



Australian Government

Department of Defence
Defence Support and Reform Group

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REF: AF17330086

Your Ref: LEP002/12

General Manager
Hawkesbury City Council
ATTN: Karu Wijayasinghe
PO BOX 146
Windsor NSW 2756

Dear Mr Wijayasinghe

RE: Notification of Planning Proposal to rezone Lot 1 DP 700263, Lot 2 DP 700263, Lot C DP 160847, Lot 2 DP 629053 and Lot 3 DP 700263, 120 – 188 Hawkesbury Valley Way, Clarendon to B7 Business Park

Thank you for providing the Department of Defence (Defence) with the opportunity to comment on the Planning Proposal to rezone Lot 1 DP 700263, Lot 2 DP 700263, Lot C DP 160847, Lot 2 DP 629053 and Lot 3 DP 700263, 120 – 188 Hawkesbury Valley Way, Clarendon to B7 Business Park. Defence understands this planning proposal seeks to rezone the sites from RU4 Primary Production Small Lots to B7 Business Park under the Hawkesbury Local Environmental Plan 2012.

Defence is seeking to ensure future development in close proximity to RAAF Base Richmond will not impact upon Defence operations and activities. As the business park rezoning will lead to significant development within close proximity to RAAF Base Richmond, Defence requests to be continually engaged during the development assessment process.

Future development will require height assessment against the Obstruction Clearance Surface (OCS) requirements for RAAF Base Richmond. Cranes and vegetation also pose a hazard to aircraft. If cranes are used in construction of future development, a technical height assessment may be required. Additionally, Notices to Airmen may need to be issued prior to crane rigging and crane operation. It is recommended that the heights of mature vegetation do not exceed the parapets of any future buildings. Defence recommends that the developer undertake an independent aviation safety assessment to ensure all aviation safety requirements are met.

Extraneous lighting is a potential hazard to aircraft. Consequently, the amount of upward light emitted near airfields must be controlled. Due to the proximity of RAAF Base Richmond, it is suggested that all outdoor lighting design associated with the future development of the sites is to comply with the requirements of the Civil Aviation Safety Authority (CASA) Manual of Standards Part 139 Aerodromes.

The current land use list detailed on Page 3 of the Proposed Amendment omits the registered easement the Commonwealth has for Runway 28 approach lighting. Defence requests that this easement is maintained in any future development of the site.

Glare from reflective surfaces can affect the visibility of pilots during daylight hours. Defence suggests that any future developments are to be comprised of non-reflective building materials. If any reflective surfaces from possible future developments cause a glare problem for pilots Defence may request these surfaces be suitably modified to extinguish the glare.

The proposed site is located in the "Birdstrike Group A Buffer Area". The "Birdstrike Group A Buffer Area" seeks to minimise activities that generate putrescible waste within 13km of RAAF Base Richmond. In this buffer area the use of waste management facilities needs to be controlled as they have the potential to attract wildlife which contributes to the risk of birdstrike. Birdstrike can damage aircraft and may jeopardise a pilot's ability to safely operate the aircraft. Defence requests that the applicant submits a waste management plan prior to development to minimise birdstrike risk to aircraft operations.

Defence requests that as part of the LEP amendment process, an additional clause is added to the Hawkesbury City Council LEP. The intent of this clause is to ensure that the above mentioned issues are addressed. Defence is seeking to collaborate with Council to draft the clause.

Defence does not object to the proposed rezoning subject to the applicant addressing the above concerns and Council integrating the additional requested clause into the Hawkesbury City Council LEP.

Should you wish to discuss the content of this submission further, please contact Mr Nick Parker on (02) 6266 8021 or email on lpsi.directorate@defence.gov.au.

Yours faithfully



Anthony Farrell

Director Estate Planning ACT/NSW
10 April 2014