

In reply please quote: 09/03134
Your Ref: SSD 6078 MOD 3

Contact: Andrew Mooney on 9725 0214

30 July 2015

Anthony Witherdin
Regional Assessments
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Attention: Fiona Gibson

Dear Sir/Madam

**SSD 6078 MOD 3 - PROPOSED MODIFICATION TO OAKDALE CENTRAL –
WAREHOUSE 2B - EXHIBITION OF ENVIRONMENTAL ASSESSMENT**

Approval to State Significant Development (SSD 6078) was granted by the Minister for Planning for the staged construction of three warehouse and distribution facilities pertaining to Lots 1C, 2B and 3 and the upgrade of Old Wallgrove Road.

The following comments are provided on the proposed modification (MOD 3) that applies specifically to warehouse 2B within the Oakdale Central Estate, Horsley Park. The proponent's Statement of Environmental Effects states the S.96(1A) modification remains substantially the same as the approved scheme, with the proposed modifications enhancing certain aspects of the design to reflect requirements of proposed tenants of the site.

The subject modifications include the following:

- Removal of ambient portion of warehouse (7,200m²), and replacement with temperature control space.
- Increase of the temperature control portion of the warehouse from 20,785m² to 26,820m²
- Relocation of dangerous goods store (DG store) from the centre to the south eastern corner of the warehouse
- Increase in size of the DG Store from 1,495m² to 2,660m²
- Removal of the truck wash from the south eastern corner of the site

Council has reviewed:

- A Statement of Environmental Effects (SEE), prepared by Goodman Australia and dated 11 June 2015;
- An updated Preliminary Hazard Risk Assessment (PHA), Report No. 20047_DHL_FinalPHA_11June15_Rev(2), prepared by RAW Risk Engineering Pty Ltd and dated 11 June 2015

The following comments are made:

The SEE shows the entire warehouse converted to refrigerated storage. No details are provided regarding any further refrigeration machinery to be installed to service this expanded area, or any increased noise generated from this. As stated in previous Council's previous comments dated 21 May 2015, an operational acoustic report should be prepared to confirm that final operational conditions are acceptable.

The SEE states that most truck drivers servicing the site have truck washing contracts in place with other providers, and the on-site truck wash is no longer required. The updated PHA found no change to the findings of the previous PHA, and made the same recommendations for controlling the hazards on the site.

Based on the submitted information, in addition to previous conditions supplied in Council's comments on Modification 2 dated 21 May 2015, the following conditions should be adopted by the determining authority (Department of Planning and Environment):

Environmental Reports Certification

Prior to the issue of an Occupation Certificate (interim or final), written certification from a suitably qualified person shall be submitted to the Principal Certifying Authority and the Department stating that all works/methods/control measures/recommendations approved by the Department in the following report have been completed:

Preliminary Hazard Risk Assessment (PHA), Report No.
20047_DHL_FinalPHA_11June15_Rev(2), prepared by RAW Risk Engineering Pty Ltd and dated 11 June 2015.

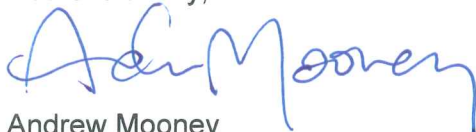
Development Contributions

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.

The condition of consent requiring the payment of a contribution should accurately reflect the amended capital investment cost of the development.

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

Yours faithfully,



Andrew Mooney

COORDINATOR - STRATEGIC LAND USE PLANNING