

## 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	$C_s$	$R_{dry, y100}$	Total catchment area (ha)	Setting zone volume (m³)	Sediment storage volume (m³)	Total basin volume (m³)
1	0.50	32.2	4.33	697.13	177	674.13
2	0.50	32.2	4.33	697.13	177	674.13
3	0.50	32.2	9.12	1468.32	372	1840.32
4	0.50	32.2	3.79	513.55	130	543.55

### Soil analysis

% sand (fraction 0.02 to 2.00 mm)	33	33	33	33
% silt (fraction 0.002 to 0.02 mm)	67	67	67	67
% clay (fraction finer than 0.002 mm)	67	67	67	67
Coarse (mm)	30.2	32.2	32.2	32.2

% of which soil dispersible

Soil Texture Group

F F F F

See Section 6.3(a) (d) and (e)

### Rainfall data

Design rainfall depth (mm)

Design rainfall depth (percentile)

Design rainfall depth (percentile event)

Runoff intensity - 2-year, 5-hour storm

Runoff intensity - 2-year, 5-hour storm

### RUSLE Factors

Rainfall intensity (I-factor)

Soil erodibility (K-factor)

Slope length (m)

Slope gradient (%)

Flow gradient (LS-factor)

Erosion control practice (P-factor)

Ground cover (C-factor)

### Calculations

Soil loss (t/ha/yr)

Soil loss (t/ha/yr)

Soil loss (t/ha/yr)

Sediment storage volume (m³)

See Section 6.4.2(b)

See Section 6.3(a) and 6.3.5(a)

DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
A	JS	CK	EF	18/12/2020	
1	LH	JS	CK	EF	12/03/2021
2					
3					
4					
5					
6					

1	2	3	4	5	6

1	2	3	4	5	6

1	2	3	4	5	6

1	2	3	4	5	6

1	2	3	4	5	6

1	2	3	4	5	6

1	2	3	4	5	6

1	2	3	4	5	6

1	2	3	4	5	6

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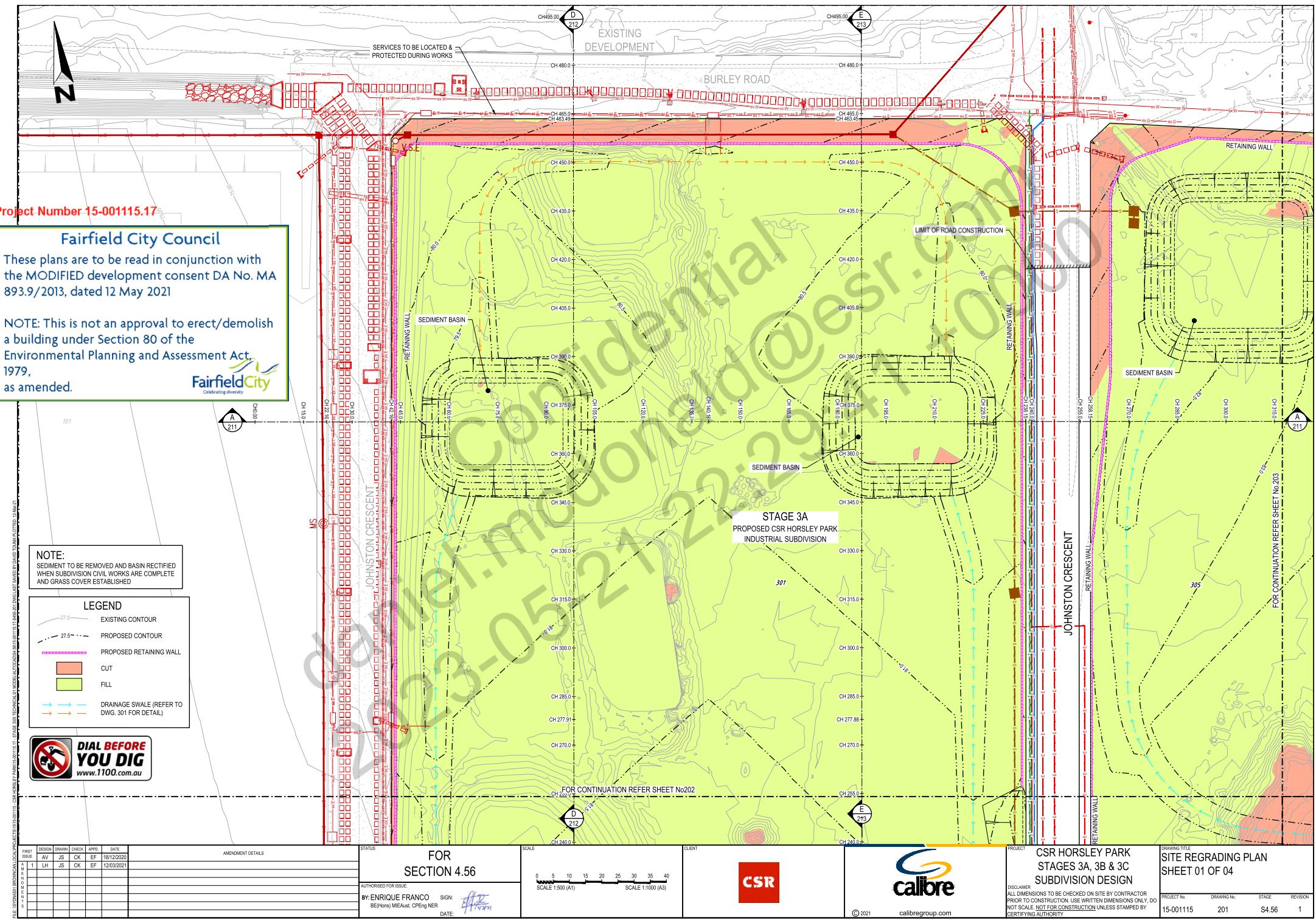
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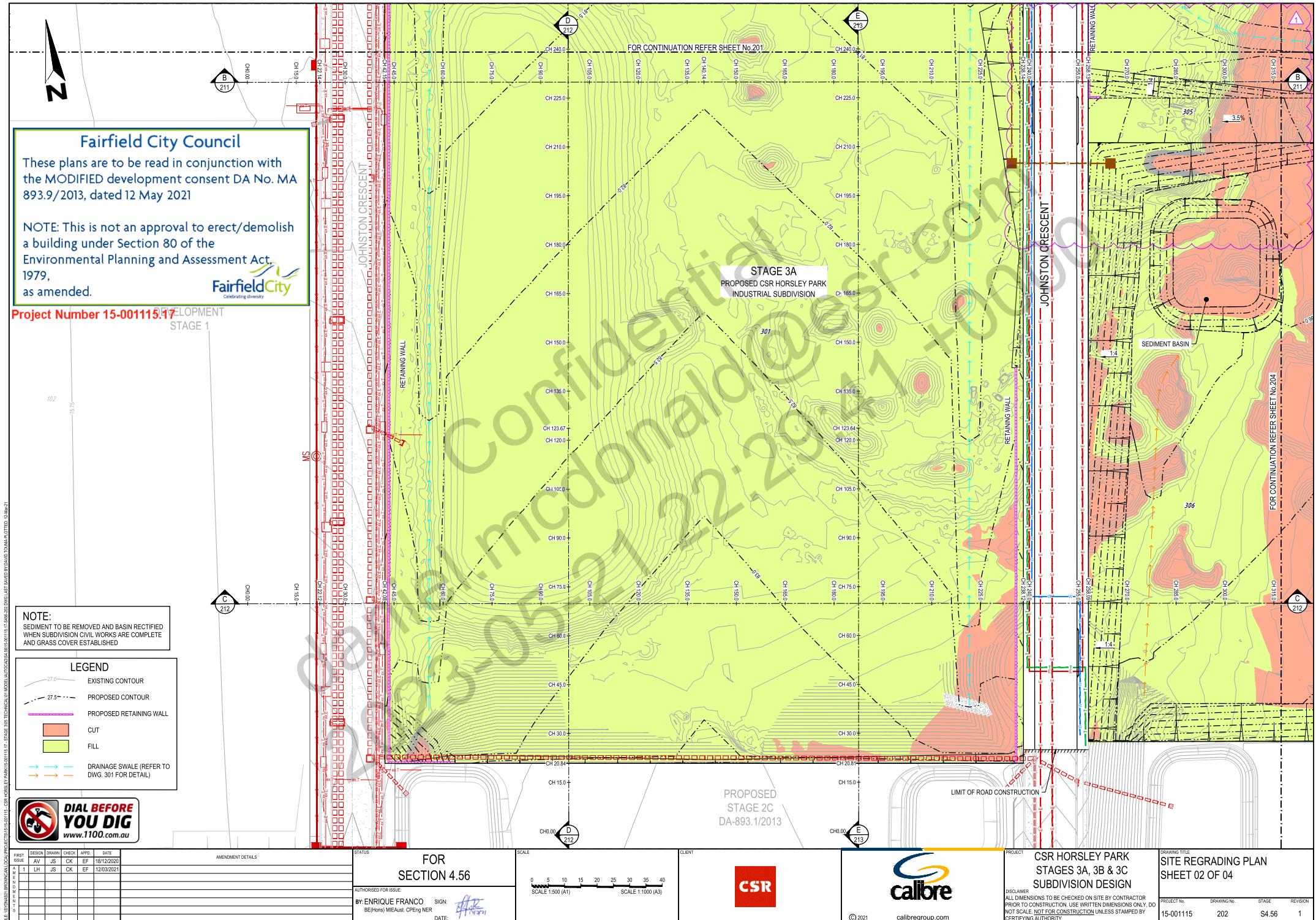
1	2	3	4	5	6

1	2	3	4	5	6

1	2	3	4	5	6

1	2	3	4	5





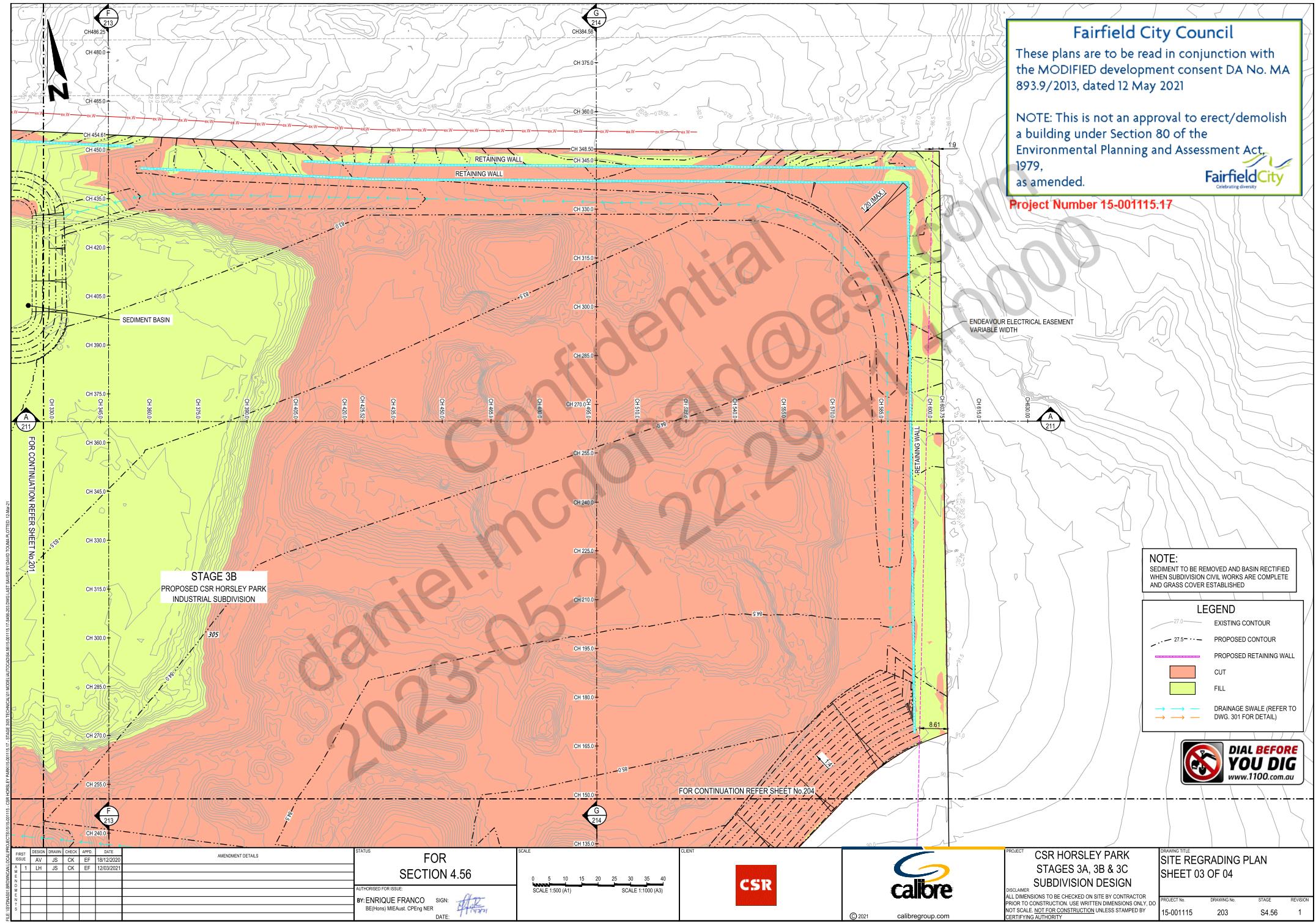
# Fairfield City Council

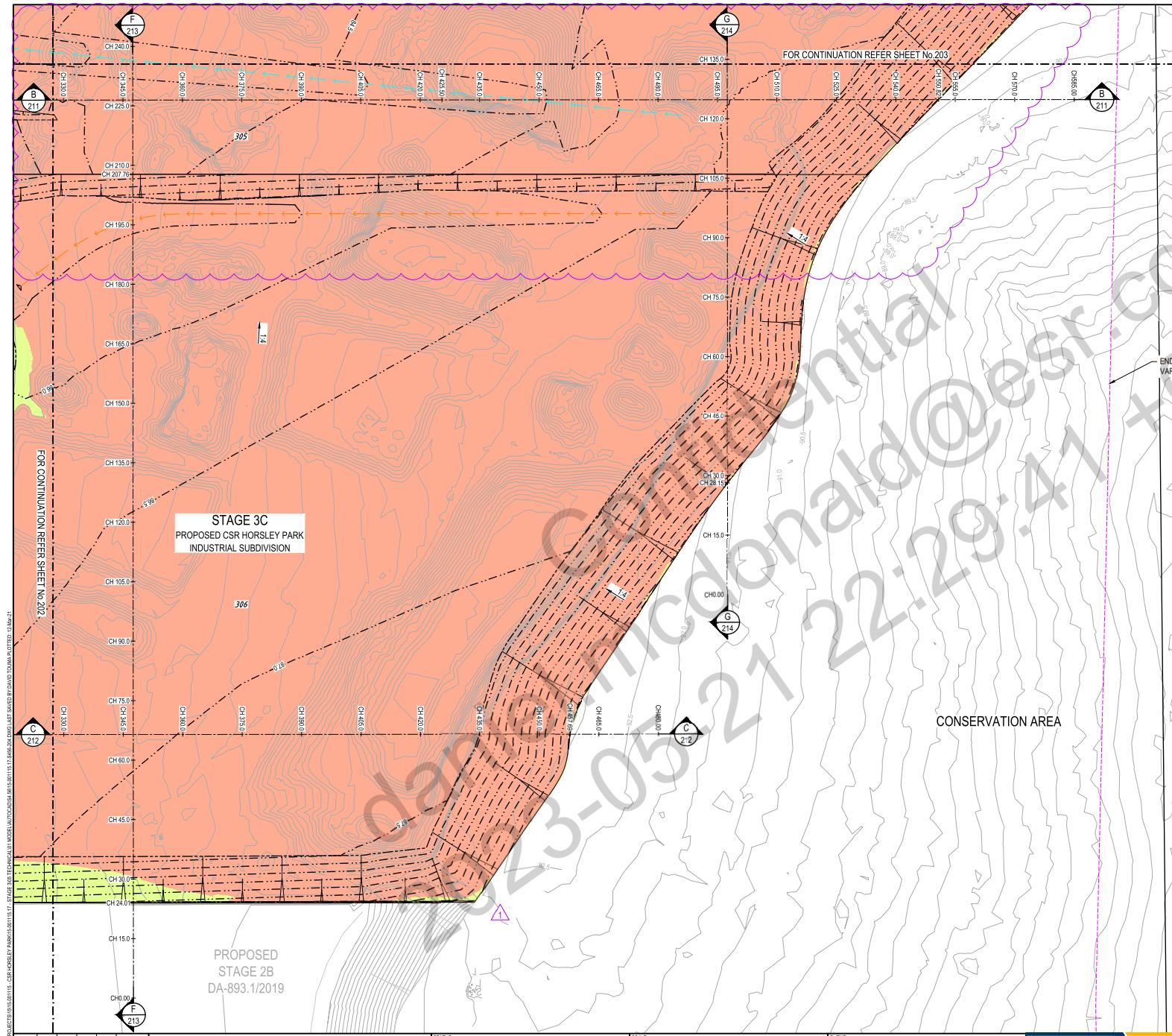
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ELECTRICAL BASEMENT

**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)



PROPOSED  
STAGE 2B  
DA-893.1/2019

## STAGE 3C POSED CSR HORSLEY PAR INDUSTRIAL SUBDIVISION

## CONSERVATION AREAS

STATUS FOR SECTION 4.5

AUTHORISED FOR ISSUE:  
**BY: ENRIQUE FRANCO** SIGN:   
BE(Hons) MIEAust. CPEng NER DATE: 

A scale bar marked from 0 to 30 cm in increments of 5. Below the scale bar, the text 'SCALE 1:500 (A1)' is printed. To the right of the scale bar, the text 'SCALE 1:11' is printed.

CSF



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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



DATUM R.L. 64

W.A.E.  
LEVEL  
DESIGN  
LEVEL

EXISTING  
LEVEL

CHAINAGE

0 75.13

15 75.52

22 75.54

30 75.42

42 75.62

45 75.68

60 81.08

75 81.45

90 81.56

105 81.67

120 81.79

135 81.9

140 81.93

155 80.51

165 81.86

180 81.63

195 81.51

210 80.73

225 76.58

238 76.43

240 76.41

253 76.36

268 76.31

270 76.33

285 76.96

300 83.72

375 84.16

380 84.21

395 84.41

405 84.47

420 84.11

425 84.42

435 84.21

455 84.45

465 84.46

480 84.52

495 85.46

510 85.64

525 85.92

540 86.01

545 86.1

555 86.07

565 86.01

570 86.01

585 86.05

595 86.02

615 86.05

630 86.20

EXISTING  
DEVELOPMENT

JOINTON CRESCENT

LIMIT OF CONSTRUCTION

RETAINING WALL

SEDIMENT BASIN

BATTER 1:4

BATTER 1:4

BATTER 1:4

EXISTING ELECTRICAL

LOT No.301

SEDIMENT BASIN

BATTER 1:4

BATTER 1:4

EXISTING ELECTRICAL

PROPOSED ELECTRICAL

EXISTING SURFACE

DESIGN SURFACE

JOINTON CRESCENT

RETAINING WALL

LOT No.305

DESIGN SURFACE

EXISTING SURFACE

PROPOSED ELECTRICAL

EXISTING SURFACE

DESIGN SURFACE

JOINTON CRESCENT

RETAINING WALL

LOT No.305

DESIGN SURFACE

EXISTING SURFACE

PROPOSED ELECTRICAL

EXISTING SURFACE

DESIGN SURFACE

JOINTON CRESCENT

RETAINING WALL

LOT No.305

DESIGN SURFACE

EXISTING SURFACE

PROPOSED ELECTRICAL

EXISTING SURFACE

DESIGN SURFACE

JOINTON CRESCENT

RETAINING WALL

LOT No.305

DATUM R.L. 65

W.A.E.  
LEVEL  
DESIGN  
LEVEL

EXISTING  
LEVEL

CHAINAGE

0 75.43

15 75.52

22 75.54

30 75.42

42 75.62

45 75.68

60 81.08

75 81.45

90 81.56

105 81.67

120 81.79

135 81.9

140 81.93

155 80.51

165 81.86

180 81.63

195 81.51

210 80.73

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238 76.43

240 76.41

253 76.36

268 76.31

270 76.33

285 76.96

300 83.72

375 84.16

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395 84.41

405 84.47

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425 84.42

435 84.21

455 84.45

465 84.46

480 84.52

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510 85.64

525 85.92

540 86.01

545 86.1

555 86.07

565 86.01

570 86.01

585 86.05

595 86.02

615 86.05

630 86.20

EXISTING  
DEVELOPMENT

JOINTON CRESCENT

LIMIT OF CONSTRUCTION

RETAINING WALL

EXISTING SURFACE

LOT No.301

EXISTING SURFACE

PROPOSED ELECTRICAL

EXISTING SURFACE

PROPOSED ELECTRICAL

EXISTING SURFACE

JOINTON CRESCENT

RETAINING WALL

LOT No.305

EXISTING SURFACE

PROPOSED ELECTRICAL

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RETAINING WALL

LOT No.305

EXISTING SURFACE

PROPOSED ELECTRICAL

EXISTING SURFACE

JOINTON CRESCENT

RETAINING WALL

LOT No.305

AMENDMENT DETAILS

AUTHORISED FOR ISSUE

BY: ENRIQUE FRANCO

SIGN:

DATE: 14/03/2021

APPROVED

DATE: 18/12/2020

FOR  
SECTION 4.56

SCALE: 1:1000 (A1)

SCALE: 1:200 (A1)

SCALE: 1:400 (A3)

CLIENT

CSR

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PROJECT

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

calibre

DRAWING TITLE

SITE REGRADING  
SECTIONS SHEET 01 OF 04

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DOCUMENT

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

PROJECT No.

15-001115

DRAWING No.

211

STAGE

S4.56

REVISION

1

EXISTING SURFACE

80.00

PROPOSED SURFACE

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EXISTING SURFACE

81.00

PROPOSED SURFACE

81.50

EXISTING SURFACE

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PROPOSED SURFACE

82.50

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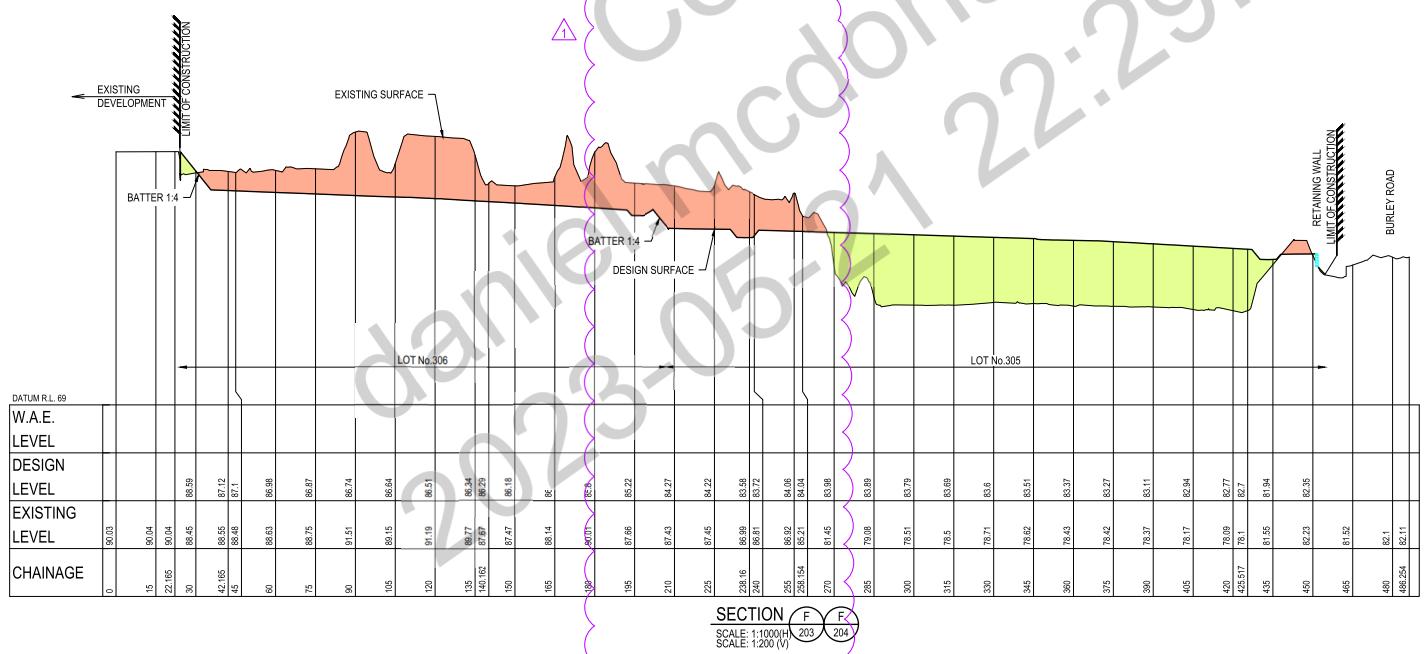
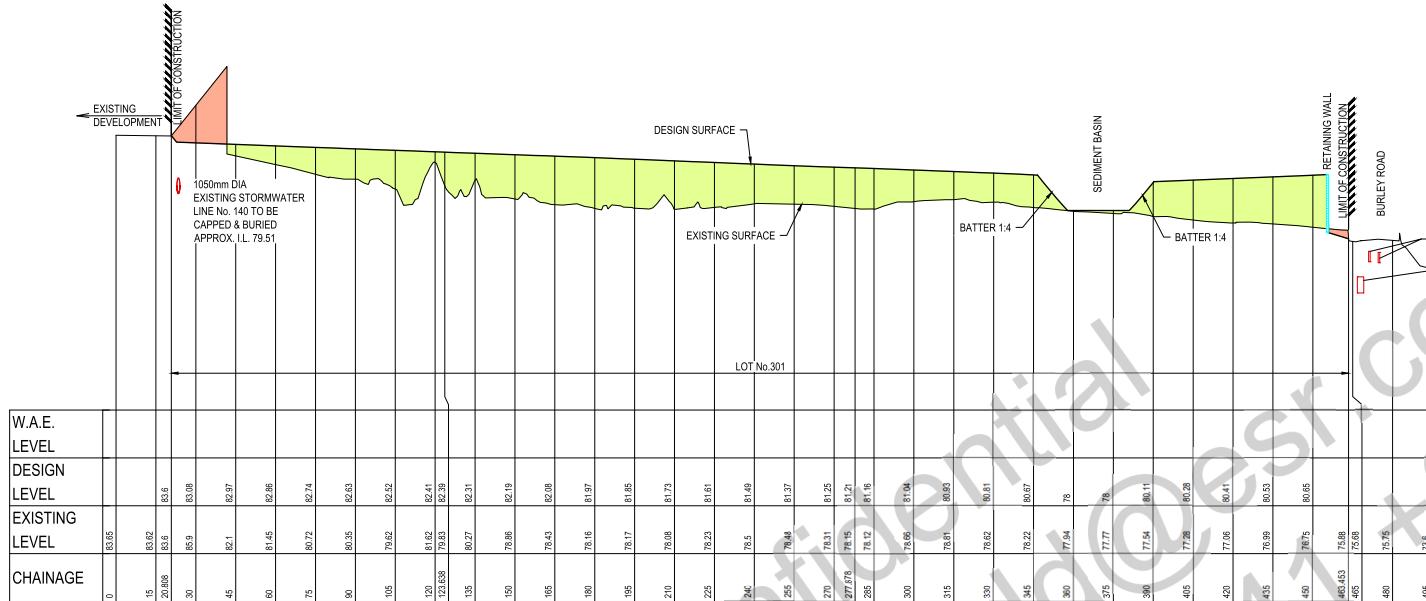
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## Fairfield City Council

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Project Number 15-001115.17



## AMENDMENT DETAILS

STATUS	FOR SECTION 4.56	SCALE
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AUTORISED FOR ISSUE		SCALE 1:1000 (A1)
BY: ENRIQUE FRANCO	SIGN: 	0 20 40 60 80
BE (Hons) MIEAUMT CPEng NER		SCALE 1:200 (A1)
DATE: 14/4/23		

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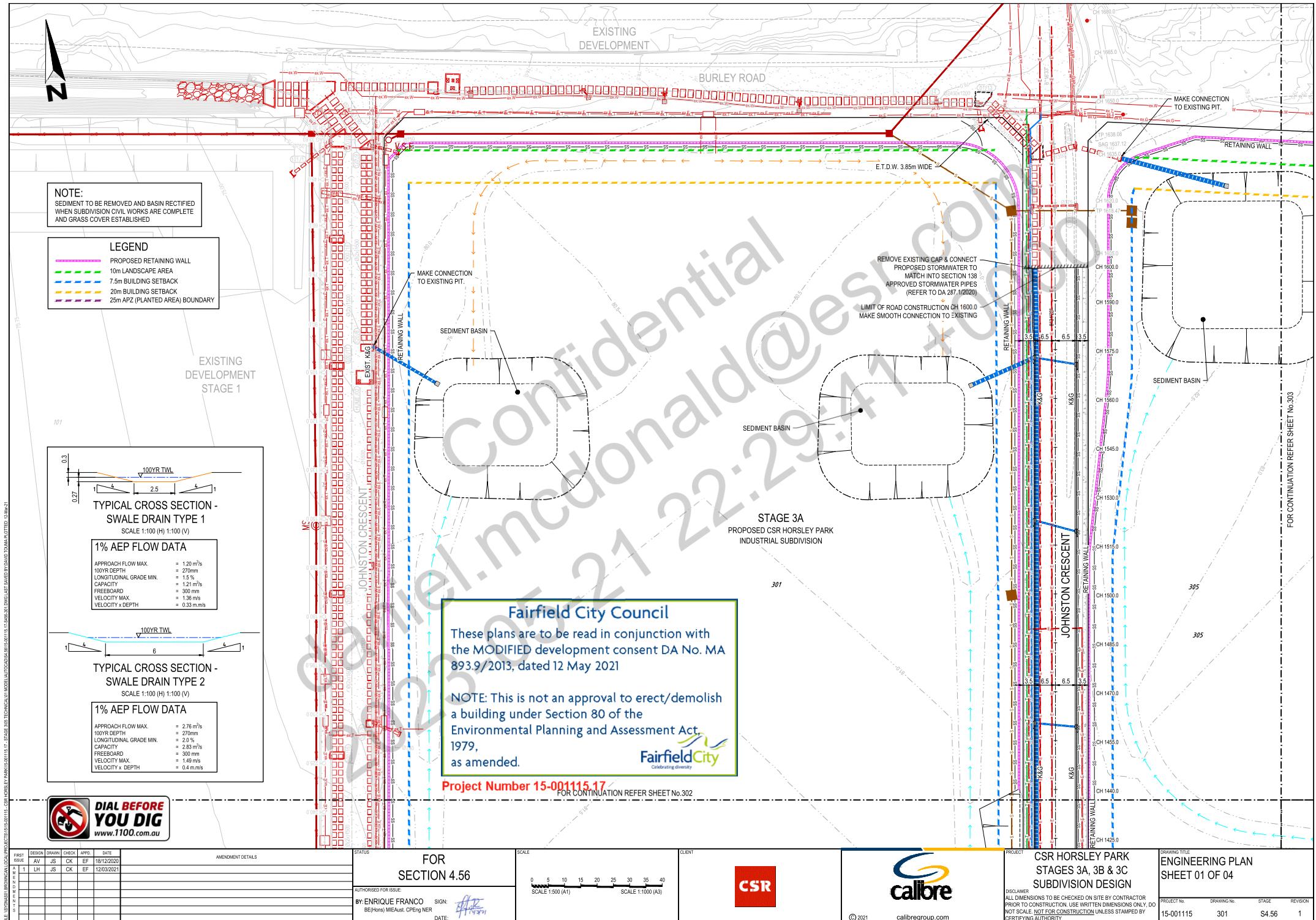
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PROJECT: CSR HORSLEY PARK  
STAGES 3A, 3B & 3C  
SUBDIVISION DESIGN

DRAWING TITLE			
SITE REGRADING			
SECTIONS SHEET 03 OF 04			
DO	PROJECT No.	DRAWING No.	STAGE
	15-001115	213	S4.56







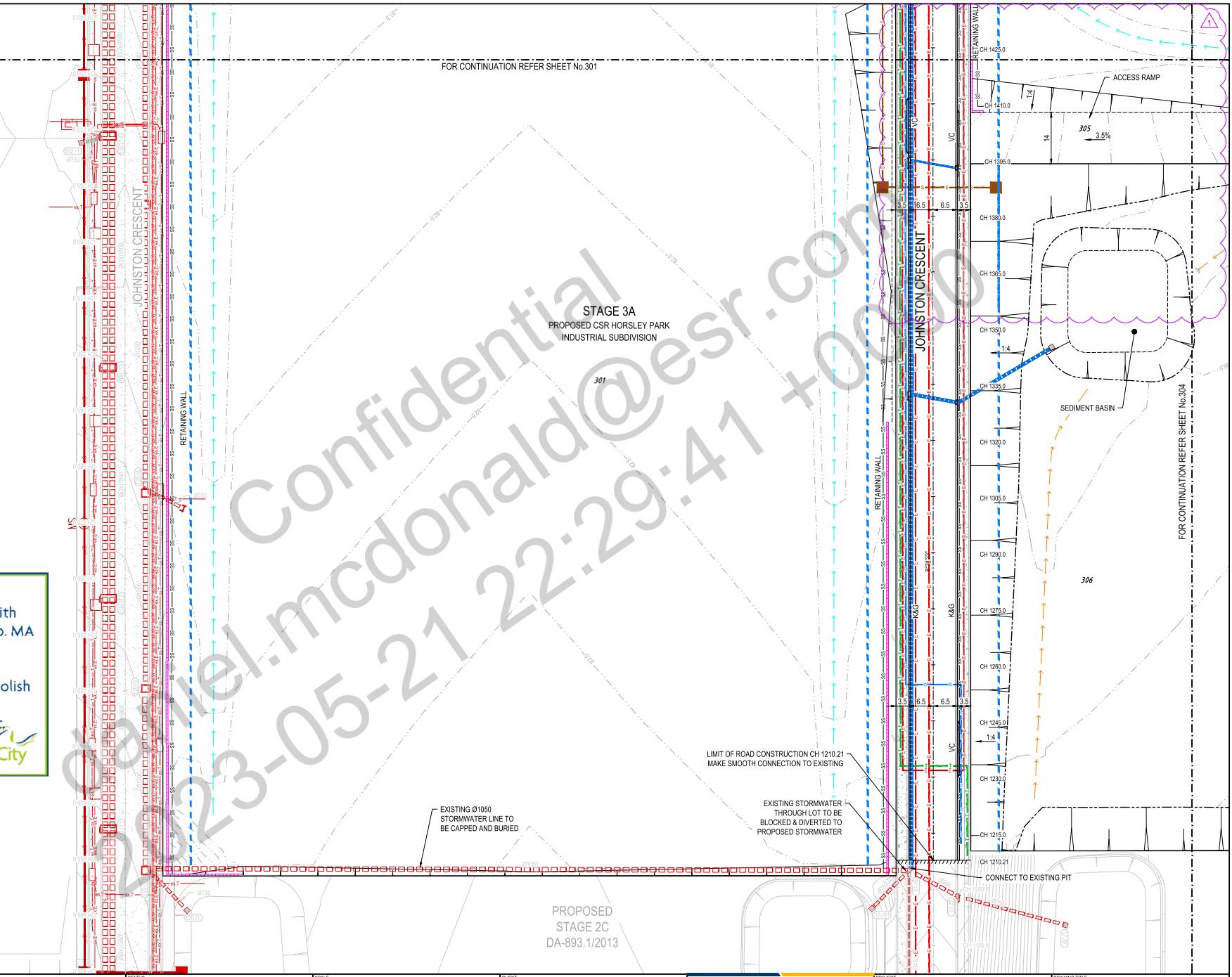
EXISTING  
DEVELOPMENT  
STAGE 1



Project Number 15-001115.17



FIRST ISSUE	DRAWN				CHECKED	APPROVED	DATE
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A 1	LH	JS	CK	EF	12/03/2021		
B 12	M 12	N 12	O 12	P 12			
Q 12	R 12	S 12	T 12	U 12			



AMENDMENT DETAILS							
FOR SECTION 4.56				STATUS			
AUTHORISED FOR ISSUE				FOR SECTION 4.56			
BY: ENRIQUE FRANCO	SIGN:	EF:	DATE:	CSR	calibre	calibregroup.com	PROJECT DRAWING TITLE
BE(Hons) MIEAust CPEng NER							CSR HORSLEY PARK STAGES 3A, 3B & 3C SUBDIVISION DESIGN
							DRAWING TITLE
							ENGINEERING PLAN SHEET 02 OF 04
							PROJECT No. DRAWING No. STAGE REVISION
							15-001115 302 S4.56 1

**STAGE 3B  
PROPOSED CSR HORSLEY PARK  
INDUSTRIAL SUBDIVISION**

FOR CONTINUATION REFER SHEET No.301

FOR CONTINUATION REFER SHEET No.304

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

**Engineering Plan Sheet 03 of 04**

**CSR**

**callibre**

**Fairfield City Council**

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**Fairfield City**  
Celebrating diversity

**Project Number 15-001115.17**

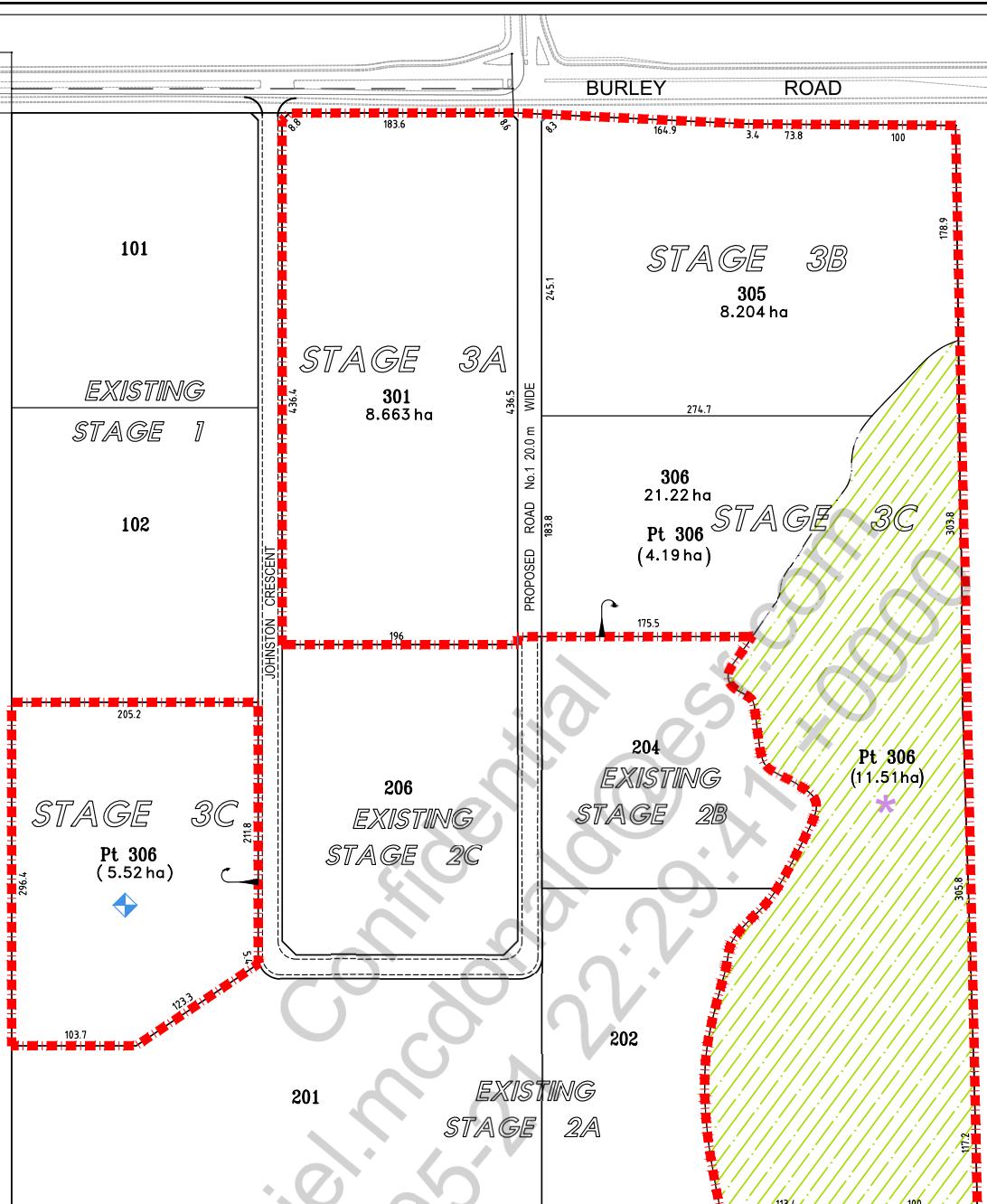
**LEGEND**

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

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ACFIN DEVELOPMENT

Fairfield City Council

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Project Number 15-001115.17

FIRST ISSUE		DESIGN	DRAWN	CHECK	APPRO	12/12/2000
	PL	AC	PL			
A M E N T M E N T S	11	PL	AC	PL		13/09/2001
	12	PL	AC	PL		09/03/2002
	13	PL	AC	PL		07/03/2002
	14	PL	AC	PL		28/09/2002
	15	PL	AC	PL		28/10/2002
	16	PL	AC	PL		29/10/2002
	17	PL	AC	PL		08/03/2003

1

The logo for calibre, featuring a stylized 'c' composed of blue and yellow swooshes, with the word 'calibre' in a bold, lowercase, sans-serif font below it.

## MASTERPLAN

---

**PROPOSED SUBDIVISION OF  
RESIDUE LOT 207 IN PREVIOUS APPLICATION**

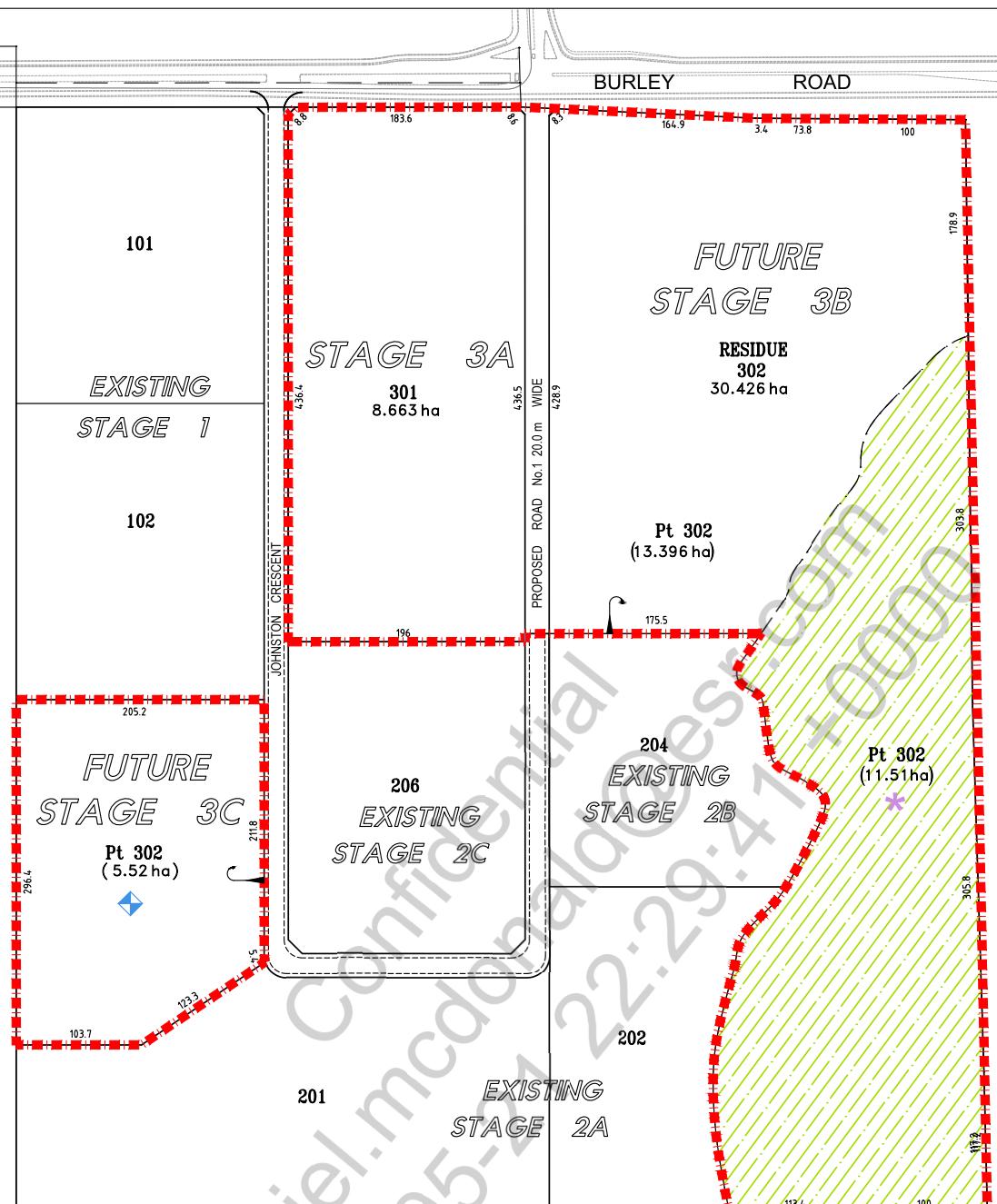
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PROJECT No. X13044.P-ST3\_1      DRAWING No. 1 OF 3      STAGE      REVISION 17

MASTERPLAN

<u>LEGEND</u>	
(A)	OLD WALLGROVE ROAD
	RESTRICTION ON THE USER - ENV. CONSERVATION LAND
	RESTRICTION ON THE USER - LANDFILL LAND
	ENVIRONMENTAL CONSERVATION

<u>LOT SUMMARY</u>
<u>STAGE 3</u>
301, 305 & 306 = 3 INDUSTRIAL LOTS



CFIN DEVELOPMENT

Fairfield City Council

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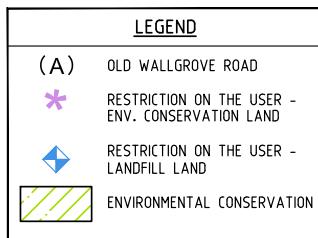
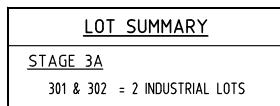
NOTE: This is not an approval to erect/demolish a building under Section 80 of the Environmental Planning and Assessment Act 1979, as amended.

Project Number 15-001115.17

FIRST ISSUE	DESIGN PL	DRAWN AC	CHECK PL	APPO PL	DATE 12/12/2013
M E N T E R I E S	11	PL	AC	PL	13/09/2015
	12	PL	AC	PL	09/03/2020
	13	PL	AC	PL	07/09/2020
	14	PL	AC	PL	28/09/2020
	15	PL	AC	PL	28/10/2020
	16	PL	AC	PL	29/10/2020
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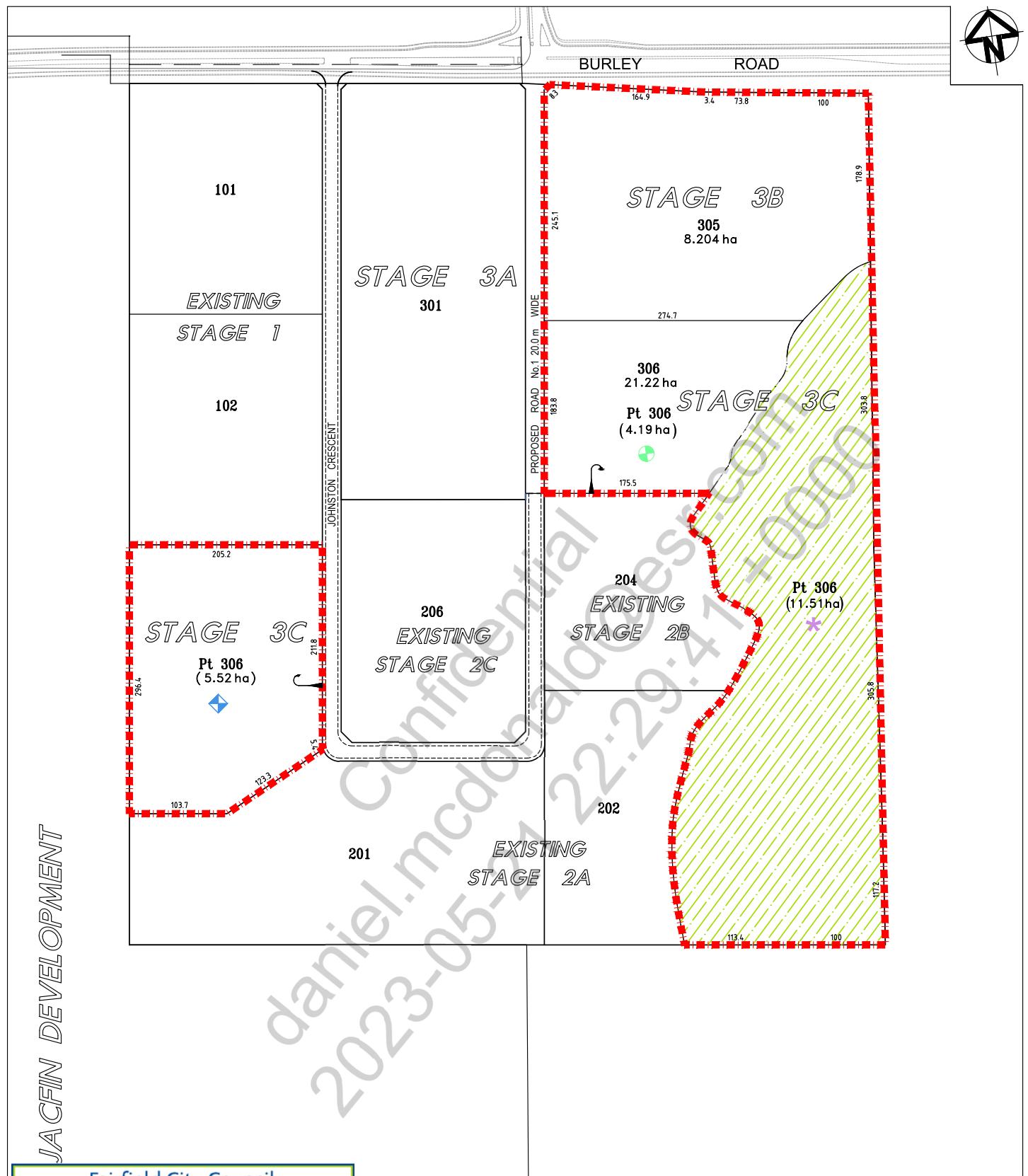
PROJECT  
327-335 BURLEY ROAD, HORSLEY PARK  
DRAWING TITLE  
PROPOSED SUBDIVISION OF  
RESIDUE LOT 207 IN PREVIOUS APPLICATION



## STAGE 3A



# JACFIN DEVELOPMENT



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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
- RESTRICTION ON THE DEVELOPMENT OF THE LAND UNLESS IN ACCORDANCE WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

### LOT SUMMARY

STAGE 3B

305 & 306 = 2 INDUSTRIAL LOTS

### STAGE 3B

FIRST ISSUE	DESIGN	DRAWN	CHECK	APPRO.	DATE	CLIENT:	CSR	PROJECT	DRAWING TITLE	SCALE	
11	PL	AC	PL		13/09/2019	REVISION					
12	PL	AC	PL		09/03/2020	REVISION					
13	PL	AC	PL		07/09/2020	REVISION					
14	PL	AC	PL		12/09/2020	REVISION					
15	PL	AC	PL		28/10/2020	REVISION					
16	PL	AC	PL		29/10/2020	REVISION					
17	PL	AC	PL		08/03/2021	REVISION					

BY: PETER LEE  
Business Unit Manager - Planning  
DATE: 08/03/2021 © 2021 calibre group

calibre

PROPOSED SUBDIVISION OF RESIDUE LOT 302 IN PREVIOUS APPLICATION

PROJECT No. X13044-P-ST3\_3 DRAWING No. 3 OF 3 STAGE 17

## Appendix E

### Email Correspondence for Council Meeting

#### dated 26 June 2024

Fairfield Council	26 June 2024	<p>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 key risks or challenges presented by the site.</p> <p>Outcome of council's consultation is summarised below:</p> <ul style="list-style-type: none"><li>▪ Council has no additional matters that needs to be addressed to what is already in the SEARs.</li><li>▪ 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.</li><li>▪ An Operational traffic management plan maybe required for the site</li><li>▪ 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.</li><li>▪ 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.</li><li>▪ Fill material onsite needs to be verified.</li><li>▪ 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.</li><li>▪ Council noted that the site is not flood affected</li><li>▪ The proposal should ensure that turning the existing basin into hardstand area is not going to impact on detention storage or OSD requirement.</li><li>▪ 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.</li><li>▪ Applicant confirmed that there is no confirmed tenant for the site and the development will not be staged.</li></ul>
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