

In reply please quote: 09/03134
Your Ref: SSD6078 MOD5

Contact: Edward Saulig on 9725 0229

8 April 2016

Fiona Gibson
Modification Assessment
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Gibson,

**SSD6078 MOD 5 - SECTION 96(2) MODIFICATION APPLICATION TO
WAREHOUSE AND DISTRIBUTION FACILITIES AT OAKDALE CENTRAL (LOTS
1C, 2B & 3) - FAIRFIELD CITY COUNCIL SUBMISSION**

Council is responding to a request by Goodman Property Services (Aust) Pty Ltd to modify the State Significant Development (SSD) application for the warehouse and distribution facilities at Oakdale Central Estate, Horsley Park being Lot 21 DP 1173181 (estate allotments 1C, 2B and 3 Oakdale Central).

The proposal seeks approval to:

- a) convert an approved single warehouse facility on Lot 3 into four separate warehouse facilities; and
- b) extend the estate road for Millner Avenue to provide access to the new warehouse.

The following comments and recommended conditions of consent are raised by Council.

Roads and Traffic Management

The proposed car parking provision for warehouses included within the S96 modification complies with the approved rates for concept plan and therefore is considered acceptable. The development will generate less traffic than previously assessed and therefore will not have any adverse impacts on the surrounding network.

The following conditions of consent are recommended:

1. Warehouse 3C shall include a Right of Carriageway benefiting Lot 3B for use by commercial vehicles.
2. The servicing of warehouse 3A shall be restricted to 19m articulated vehicles and 3B, 3C and 3D could be serviced by 26m B-Doubles.
3. Security gates shall be sufficiently setback so that vehicles can queue on entry to each site without obstructing through traffic on the Estate Road.
4. The internal design of the proposed developments shall comply with AS2890.1 (2004) Part 1: Off-street car parking, AS 2890.2 (2002) Part 2: Off-street commercial vehicle facilities and AS2890.6 (2009) Part 6: Off-street parking for people with disabilities.
5. A minimum clear height of 4.5m shall be provided within all areas traversed by service vehicles.
6. A minimum bay width of 3.5m shall be provided for all service bays.

Section 94A Contributions

The imposition of a Section 94A levy, in accordance with the Fairfield City Council Indirect Development Contributions Plan 2011, on this proposal is considered appropriate having regard to the long term responsibility Council has to manage the local road network.

The amount payable will be 1% of the final estimated Capital Investment Value (CIV). It is understood that the previous approval contains a condition of consent requiring the payment of a Section 94A Development Contribution, with the amount payable being 1% of the final calculated Capital Investment Value (CIV).

In this regard, Council imposes the following condition where a Section 94A contribution is payable.

Section 94A Levy Development Contributions

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority.

The Section 94A Levy as determined at the date of this consent is \$(*).

The contribution amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Australian Bureau of Statistics, Producer Price Index – Building Construction (New South Wales).

It is assumed that the proposed modification may result in a revised CIV that should be reflected in a revised contained within the condition of consent.

Environmental Management

The purpose of the above modification is to allow for a more suitable layout for future tenants. The proposal is not considered to intensify the use of the site or vary the approved use. The proposed construction of warehouse facilities comprises Lot3A, Lot 3C and Lot3D. For Lot (3B), the information submitted states that a separate SSD Application is under preparation (SSD 16_7491) for a proposed Dangerous Goods Facility.

Noise Assessment - An Operational Noise Impact Assessment, Report No. 610.16103-R1, prepared by SLR Global Environmental Solutions, dated 9 March 2016 has been submitted. The approved operational noise limits associated with the Oakdale Central site are identified in Development Consent SSD 6078, dated 18 March 2015. The noise limits and the receiver locations are reproduced in the submitted Noise Assessment.

Noise modelling using modelling software was conducted to determine predicted noise impacts from operations from Lots 3A, 3C and 3D. The noise sources include peak light and heavy vehicle movements, along with associated unloading activities and mechanical plant. Cumulative noise predictions have also been provided to include Lot 3B. The cumulative operational noise levels are predicted to comply with noise criteria.

Construction Phase - The Planning Report, prepared by Willow Tree Planning, dated 9 March 2016 makes reference to an SLR Report, dated October 2013 (Construction Noise – management and mitigation measures) and to the Air Quality and Odour Management and Mitigation Measures committed to by Goodman (Construction and Operational Phase Impacts). It is considered that the construction impacts generated by the proposal would not differ from what was considered under SSD 6078. The recommendations provided within the abovementioned report/s are stated to be applicable to the proposed modifications and are supported.

Waste Management - A Waste and Recycling Management Plan for the proposed warehouses 3A, 3C & 3D - Lot 3 Oakdale Central, Report No. 610.10699, prepared by SLR Global Environmental Solutions, dated 18 February 2016 has been submitted. This Plan details the targets for resource recovery, waste streams and classifications, estimated waste generation and storage methods for both construction and operational waste and is considered satisfactory.

Overview - The approved mitigation methods under SSD 6078 along with additional reports submitted with the new modification application is considered to be sufficient in addressing potential environmental impacts generated by the proposed development. The following conditions of consent are recommended:

1. **Previous Development Consents** - The use of the premises shall operate in accordance with all conditions of previous Development Consents issued for, and applicable to the operation of the site.
2. **Compliance with Noise Criteria** - Operational noise shall comply with approved noise criteria as contained under the Operational Noise Impact Assessment, Report No. 610.16103-R1, prepared by SLR Global Environmental Solutions, dated 9 March 2016 and also in compliance with related Noise Assessments as referred to within the above-mentioned report.
3. **Acoustic Report** - In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by the Appropriate Regulatory Authority, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to the Appropriate Regulatory Authority. If required by the Appropriate Regulatory Authority, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of the Appropriate Regulatory Authority.
The report shall include but is not limited to the following information:
 - a) Noise measurements taken at the nearing noise sensitive locations as indicated in the Operational Noise Impact Assessment, Report No. 610.16103-R1, prepared by SLR Global Environmental Solutions, dated 9 March 2016;
 - b) Verification that noise levels at the nearest potentially affected receiver comply with all relevant assessment criteria detailed in the abovementioned report;
 - c) All complaints received from local residents in relation to the operation of the premises/development; and
 - d) Where noise measurements required under point a) above indicate that the relevant assessment criteria are exceeded, recommendations shall be provided in relation to how noise emissions can be satisfactorily reduced to comply with the assessment criteria.

Following written approval from the Appropriate Regulatory Authority, any recommendations provided under point d) above shall be implemented fully.

For further enquiries, please contact me on 9725 0229.



Edward Saulig
STRATEGIC LAND USE PLANNER