY PARK
STAGES 3A, 3B & 3C
SUBDIVISION DESIGN

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DRAWING TITLE
SITE REGRADING
SECTIONS SHEET 04 OF 04

PROJECT No.	DRAWING No.	STAGE	REVISION
15-001115	214	S4.56	1



EXISTING
DEVELOPMENT
STAGE 1

FOR CONTINUATION REFER SHEET No.301

STAGE 3A
PROPOSED CSR HORSLEY PARK
INDUSTRIAL SUBDIVISION

JOHNSTON CRESCENT

SEDIMENT BASIN

FOR CONTINUATION REFER SHEET No.304

Fairfield City Council

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the MODIFIED development consent DA No. MA
893.9/2013, dated 12 May 2021

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1979,
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Project Number 15-001115.17

LEGEND

- PROPOSED RETAINING WALL
- 10m LANDSCAPE AREA
- 7.5m BUILDING SETBACK
- 20m BUILDING SETBACK
- 25m APZ (PLANTED AREA) BOUNDARY



REVISION	DESIGN	DRAWN	CHECK	APPROVED	DATE
1	AV	JS	CK	EF	18/12/2020
2	LH	JS	CK	EF	12/03/2021

AMENDMENT DETAILS

STATUS

FOR
SECTION 4.56

AUTHORISED FOR ISSUE

BY: ENRIQUE FRANCO
661(hons) MIEAust CPEng NER

DATE:

SCALE

0 5 10 15 20 25 30 35 40
SCALE 1:500 (A1)
SCALE 1:1000 (A3)

CLIENT



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PROJECT

CSR HORSLEY PARK
STAGES 3A, 3B & 3C
SUBDIVISION DESIGN

DISCLAIMER

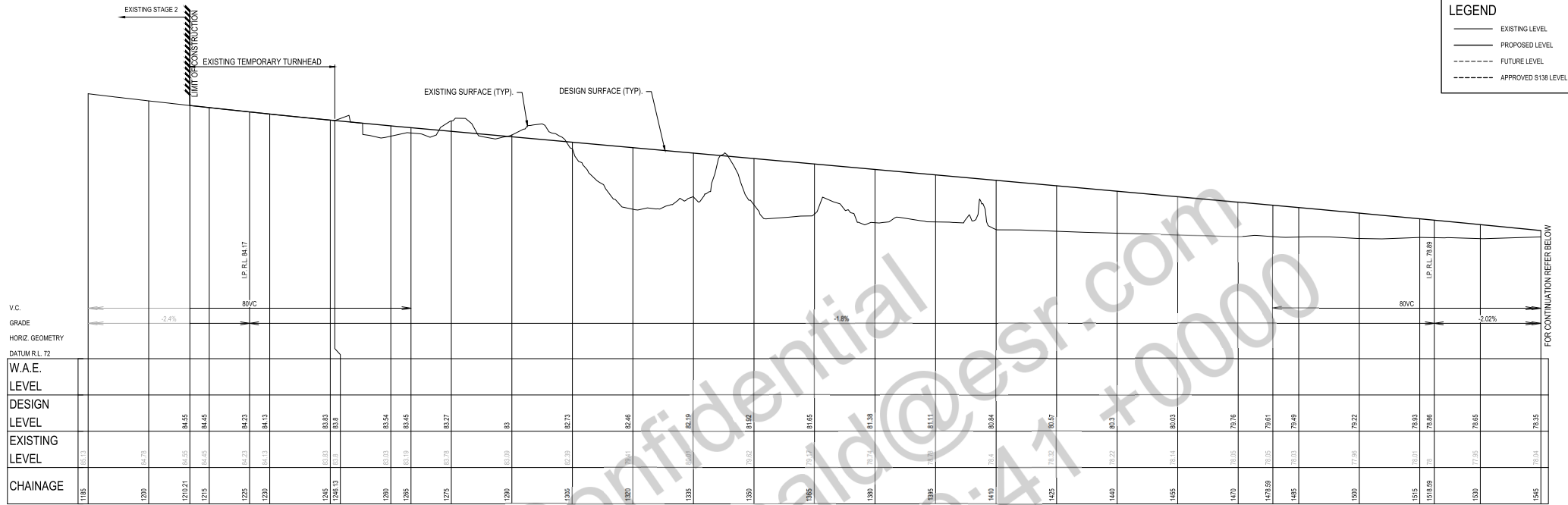
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CERTIFYING AUTHORITY

DRAWING TITLE

ENGINEERING PLAN
SHEET 02 OF 04

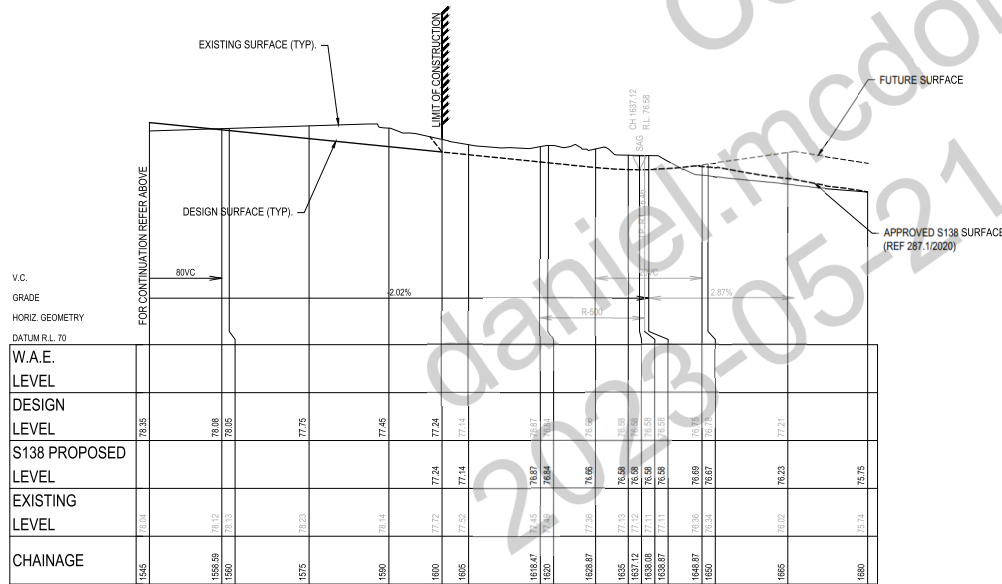
PROJECT No. 15-001115
DRAWING No. 302
STAGE S4.56
REVISION 1

LEGEND	
	EXISTING LEVEL
	PROPOSED LEVEL
	FUTURE LEVEL
	APPROVED S138 LEVEL



LONGITUDINAL SECTION CENTRELINE - JOHNSTON CRESCENT

SCALE 1:500 (H)
SCALE 1:100 (V)



LONGITUDINAL SECTION CENTRELINE - JOHNSTON CRESCENT

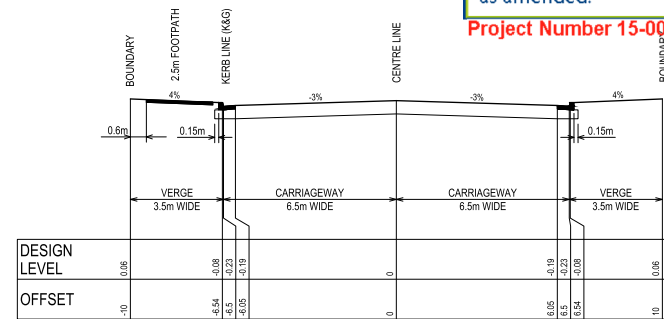
SCALE 1:500 (H)
SCALE 1:100 (V)

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Project Number 15-001115.17



TYPICAL CROSS SECTION - JOHNSTON CRESCENT

CH - 1210.21 TO CH - 1600.00
SCALE 1:100 (NATURAL)

FIRST ISSUE						AMENDMENT DETAILS						STATUS		SCALE		CLIENT		PROJECT		DRAWING TITLE							
NO.	DATE	DESIGN	DRAWN	CHECK	APPR.	DATE	NO.	DATE	DESIGN	DRAWN	CHECK	APPR.	DATE	NO.	DATE	DESIGN	DRAWN	CHECK	APPR.	DATE	NO.	DATE	DESIGN	DRAWN	CHECK	APPR.	DATE
1	18/12/2020	AV	JS	CK	EF	18/12/2020																					
		LH	JS	CK	EF	12/03/2021																					
														FOR SECTION 4.56		SCALE 1:500 (A1) SCALE 1:100 (A3)		CSR		CSR HORSLEY PARK STAGES 3A, 3B & 3C SUBDIVISION DESIGN		ROAD LONGITUDINAL SECTION AND TYPICAL CROSS SECTION					
														BY: ENRIQUE FRANCO BE(Hons) MEng Aust CPeng NER		SIGN: 		SCALE 1:100 (A1) SCALE 1:200 (A3)		calibre		DISCLAIMER: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY					
														AUTHORISED FOR ISSUE		DATE: 		calibregroup.com		PROJECT No. 15-001115		DRAWING No. 401					
																				STAGE S4.56		REVISION 1					



Fairfield City
Celebrating diversity

SCALE

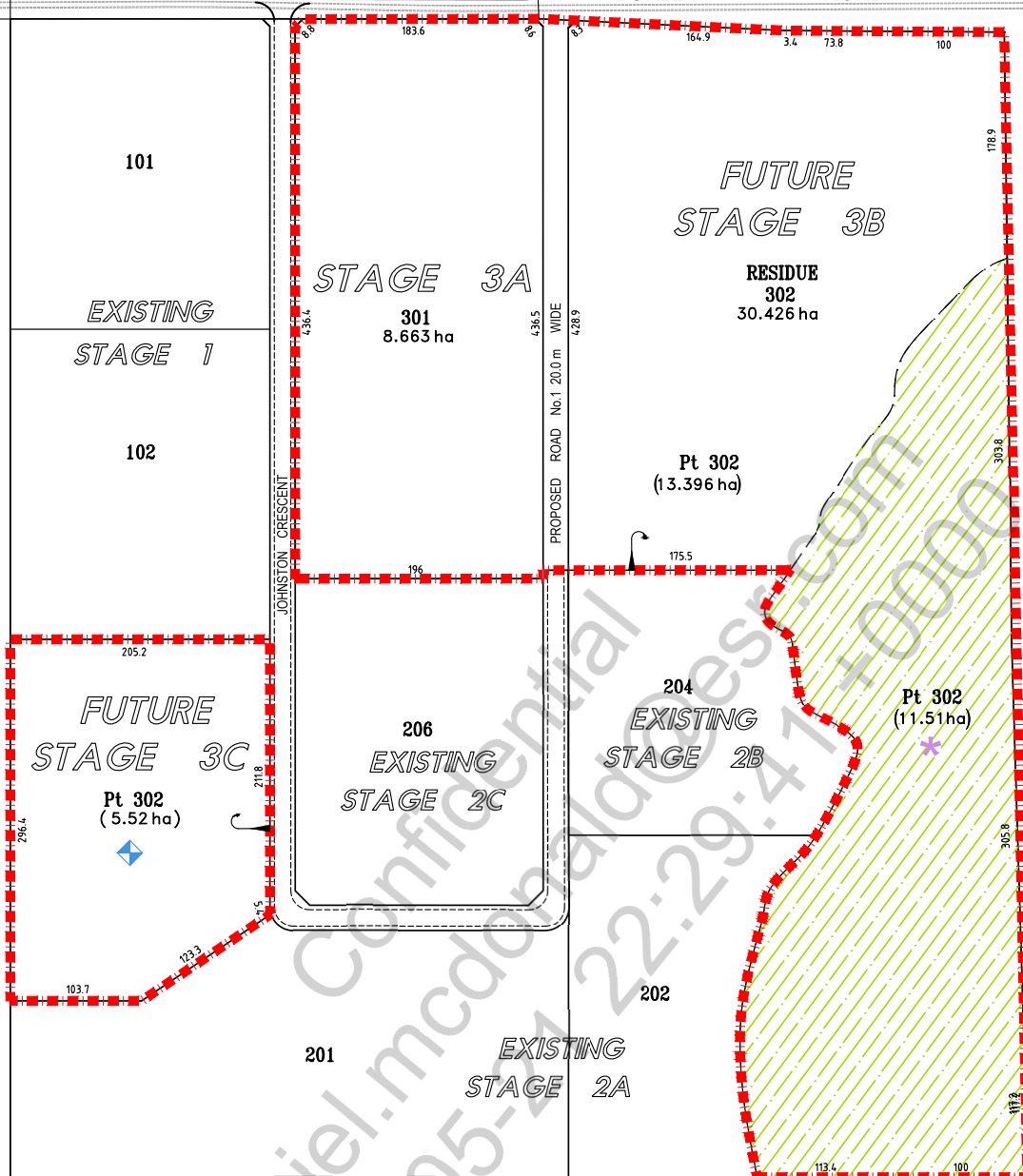
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SCALE 1:2000 (A1) SCALE 1:4000 (A3)

PROJECT No.	DRAWING No.	STAGE	REVISION
X13044.P-ST3 1	1 OF 3		17



BURLEY ROAD



INDUSTRIAL DEVELOPMENT

Fairfield City Council

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Project Number 15-001115.17

LEGEND

- (A) OLD WALLGROVE ROAD
- * RESTRICTION ON THE USER - ENV. CONSERVATION LAND
- ◆ RESTRICTION ON THE USER - LANDFILL LAND
- ENVIRONMENTAL CONSERVATION

LOT SUMMARY

STAGE 3A
301 & 302 = 2 INDUSTRIAL LOTS

STAGE 3A

NO.	DESIGN	DRAWN	CHECK	APPROV.	DATE	REVISION
11	PL	AC	PL		12/12/2013	
12	PL	AC	PL		13/09/2019	REVISION
13	PL	AC	PL		09/03/2020	REVISION
14	PL	AC	PL		07/09/2020	REVISION
15	PL	AC	PL		28/09/2020	REVISION
16	PL	AC	PL		29/10/2020	REVISION
17	PL	AC	PL		08/03/2021	REVISION

CLIENT:	CSR
AUTHORISED FOR ISSUE:	BY: PETER LEE Business Unit Manager - Planning
SIGN:	P. Lee
DATE:	08/03/2021

PROJECT:	327-335 BURLEY ROAD, HORSLEY PARK
DRAWING TITLE:	PROPOSED SUBDIVISION OF RESIDUE LOT 207 IN PREVIOUS APPLICATION

SCALE:	0 20 40 60 80 100 120 140 160 SCALE 1:2000 (A1) SCALE 1:4000 (A3)
PROJECT NO:	X13044-P-ST3_2
DRAWING NO:	2 OF 3
STAGE:	STAGE 3A
REVISION:	17



BURLEY ROAD

101

EXISTING
STAGE 1

102

STAGE 3A
301

STAGE 3B

305
8.204 ha

306
21.22 ha

Pt 306
(4.19 ha)

STAGE 3C

Pt 306
(11.51 ha)

204
EXISTING
STAGE 2B

206
EXISTING
STAGE 2C

STAGE 3C

Pt 306
(5.52 ha)

201
EXISTING
STAGE 2A

202

JACFIN DEVELOPMENT

Fairfield City Council

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LEGEND

- (A) OLD WALLGROVE ROAD
- * RESTRICTION ON THE USER - ENV. CONSERVATION LAND
- ◆ RESTRICTION ON THE USER - LANDFILL LAND
- RESTRICTION ON THE DEVELOPMENT OF THE LAND UNLESS IN ACCORDANCE WITH THE CONDITIONS OF DEVELOPMENT CONSENT.



ENVIRONMENTAL CONSERVATION

LOT SUMMARY

STAGE 3B

305 & 306 = 2 INDUSTRIAL LOTS

STAGE 3B

REV	DATE	BY	CHKD	APPD	DATE	REVISION
11	12/12/2013	PL	AC	PL		REVISION
12	13/09/2019	PL	AC	PL		REVISION
13	09/03/2020	PL	AC	PL		REVISION
14	07/09/2020	PL	AC	PL		REVISION
15	28/09/2020	PL	AC	PL		REVISION
16	29/10/2020	PL	AC	PL		REVISION
17	08/03/2021	PL	AC	PL		REVISION

CLIENT:	CSR
AUTHORISED FOR ISSUE:	BY: PETER LEE Business Unit Manager - Planning
SIGN:	P. Lee
DATE:	08/03/2021



PROJECT:	327-335 BURLEY ROAD, HORSLEY PARK
DRAWING TITLE:	PROPOSED SUBDIVISION OF RESIDUE LOT 302 IN PREVIOUS APPLICATION

SCALE:	0 20 40 60 80 100 120 140 160 SCALE 1:2000 (A1) SCALE 1:4000 (A3)
PROJECT NO:	X13044-P-ST3_3
DRAWING NO:	3 OF 3
STAGE:	
REVISION:	17

Appendix E

Email Correspondence for Council Meeting dated 26 June 2024

Fairfield
Council

26 June 2024

A Pre-DA meeting was held with Fairfield Council to provide an introduction to the project and give Council the opportunity to provide early comment. The intent of the meeting was to provide an initial overview of the project and highlight any keys risks or challenges presented by the site.

Outcome of council's consultation is summarised below:

- Council has no additional matters that needs to be addressed to what is already in the SEARs.
- In relation to B double access along Johnson Crescent, consideration should be given to potential vehicle conflict with the adjacent data centre (when information becomes available), and swept path analysis is required to assess vehicle movement (exiting and entering) of both sites.
- An Operational traffic management plan maybe required for the site
- In relation to the proposed light vehicle access, council's traffic officer is satisfied with the safety distance and line of sight from truck access.
- Council request landscape to comply with Council's requirements. Dense planting is encouraged in the area. Council was encouraged that the proposal incorporated landscape to soften the blank façade of the retaining wall.
- Fill material onsite needs to be verified.
- In relation to ACHAR, Council understand that the site is substantially disturbed, and the site is not identified in Council's policy as an investigation area. Therefore, ACHAR is not required from Council's perspective.
- Council noted that the site is not flood affected
- The proposal should ensure that turning the existing basin into hardstand area is not going to impact on detention storage or OSD requirement.
- When Council receive request to comment on EIS from DPHI, Council will respond within the agreed timeframe. Council will contact ESR directly if there is major issue.
- Applicant confirmed that there is no confirmed tenant for the site and the development will not be staged.