

In reply please quote: 16/25280
Your reference: SSD 7917 MOD 1

Contact: Melanie Prior on 9725 0228

26 June 2017

Max Chipchase - Industry Assessments
Dept. of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Chipchase

**SSD 7917 MOD 1 - RESPONSE TO SUBMISSIONS - SECTION 96(1)
MODIFICATION TO THE WAREHOUSE / DISTRIBUTION & INDUSTRIAL
FACILITY, HORSLEY DRIVE BUSINESS PARK, LOT 3 – 6 BURILDA CLOSE,
WETHERILL PARK**

I refer to the notification of the Response to Submissions of the above Modification to a State Significant Development. Council officers have reviewed the information and provide the following comments.

BACKGROUND

Approval to State Significant Development (SSD 7917) was granted by the Minister for Planning on 4 May 2017 for the construction and use of a two staged warehouse/distribution and light industrial facility.

The proposed modifications being sought are primarily design based in order to accommodate the future operational needs of the tenant and therefore are considered minor in nature to the approved facility on Lot 3.

In summary, the modifications comprise of the following:

- Amalgamate the two approved tenancies into one warehouse/distribution facility.
- Align the warehouse office, showroom and office including a minor increase in height from 10m to 11.5m.
- Increase the Gross Floor Area (GFA) of the warehouse by +2,600m².
- Relocate office and office entry to the west end of the building.
- Relocate undercover parking spaces to the west end of the car park.
- Addition of a meeting room and secure lobby to the showroom entry on the ground floor.

- Addition of a void at the first floor to allow occupants to look down to the ground floor below.
- Relocation of outdoor area.
- New direct access from main office to showroom and warehouse office.
- Glazing from main office into warehouse from the open work areas, meeting rooms and circulation stair.

TRAFFIC MANAGEMENT

In Council's submission dated 9 June 2017 to the abovementioned SSD Modification, Council's Traffic and Transport division raised no issues with the construction of one warehouse and the number of car parking spaces proposed. Council sought to be satisfied that there is sufficient car parking provided on site in order to meet the car parking demand for the showroom.

Council requested that the applicant's traffic engineer clarify the estimated daily traffic generation of 1085 trips, as Council had assessed the daily traffic generation as 1400 trips based on the peak hour traffic generation of 140 trips.

Council officers have reviewed the information submitted by the traffic consultant in regard to traffic generation and concur with the estimated traffic generation. There are no further comments.

ENVIRONMENTAL MANAGEMENT

In Council's submission dated 9 June 2017 to the abovementioned SSD Modification, Council's Environmental Management division advised that insufficient information was submitted for SSD 7917 Modification 1. They requested the following information be provided:

1. Clarification of the hours of operation assessed against the sleep disturbance criteria in the acoustic report;
2. Modification of the acoustic report to show construction hours as:
 - Monday-Friday: 7:00am-6:00pm
 - Saturday: 8:00am-1:00pm
3. Modified site plans showing the waste storage area being covered, bunded and drained to sewer.

Council's Environmental Management division has again determined that insufficient information has been submitted for SSD 7917 in relation to the waste storage area. It is recommended that a covered, bunded and drained waste storage area as a standard condition, regardless of the nature of the proposed development and the reported contents of the waste streams.

Recommendation: That all contingencies of waste storage are addressed, including bin leakage, bin washing and any future change of use of the premises. Modified site

plans showing the waste storage area being covered, bunded and drained to sewer are requested.

Further to the above, the Noise and Vibration Impact Assessment states that there is no assessment of plant, as these details have not been decided at this stage.

Recommendation: A post development noise report will be required to ensure that the development complies with the NSW EPA Industrial Noise Policy.

DEVELOPMENT PLANNING

In Council's submission dated 9 June 2017 to the abovementioned SSD Modification, Council's Development Planning division noted that a showroom component had been introduced to the development and commented that the showroom component is required to be ancillary to the proposal and not the dominant use.

Council recommended that the *substantially the same development test* should be applied to the proposed modification application.

Council also noted that no landscape plan was provided as part of the modification application. Council requested an amended landscape plan be provided that demonstrates landscaping with established large trees is provided on site in particular within the front setback in order to soften the hard stand areas.

Council officers have reviewed the additional information submitted with the RTS and have no further concerns.

Please contact Melanie Prior on 9725 0228 if you would like to discuss any of the above further.

Yours faithfully



Edward Saulig
SENIOR STRATEGIC LAND USE PLANNER