

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

Contact: Edward Saulig 9725 0229

9 June 2017

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

Dear Mr Chipchase

**SSD 7917 MOD 1 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 above Modification to a State Significant Development. In response, Council requests that the following matters be taken into consideration by the Department under its assessment of the proposal.

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

The original approval under SSD granted a total 159 car parking spaces for Lot 3. Under the subject modification, this is sought to be revised to 133.

Council's response is that there are no issues raised with the construction of one warehouse and the number of car parking spaces proposed as it complies with the minimum requirement for parking. Further, Council seeks to be satisfied that there is sufficient car parking provided on site in order to meet the parking demand for the showroom.

Council's requests that the applicant's traffic engineer must clarify the estimated daily traffic generation of 1085 trips. Based on the peak hour traffic generation of 140 trips, Council has assessed the daily traffic generation as 1400 trips.

ENVIRONMENTAL MANAGEMENT

The proponent contends that the construction noise generated will not differ from that considered under SSD 7917. Based on the scope of amendments, the proposal shall not exceed the noise thresholds established for the precinct.

Council's response is that insufficient information has been submitted for SSD 7917 Modification 1. The following information is requested:

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.

DEVELOPMENT PLANNING

Council notes the showroom component has been introduced to the development. The showroom component is required to be ancillary to the proposal and not the dominant use.

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

Council notes that no landscape plan appears to be provided as part of the modification application.

Council requests that an amended landscape plan shall be provided which demonstrates landscaping with established large trees is provided on site in particular within the front setback in order to soften the hard stand areas.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Edward Saulig', written in a cursive style.

Edward Saulig
SENIOR STRATEGIC LAND USE PLANNER

