

In reply please quote: 21/02748

8 February 2021

David Koppers  
Industry Assessments  
Department of Planning, Industry and Environment  
320 Pitt Street  
Sydney NSW 2000

Dear Mr Koppers

## **FAIRFIELD CITY COUNCIL RESPONSE - SSD 7664 MODIFICATION 2 AND SSD 10404 MODIFICATION 1**

### **A. COMMENTS SSD 7664 MODIFICATION 2**

The applicant is proposing to amend condition 10a of SSD 7664 which is the approval for Stage 2 of the Horsley Drive Business Park. The amendment to this condition proposes a note that excludes lift over runs and rooftop plant and equipment from the Maximum Height of Building (HOB) calculation. The proposed modification condition varies from the standard instrument definitions of HOB, which the Fairfield Local Environmental Plan 2013 (Fairfield LEP) also adopts.

Council officers do not object to the placement of plant and equipment on the roof. It is recommended that rather than modify condition 10a of SSD 7664, the department rely on the Standard LEP Clause 5.6 "*Architectural Roof Features*" of the Fairfield LEP 2013 to approve these structures. The clause permits variations to maximum building height standards where roof features contribute to the overall building design. In this instance, any plant or equipment exceeding the maximum height of buildings would need to be contained in or supported by a roof feature (screening), ensuring that it is fully integrated into the roof design. Council officers note that the plant and equipment is proposed to be adequately screened. The Department could determine the suitability of this aspect of the proposal by including a merit assessment of the proposal against the Provisions of Clause 5.6.

### **B. COMMENTS SSD 10404 MODIFICATION 1**

The applicant is proposing to incorporate the following amendments into the approved design of SSD 10404 Customer Fulfilment Centre:

- Rooftop mechanical Plant Platforms with screening treatments;
- A new service driveway added from the southern truck driveway to access the plant room;
- Stairs added to the north façade for reduced egress distances;
- Additional mezzanine and walkways to facilitate egress;
- Reconfiguration of fuel bays to include a second fuel bay;
- Increase to the size of the fire pump room and shifting sprinkler tanks to the east slightly;
- Plant room façade height extension, and;
- Additional signage zones.

Fairfield Council's Environmental Management Standards team recommends the following conditions be applied to the consent for SSD 10404 Mod 1 to ensure the protection of residents.

### **Environmental Reports Certification**

Prior to the issue of an Occupation Certificate, written certification from a suitably qualified person(s) shall be submitted to the consent authority, stating that all works/methods/procedures/control measures/recommendations of the following report have been completed:

- a. Noise and Vibration Impact Assessment prepared by SLR dated 30 October 2020

### **Unreasonable Noise and Vibration**

The proposed use/s, including operation of vehicles, shall be conducted to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by consent authority, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to consent authority. If required by consent 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 consent authority.

### **NSW Protection of the Environment Operations Act 1997**

The use of the premises shall operate in accordance with the Protection of the Environment Operations Act (POEO) 1997. All activities and operations carried out shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined under the Protection of the Environment Operations Act 1997.

**Traffic Control Devices** - Installation of traffic control devices including median and kerb islands, signs and line markings on a public road requires consultation with the stakeholders and approval from the Fairfield Traffic Committee. Detailed plans showing the dimensions, cross-sections and locations of the kerb islands and associated signs and line markings shall be submitted to Council for approval. Swept path analysis need to demonstrate that the largest vehicle manoeuvring into and out of the site would not be impacted by the kerb islands.

**Vehicle Manoeuvres** - The latest transport statement states that the largest vehicle which is anticipated to use the upper level car park via the truck driveway is 6.4m vehicle rather than an 8.8m long medium rigid vehicle. In addition, swept path diagrams show that the truck driveway along the eastern boundary of the site is used by 19m articulated vehicle. Clarification is required the largest vehicle that the truck driveway is to accommodate;

**Canopy heights** –The proposed height of canopies over the fuel bays/tanks shown on the modification plans is unclear and whether sufficient clearance will be available to heavy vehicles utilising these facility. In this regard, prior to construction more detailed information regarding the height of these structures needs to be submitted to Council for approval.

**Swept Path Diagrams** - Swept path diagrams shall be submitted to Council to demonstrate that the proposed modifications will not impact the largest design vehicle manoeuvring into, within and out of the site.

Please contact the undersigned on 9725 0215 if you have any further enquiries regarding the above.



Patrick Warren  
**SENIOR STRATEGIC LAND USE PLANNER**