

Enfield Community Liaison Committee - Meeting Minutes

Meeting **Community Liaison Committee (CLC)**

Meeting No. 50
Date Monday 23 May 2022
Time 4.00 pm
Location Online videoconference

Attendees

Chair

Ian Colley

Community Members

Jenny Maddocks
Louise Symonds

Strathfield Council

Jason Li, Member for Strathfield
Yvonne Yun, Strathfield Council

NSW Ports

Catherine Pemberton, GM Corp Affairs & Strategy
Mark Goodall, Site Facilities Manager
Bryan Beudeker, Environment Manager
Peter Munro

Minute Taker

Judith Maude

Absent/Apologies

Hamish Wood, NSW Ports, Planning Officer
Graham Humphrys, City of Canterbury Bankstown
Geoff DeSantis, Swift
Josephine Ngan, Linx

General Business

1. Welcome, Apologies and introductions

The Chair declared the meeting open at 4.09pm. Meeting attendees introduced themselves.

The Chair noted that it was the Committee's 50th meeting, and that the Committee's function had changed over the years since it was first established. He thanked Committee members for their contribution over that time.

2. Minutes of last meeting

The Committee RESOLVED to approve the minutes of the meeting held 21 February 2022 as an accurate record of the matters discussed.

3. Matters Arising

There were no outstanding actions or matters arising from the previous meeting.

The Committee moved to consider agenda item 9.

HSE Update

9. Summary of complaints/incidents

B Beudeker informed the Committee that there had been no environmental complaints.

Two complaints had been received about rail noise that were unrelated to NSW Ports. The complainants were given the relevant contact information in Transport NSW.

M Goodall informed the Committee that a truck had dropped some soil on the Enfield exit to the site. The

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incident required some internal traffic diversions on the site, which caused some minor inconvenience for local truck traffic. There were no reports of any significant traffic issues outside the site.

The Committee returned to consider agenda item 4.

NSW Ports Business Update

4. Corporate Affairs update

M Goodall provided an update on the 'Greening our City' project being undertaken with Macquarie University. Two sensors have been installed on the site as part of the University's broader study, and will operate for approximately two months. The purpose of the sensors is to capture the particulate matter in the atmosphere and the impact on air quality. This information will inform the study of which of the 15 tree species planted thrive and are most resilient to heat, deprivation of water, and particulate matter. The sensors will also monitor how well trees trap air pollutants and dust.

Y Yun informed the Committee that the report will be published and made available including to other councils to assist them determine the real costs and outcomes of street tree planting. Y Yun noted that the findings are likely to be affected by the recent high volume of rain.

[Breathing Green Life into Industrial Areas - Strathfield Council \(nsw.gov.au\)](https://www.nsw.gov.au/breathing-green-life-into-industrial-areas-strathfield-council)

The Chair invited the new Member for Strathfield to provide an overview of his areas of focus. J Li made some preliminary observations, noting that he was interested in the following areas:

- Road safety and traffic safety. A new reporting tool is being implemented to enable community members to easily report any concerns.
- Study of tree stock and air pollution.
- Wellbeing in the electorate, including economic wellbeing.

C Pemberton and P Munro joined the meeting at 4.30 pm and provided an update on corporate activities, noting that work is being undertaken in the following areas:

- Discussions with the Greater Sydney Commission regarding industrial lands. NSW Ports is advocating for protection of industrial lands to ensure there is adequate land to support the city.
- general road connectivity into Port Botany and other sites.
- regulatory review being conducted by the productivity commission, which is in its early stages.

C Pemberton provided an update on the Development Application (DA) submitted by Flower Power, which had been communicated to Committee members by email from H Wood. The email confirmed that the DA will be on public display until 28 May 2022, and that submissions in response to the DA must be made by that date. The Committee requested further information about the next steps and timing relating to the DA submitted by Flower Power.

Action 1: *Provide further information about the next steps and timing relating to the DA submitted by Flower Power.*

J Maddocks outlined the history of the proposal for, and approval of, the ILC, highlighting the following:

- the original approval included approximately 8 hectares of green space at the southern end of the site for community use.
- The size of the land allocated for community use section has been reduced over time and is now being leased out for commercial use rather than community use.
- The new Flower Power DA includes additional parking and involves excavating and creation of underground parking for about 300 cars. It is not clear whether the excavated material will be

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removed from the site or relocated elsewhere on the site.

Action 2: provide Committee members with clarification regarding the proposed treatment of excavated material associated with the Flower Power DA.

- The DA relies on a report of the Green and Gold Bell Frog populations that was written for the previous DA submitted in 2016. A current report should be included, particularly as there have been frog populations found east of the site.
- The DA refers to the site as the 'residual portion' of the Enfield site, whereas it should more correctly be referred to as the 'community portion' of the site.

J Maddocks noted that while the Flower Power development was better than some of the other alternatives, there were some deficiencies in the DA that should be addressed.

(Chair's Note: I have attached a detailed email response provided by Hamish Wood to Jenny Maddocks on the Flower Power DA, in email correspondence after this meeting. See attachment below)

B Beudeker confirmed that annual surveys are conducted of frog populations, the most recent report being produced in December 2021. He noted that:

- the 2020 Frog Audit identified that more work was required on the pond area and corridor, including weed removal.
- New contractors were appointed in March 2021 to maintain the site. The contractor's scope of work has since been increased by \$150,000 over three years to include Mt Enfield to manage weeds at that site. That work is progressing well but is challenging due to the steepness of the land.
- In November 2021, the frog expert inspected the area and was extremely pleased with the condition of the pond area.
- The use of 'frog ladders' is being explored to support the movement and migration of frogs.

Action 3: provide the current Frog Audit to Council for consideration as part of the DA in place of the 2016 report.

Y Yun informed the Committee that a MOU has been negotiated with the Frog and Tadpole Society to manage the sites in the Strathfield Council area where there are frog populations. Permission to translocate a frog population will not be granted until there has been at least 12 months between frog sightings, that is, not before December 2022. An arrangement has also been made with the Inner West Beekeeper Association, who have installed six functional hives on the Cox's Creek Reserve. This property is now a shared asset between that association and the Frog and Tadpole Society, and the two organisations are collaborating well. Council is hopeful that their involvement will reduce damage and vandalism to the site.

J Maddocks questioned the current volume of container throughput of the site and how it was tracking against original approvals.

Action 4: Provide an update on the volume of container movement through the site compared with the approved volume, including an update on rail container traffic.

Enfield Development Project Update

5. Construction program

This item was not discussed.

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Flower Power Project Update

6. Development Application

This item was discussed as part of agenda item 4.

Committee Member Updates

7. Tenant developments

This item was not discussed.

8. Council updates

Strathfield Council

Y Yun provided an update on behalf of Strathfield Council, highlighting the following:

- Council's Community Strategic Plan towards 2036 is now on exhibition. From the Strategic Plan there is a 4-year Delivery Plan and 1-year Operational Plan. The documents provide a clear picture of Council's areas of focus.
- A recruitment process is underway to appoint a new General Manager appointed.
- A significant solar lighting program is underway which will extend from Burwood to the east of the Port Enfield site. The lights will be movement activated and provide two levels of illumination, being 75% on detection of movement and 100% if the movement continues. The project is to support the needs of cyclists and walkers in the area and is expected to be complete by 30 June 2022.

Canterbury-Bankstown Council

No update was provided on behalf of Canterbury-Bankstown Council.

Other Business

9. Meeting in person, or continue online?

The Committee discussed the relative merits of continuing to conduct meetings online. It was noted that there are benefits in meeting in person, and it was suggested that face-to-face meetings be held once per year or alternate with online meetings. P Munro suggested that face-to-face meetings could be organised at times when presentations were being given and could also include a site tour.

Action 5: Chair and P Munro to discuss options for online and in-person meetings and report back.

10. Other business

There was no other business.

Next Meeting

There being no further business, the meeting closed at 4.58pm.

The next meeting is tentatively scheduled for 29 August 2022. Meeting location to be confirmed

These minutes have been endorsed by the Chair, Ian Colley

Actions Arising

No.	Meeting	Action	Due	Responsibility	Status
1	23 May 2022	Provide further information about the next steps and timing relating to the DA submitted by Flower Power	29 Aug 2022	H Wood	Open
2	23 May 2022	Provide Committee members with clarification regarding the proposed treatment of excavated material associated with the Flower Power DA	Asap	H Wood	Open
3	23 May 2022	Provide the current Frog Audit to Council for consideration as part of the DA in place of the 2016 report.	Asap	H Wood	Open
4	23 May 2022	<i>Provide an update on the volume of container movement through the site compared with the approved volume, including an update on rail container traffic.</i>	29 Aug 2022	P Munro	Open
5	23 May 2022	Discuss options for online and in-person meetings and report back	29 Aug 2022	Chair/P Munro	Open

Actions Arising

Email on June 6 2022 from Hamish Wood to Jenny Maddocks

Dear Jenny,

Apologies for the delay in the response.

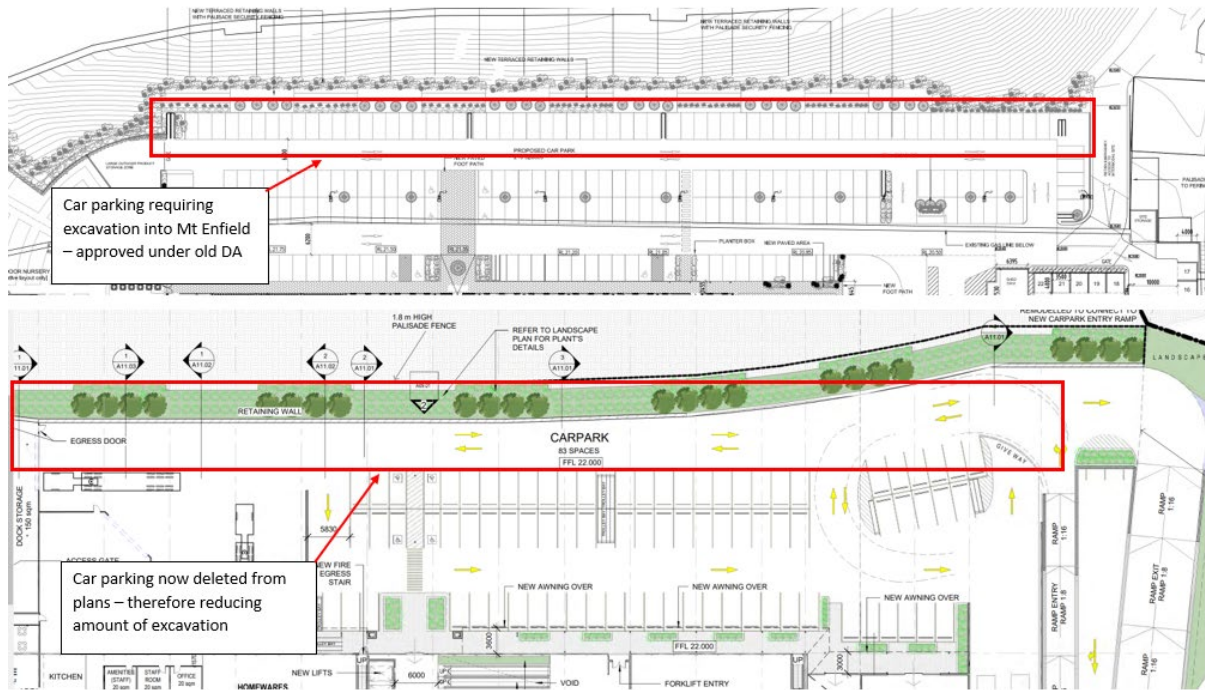
Thank you for providing your comments on the proposed Flower Power Garden Centre DA at Cosgrove Road, Strathfield South. NSW Ports has considered your comments and provides the below commentary.

Foremost, it is worth noting that the original DA approved what is substantially the same scope as what is proposed under the current DA. The original DA allowed for the adaptive reuse of the Tarpaulin Shed building as a garden centre (including an ancillary café with outdoor dining, fruit and vegetable shop, pet shop, hardware and building supplies and children's play area), including fit out of the existing building, partial demolition works, additions to the existing building, new car parking area, outdoor plant nursery, bulk bag storage area, landscaping works and environmental protection works across the 2.16 ha leased site. The new DA seeks consent for largely the same scope but seeks a number of changes with respect to the provision of car parking, internal configurations, proposes a new loading dock for the garden centre, proposes a larger nursery area and removes land uses that infringed upon the RE2 zoned land.

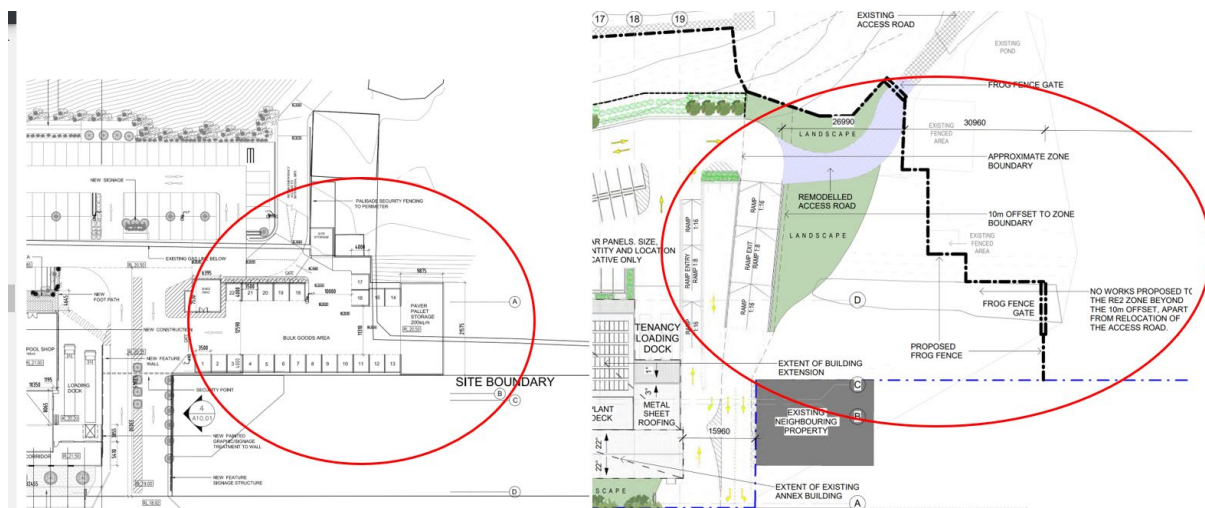
Although the new DA seeks to expand and contract a number of areas across the site, there has been no expansion or intent to expand the 2.16 leased area for Flower Power. In general, the new DA allows for an expansion of landscaped areas, reduces the amount of excavation and deletes a number of built elements from the vicinity of the frog ponds.

The new DA seeks an uplift of car parking provision with 383 car parking spaces, as opposed to the previously approved 206 under the LEC determination. The provision of the additional 177 car parking spaces is proposed in the form of an undercroft. To this end, despite the uplift of proposed carparking spaces, the relocation of the majority of parking spaces to underground (i.e. an undercroft) greatly reduces the amount of excavation required into Mt Enfield, as opposed to the previously approved level carpark which would have required much more excavation to provide at grade parking. The result of this is a greater retention of the green space on Mt Enfield.

Actions Arising



Furthermore, whilst the outdoor nursery has been expanded at the southern end of the site into IN2 zoned land, the new DA seeks the deletion of the previously approved 'bulky goods' and 'landscape supplies' from the RE2 zoned northern end of the site. In fact, the only built component proposed to occupy the RE2 zoned land will be the driveway, which will be used to access the Flower Power site and for maintenance to the frog ponds. The result of this is a greater separation of the site from the frog ponds and RE2 zoned land. The below site plan extracts from the originally approved and proposed demonstrate this improvement.





Actions Arising

With respect to the disposal of excavated material generated by the proposed cut and fill activities, Flower Power will be required to dispose of excavated material in accordance with the conditions of approval, which in turn requires that waste be disposed of in accordance with the Remediation Action Plan for the site, which stipulates that fill should be reused where possible or buried within a borrow pit, or if these pathways aren't feasible transferred to the ILC for offsite disposal. Nonetheless, in any scenario, Flower Power will be required to dispose of excavation waste in accordance with the DECCW's Waste Classification Guidelines.

If you have any further questions please let us know.

Thanks,

Hamish Wood
Planning Officer

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