

Your Ref: SSD 6078 MOD 2

Contact: Andrew Mooney on 9725 0214

21 May 2015

Attention: Emma Barnet

David Mooney
Acting Team Leader Industry Assessments
Development Assessment Systems and Approvals
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear David,

**PROPOSED MODIFICATION TO OAKDALE CENTRAL (LOTS 1C, 2B & 3)
WAREHOUSE AND DISTRIBUTION CENTRES (SSD 6078 MOD 2) EXHIBITION OF
ENVIRONMENTAL ASSESSMENT**

I refer to the notification of the exhibition of the Section 96 Modification proposal to Oakdale Central (Lot 2B) Warehouse and Distribution Centres, with Lots 1C and 3 not formally requiring exhibition.

Accordingly, comments are provided on the proposed modification which involves amendments to warehouse 2B in the Oakdale Central Industrial Estate. The amendments include:

- Reducing the building area from 33,025m² to 31,080m²;
- Enable the warehouse to be operated as a temperature controlled facility;
- Include a Dangerous Goods Store; and
- Include a number of other minor additions and layout changes.

The application was on exhibition from Monday 20 April 2015 until Tuesday 19 May 2015. However, Council sought additional time to provide comment on the proposal until Friday 22 May 2015.

The modification proposal was referred to Council's the Development Assessment, Engineering Assessment, Environmental Health and Strategic Planning branches, with the following comments provided on the proposed modification application to Oakdale Central warehouse and distribution centres (Lots 1C, 2B & 3).

Strategic Planning

The application provided to Council did not clearly identify whether the modification proposal would impact on the total cost of the development. This matter was clarified with the Department of Planning & Environment (DP&E) who advised that the total cost of development will increase by \$6.9 million, due to the introduction of temperature control infrastructure and the dangerous goods storage.

Accordingly, this increase in capital investment will require an amendment to the approved condition of consent relating to the Section 94A Development Contributions.

This letter contains important information. If you do not understand it, please come to Council's Administration Centre and discuss the letter with council staff who will arrange interpreter services.

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تحتوي هذه الرسالة على معلومات هامة. إذا
تعذر عليك فهمها يرجى زيارة مركز الإدارة
التابع للمجلس ويحتضن مضمون الرسالة مع
موظفي المجلس الذين سيقومون بالإعداد
للإستعانة بمترجم.

[illegible]

重要： *Chinese*
這封信內有重要的資料，如果您看不明白，請親臨市議會的行政中心，與市議會的員工商討這封信的內容，他們會為您安排傳譯服務。

Importante

Questa lettera contiene importanti informazioni. Se avete difficoltà a comprenderla, potete venire all'Administration Centre del Comune per discuterla con il personale comunale il quale vi procurerà l'assistenza di un interprete.

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ចាត់ចែងអ្នកបង្កើតផ្ទះលោកអ្នក។

ខ្ញុំផ្ដាច់។

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(Council's Administration Centre) ແລ້ວສືບທະນາກ່ຽວ
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Esta carta contiene información de importancia. Si no la comprende, acérquese al Centro de Administración (Administration Centre) del Municipio y mencione esta carta al personal del municipio para que le obtengan los servicios de un intérprete.

Quan Trọng

Bức thư này chứa những tin tức quan trọng. Nếu quý vị không hiểu, xin quý vị đến Văn Phòng Hành Chánh của Hội Đồng Thành Phố và thảo luận bức thư với nhân viên của Hội Đồng. Họ sẽ dàn xếp xin thông ngôn để giúp quý vị

The Fairfield City Council Indirect (Section 94A) Development Contributions Plan 2011 and Clause 25K of the Environmental Planning and Assessment Regulation 2000, identify a maximum percentage of the proposed cost to be levied on a development. The maximum Section 94A levy rate is 1% of the proposed cost of carrying out development were the cost of development exceeds \$200,000.

As it was advised that the cost of development will increase by \$6.9 million, an extra \$69,000 will be required to be included in the condition of consent to accurately reflect the amended capital investment cost of the development.

Engineering Assessment

It was advised that a review of the documents associated with the Section 96 Modification revealed no significant changes to the approved development and conditions of the overall drainage to the basin also acting as an OSD Basin.

Therefore no objection is raised from Council's Engineering Assessment section in respect to the proposed modified development.

Development Planning

It is advised that no objection is raised from the Development Planning Section in respect to the proposed modified development.

However, given that Dangerous Goods are proposed to be incorporated into the warehouse and a truck wash bay is proposed within the driveway, Council's Environmental Management Section (EMS) was requested to provide comment, as below.

Environmental Management

Noise

The Noise Memo states that it takes into account the proposed changes to the approved layout and calculates the cumulative noise impacts of the existing operations.

This assessment concludes that the proposed changes will comply with the previously calculated noise criteria. Without access to the previous acoustic assessments, a full assessment of the noise impacts of the proposed changes is not possible. However, given that the projected noise impacts of the proposal appear to be approaching the project specific criteria (particularly at receptor A – Erskine Park Residents during the night), it is recommended that a compliance report be prepared following completion and commissioning of the facility.

Hazard Analysis

The PHA states that the radiant heat impacts are confined within the property boundary in circumstances a) and b), but in c) it reaches beyond the boundary. The probability of a fatality was calculated at 3.53 fatalities in a million per year (3.53 pmpy). The premises are surrounded by industrial land use, which has acceptable risk criteria of 50pmpy. It recommends the following measures be implemented to manage the risks identified:

- Multiple spill kits should be provided around the DG store to ensure spills can be cleaned up immediately following identification;

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- The fire pumps should be started at least once per month and the system operated at full pump pressure during this monthly test; and
- The site emergency plan should include response to spills and spill clean-up procedures.

For further detail on the recommended conditions of consent with regard to Environmental Management Branch, please refer to **Attachment A**.

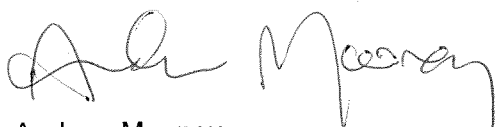
Recommendations

It is recommended:

- that the condition of consent relating to Section 94A development contributions be revised in accordance with the increase in CIV cost of the project, as outlined above.
- the conditions of consent outlined in Attachment A be included within the development consent for the proposed modification.

Should you have any further enquiries regarding the above please do not hesitate to contact me on 9725 0214.

Yours faithfully,



Andrew Mooney

ACTING MANAGER – STRATEGIC LAND USE PLANNING

Environmental Management

Based on the submitted information, Council's EMS considers that the following conditions should be adopted by the determining authority (Department of Planning & Environment):

- **Acoustic Report**
Following the completion and commissioning of the Oakdale Central Estate, a post construction acoustic report shall be prepared to confirm that final operational conditions are acceptable.
- **PHA**
The recommendations of the Preliminary Hazard Risk Assessment (PHA), Report No. 20047_DHL_FinalPHA_26Mar15_Rev(0), prepared by RAW Risk Engineering Pty Ltd and dated 26 March 2015, be implemented in full.
- **Wash Bay**
The proposed wash bay shall be connected to the Sydney Water Sewer in accordance with a Trade Waste Agreement
- **Garbage Storage Area (*when not shown on plan*)**
A designated garbage storage area shall be located on the premises for the storage of rubbish bins and waste containers. The garbage storage area shall be fully enclosed and provided with a concrete floor, with concrete or cement rendered walls coved to the floor. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket. A hose cock shall be provided within the room. Garbage rooms shall be vented to the external air by natural or artificial means. The garbage storage room will provide for a designated space for dry recycling facilities.
- **Storage of Flammable and Combustible Liquids**
Flammable and combustible liquids shall be stored in accordance with AS 1940-2004 – The Storage and Handling of Flammable and Combustible Liquids.
- **Emergency Management Plan**
Within 3 months of development consent, implement the approved site Emergency Management Plan. A printed copy shall be kept on site at all times.
- **Oil/Water Separator**
The oil/water separator servicing the site shall be covered and bunded. The cover shall have an overhang of at least 10°. The bunding shall have sufficient capacity to contain 110% of the capacity of the oil/ water separator.
- **Lighting**
Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282 1997 so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises.
- **Wheel Wash Facility**
All trucks leaving the site, having had access to unpaved or contaminated areas, shall depart via a wheel wash facility in order to prevent mud, dust or debris from being deposited on Council roads. In order to achieve this, a wheel wash facility shall be constructed prior to any truck movements occurring. A plan and operational guidelines for the wheel wash facility shall be submitted for approval prior to the commencement of the removal of fill material from the site. Any direction of Council

with regard to cleansing trucks or the clean up of road pavements adjoining the site shall be complied with immediately.

- **Dust Suppression**

Automatic sprinkler systems shall be set up on each site. Details of the sprinkler systems should be provided prior to the commencement of operations.

The applicant shall provide appropriate dust monitoring systems during the operation. The applicant should provide to Council, prior to commencement of the soil transfer operation, a monitoring protocol and performance criteria or dust monitoring. Reporting of dust suppression should be provided in progress reports.

- **Public Address System**

No public address system or sound amplifying equipment shall be installed so as to permit the emission of offensive noise, as defined by the Protection of the Environment Operations Act 1997, onto any private premises or public place.

- **Erosion and Sediment Control Plan**

Prior to the issue of a Construction Certificate, an Erosion and Sediment Control Plan shall be submitted to and approved by the Principle Certifying Authority. The Erosion and Sediment Control Plan shall be prepared in accordance with the requirements of the Fairfield City Council's Erosion and Sediment Control Policy. The Erosion and Sediment Control Plan shall clearly show and demonstrate how erosion is to be minimised and how sediments are to be trapped on the site and prevented from escaping, transported, carried or discharged across and outside the boundaries of the site of the development or building activity.