

JRPP No:	2010SYW061
DA No:	744.1/2010
Proposed Development:	The use of an existing metal clad factory building (169 metres x 77 metres) for the production of paper products such as tissues, toilet paper and paper towels. The erection of a new metal clad factory building, on the northern part of the site, measuring 165 metres x 55 metres with a height of 24 metres. The new building will be used for the warehousing of paper products and large paper rolls. A loading area to be utilised by trucks is proposed between the new building and the Elizabeth Street frontage.
Applicant:	ANZ Tissue Products
Report By:	Karl Berzins, Development Planner

RECOMMENDATION

1. That the application proposing the use of an existing metal clad factory building (169metres x 77metres) for the production of paper products such as tissues, toilet paper and paper towels and the erection of a new metal clad factory building, on the northern part of the site, measuring 165metres x 55metres with a height of 24metres to be used for warehousing purposes, be approved subject to conditions as outlined in Attachment C of this report.

SUPPORTING DOCUMENTS

AT-A Development Plans
AT-B Draft Conditions of Consent
AT-C Submissions

EXECUTIVE SUMMARY

The proposal consists of using an existing metal clad factory building (169metres x 77metres) for the production of paper products such as tissues, toilet paper and paper towels and the erection of a new metal clad factory building, on the northern part of the site. The existing building will be used for both production and warehousing purposes. The existing factory building will not require any alterations or additions. The existing loading docks will be retained as part of the proposal.

It is proposed to erect a new metal clad factory building on the northern part of the site. The new building will measure 165 metres x 55 metres with a height of 24 metres and will be used for warehousing purposes. The warehouse will be purpose built to store large paper rolls and finished paper products. A control room and some office space will be located in the south-eastern corner of the building. Each of these rooms will have a floor space of 55 m².

The proposed hours of operation are Monday – Sunday 24 hours per day. The workforce will operate three shifts per day. The staff numbers on the site are proposed to be as follows:

Converting machines	-	19 staff per shift
Warehouse/ Office	-	6 staff per shift.

The proposal contains one hundred and sixty seven (167) car parking spaces that will be provided principally on the western side of the existing factory building.

The subject site is zoned General Industrial 4(a) under Fairfield Local Environmental Plan 1994. The application for the use of the exiting building for the manufacture and storage of paper products and the construction of a new building for warehousing and distribution purposes are permissible uses subject to Council consent.

The development application was advertised in accordance with the Fairfield City-Wide DCP 2006. One (1) submission from an adjoining property owner was received during the notification process. The comments regarding previous stormwater issues have been noted and the proposal has been conditioned with the aim of protecting the adjoining owner to the north of the subject land from localised flooding.

The application is referred to the Sydney West Joint Regional Planning Panel for consideration pursuant to Clause 13B(1)(a) of State Environmental Planning Policy (Major Development) 2005, as the development has a capital value in excess of \$10 million.

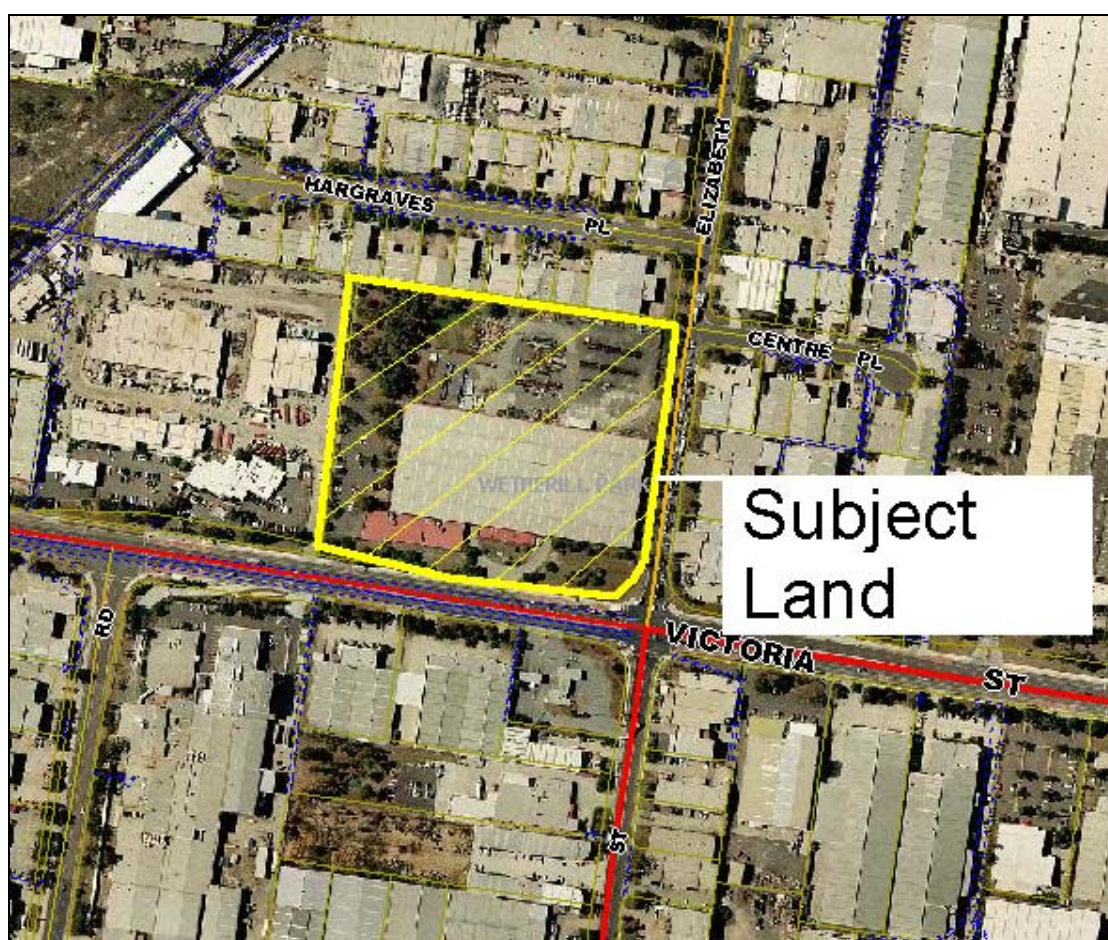
This report summarises the key issues associated with the development application and provides an assessment of the relevant matters of consideration in accordance with the Environmental Planning and

Assessment Act 1979, the Fairfield Local Environmental Plan 1994 and the Fairfield City Wide Development Control Plan.

It is considered that the proposed development is appropriate for the site and for the locality and will have minimal impact on the surrounding environment. Based on an assessment of the application, it is recommended that the application be approved subject to conditions.

SITE DESCRIPTION AND LOCALITY

The subject site is located on the north-western corner of Victoria and Elizabeth Streets, Wetherill Park as shown below.



The land is described as Lot 14, DP 1038351. The subject land has approximately a 215 metre frontage to Victoria Street and a 185 metre frontage to Elizabeth Street.

The site has two driveways that front Victoria Street and one driveway that fronts Elizabeth Street. The western most driveway on Victoria Street provides access to an existing car parking area containing 105 car parking spaces. The other driveway on Victoria Street provides access for trucks and service vehicles to loading bays within the existing factory building. The

driveway on the Elizabeth Street frontage is located approximately 120 metres from the Victoria Street corner and provides access to the rear of the factory building.

The existing metal clad factory building (169 metres x 77 metres) located near the south-eastern corner is being used to make and store paper products such as tissues, toilet paper and paper towels.

The wider locality is characterised by a range of industrial uses.

No residential premises are within close proximity to the subject site.

DEVELOPMENT HISTORY

Fairfield City Council approved a factory building and associated car parking on the subject land in 1998. In March, 2002 Council issued a development consent for additional office floor space attached to the factory building on the Victoria Street frontage.

PROPOSAL

The proposal consists of using an existing metal clad factory building (169metres x 77metres) for the production of paper products such as tissues, toilet paper and paper towels and the erection of a new metal clad factory building, on the northern part of the site,

The existing building will be used for both production and warehousing purposes. Machinery will be installed that will convert paper from large rolls into finished paper products such as tissues, paper towels, toilet paper etc. Machinery will also be installed that packages these products for retail distribution. A conveyor belt will be installed that will transport finished paper products to the proposed high rack warehouse to the north of the existing building.

The existing factory building will not require any alterations or additions. The existing loading docks will be retained as part of the proposal.

It is proposed to erect a new metal clad factory building on the northern part of the site. The new building will measure 165 metres x 55 metres with a height of 24 metres and will be used for warehousing purposes. The warehouse will be purpose built to store large paper rolls and finished paper products. A control room and some office space will be located in the south-eastern corner of the building. Each of these rooms will have a floor space of 55 m².

The racking system will be accessed by an automated fork lift that will take finished paper product from the conveyor belt, store the pallet containing the paper product in the racking system, and then deliver the pallet to the loading area on the Elizabeth Street frontage. The truck loading area will be covered by an awning measuring 48 metres by 35 metres to provide all weather protection for paper products and rolls during delivery and despatch. All waste materials are recycled and will be picked up by an accredited waste contractor.

The proposed high rack warehouse will be accessed via an existing driveway off Elizabeth Street that will be widened to accommodate truck traffic. Trucks servicing the development will be articulated and will include B-Double trucks. On-site manoeuvring will be provided to ensure that trucks can enter and leave the site in a forward direction. This statement also applies to the loading docks on the existing factory building. Trucks will service the site between the hours of 6.00am to 7.00pm, seven days a week. It is anticipated that there will be approximately 40 truck movements per day.

The proposed hours of operation are Monday – Sunday 24 hours per day. The workforce will operate three shifts per day. The staff numbers on the site are proposed to be as follows:

Converting machines	-	19 staff per shift
Warehouse/ Office	-	6 staff per shift.

There will be a total of twenty five (25) staff on-site per shift. During the change over period there will be fifty (50) staff on-site.

The proposal contains one hundred and sixty seven (167) car parking spaces that will be provided principally on the western side of the existing factory building. The existing car parking area will be enlarged to provide the abovementioned spaces. There is an existing driveway on the Victoria Street frontage that will service the car parking area.

It is also proposed to provide three (3) water tanks (for fire fighting purposes) and a pump room on the Victoria Road frontage. Each tank has a height of 5.0 metres and a volume of 318 Klitres. The tanks will be located adjacent to the existing factory building and at the same floor level. The siting of the tanks will require some minor excavation and the erection of a 4 metre high retaining wall. The wall will not be visible to the public.

New landscaping is proposed on the Elizabeth Street frontage north of the existing driveway.

The plans of the proposed development are shown in Attachment A.

STATUTORY REQUIREMENTS APPLICABLE TO THE SITE

1. Fairfield Local Environmental Plan 1994

The subject site is zoned General Industrial 4(a) under Fairfield Local Environmental Plan 1994. The application for the use of the exiting building for the manufacture and storage of paper products and the construction of a new building for warehousing and distribution purposes are permissible uses subject to Council consent.

The objectives of the General Industrial 4(a) zone are as follows:

- (a) to encourage the establishment of a broad range industrial and allied uses which will generate employment and contribute to the economic development of the City of Fairfield;
- (b) to allow community uses to serve the needs of the local industrial work force; and
- (c) to allow retail development only:
 - (i) where associated with, and ancillary to, industrial purposes on the same land;
 - (ii) where it primarily serves the daily convenience needs of the local industrial work force; or
 - (iii) for motor orientated activities that is, the use of a building or place associated with, and ancillary to, industrial purposes on the same land for the sale by retail of motor vehicle components of goods but not the use of a building or place elsewhere defined in this plan,

and only if the proposed development will not detrimentally affect the viability of any nearby business centre.

Clause 8(2) of the LEP specifies that Council must not consent to development unless it is of the opinion that the carrying out of the development would be consistent with one or more of the objectives of the zone. The proposed development would meet more than one of the above stated objectives.

2. Fairfield City Wide Development Control Plan – Chapter 9 – Industrial Development

CRITERIA	STANDARD REQUIRED	PROPOSED	COMPLIES
Site Dimensions	<p>a) The minimum frontage to, The Horsley Drive, Victoria Street, Canley Vale Road extension, Walters Road and Bonnyrigg Avenue, Woodville Rd, Victoria Street, Hume Highway and Cumberland Highway is 60 metres.</p> <p>b) The minimum frontage to all other roads is to be 30 metres.</p>	The subject land has approximately a 215 metre frontage to Victoria Street and a 185 metre frontage to Elizabeth Street.	Yes
Setback	<p>Victoria Street - 20 metres of which 10 metres is to be used for landscaping only. The remainder of the setback may be used for car parking purposes.</p> <p>The minimum building setback to corner allotments is to be 5 metres to the secondary frontage. This entire setback is to be landscaped.</p>	<p>The existing factory building is setback more than 20 metres from the Victoria Street frontage and 10 metres from the Elizabeth Street frontage. Established landscaping is located between the building and the street frontage.</p> <p>The new building will be setback 10 metres from the Elizabeth Street frontage with appropriate landscaping.</p>	Yes
Car Parking	<p>Car parking for warehouses is calculated at a rate of 1 space per 300m² (RTA standard).</p> <p>Car parking for light industry is calculated at a rate of 1 space per 70m².</p>	<p>Floor space of new warehouse = 9017 m².</p> <p>Existing building will be split into 6210 m² warehousing and 8090 m² for manufacturing.</p> <p>Parking required for warehousing = $15227/300 = 51$ spaces.</p> <p>Parking required for manufacturing</p>	Yes

		$= 8090/70 = 116$ Total spaces required under DCP = 167 Total spaces provided = 167.	
Loading Facilities	1 space per 700 m ² GLA	Loading facilities= $23317/700 = 33$	No The proponent has provided a total of seven (7) loading bays which is adequate for the proposed development. The DCP standard is onerous in terms of modern day warehousing practices. The DCP standard is currently under review.
On –site manoeuvring	Adequate on-site manoeuvring is to be provided to enable a large rigid truck to enter and leave the site in a forward direction.	The proposal has been designed to comply with the Australian Standard 2890.2	Yes
Vehicle Access	<p>Vehicle access and driveways from Sub Arterial Roads, Zone 5(c) will only be permitted: via a slip lane where it is beneficial to the business and has the approval of Council's Traffic Branch or where there is no alternative access opportunity.</p> <p>Vehicle access and driveways to properties should be at least 30 metres or as far as possible from an intersection with an Arterial Road, Zone 5(b), or Sub Arterial Road, Zone 5(c).</p>	<p>The existing driveways on Victoria Street (zoned Sub Arterial Roads, Zone 5(c)) will be utilized by the proposed development.</p> <p>The new driveway on the Elizabeth Street frontage is located approximately 120 metres from the intersection of Victoria Street.</p>	Yes The design of the dwellings allows switchboards to be attached to the side of the dwellings.
Pedestrian Movement	Pedestrian access through car parking areas should be clearly marked, and where possible emphasised by the use of raised and textured surfaces.	This aspect can be covered as a condition of consent.	Yes

Advertising Signs	No pole, fin or roof signs are proposed.	The proposed signage on the new and existing buildings constitute business identification signage and comply with the DCP requirements	Yes
Streetscape & Amenity	<p>Landscaping Open car parking areas should be landscaped to reduce the impact of hard paving. Established tall trees with wise spreading foliage provide desirable shade reducing the effects of heat.</p> <p>Building materials a) All development applications for new buildings or extensions or renovations involving the external cladding of existing buildings must be accompanied by details of the building construction and the materials to be used on external facades. This is necessary to ensure that the new buildings are harmonious in form and style with existing and intended development. To minimize discomfort from glare and reflected heat, external glass is not to exceed 20% reflectivity.</p> <p>Hours of operation Where industrial properties are near residential properties, industrial operating hours will generally be restricted within the range of 7.00am to 6.00pm Monday to Friday and 7.00am to 12.00 noon on Saturdays.</p>	<p>This aspect will be covered as a condition of consent.</p> <p>The proponent has provided an appropriate schedule of external finishes. The design of the new building has minimal glazing.</p> <p>There are no residential properties near the proposal.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p>

The above compliance table shows that the proposed development achieves compliance with the numerical requirements of Chapter 9 of Council's City Wide Development Control Plan 2006. There are no development controls in industrial areas with respect to floor space or building height.

INTERNAL REFERRALS

During the assessment process, comments were sought from a number of sections within Council, as detailed below:

Building Control Branch	No Objection, subject to standard conditions
Development Engineering	No Objection, subject to standard conditions
Environmental Management Branch	No Objection, subject to standard conditions

EXTERNAL REFERRALS

Pursuant to Clause 45 of State Environmental Planning Policy (Infrastructure) 2007 the proposal was referred to Integral Energy as the development site adjoins a high voltage electricity transmission easement.

Integral Energy has responded in writing raising no objection to the proposal.

PUBLIC NOTIFICATION

In accordance with the Fairfield City-Wide Development Control Plan 2006, the application was notified to adjoining and surrounding owners and occupiers for a period of fourteen (14) days.

During this time, one (1) submission was received from the owner of an adjoining industrial property on the north-west corner of the subject land.

The submission is shown in Attachment B and contains the following comments:

“The only concern that I have is that in the past we had problems with surface stormwater entering our premises & flooding our unit causing damage and clean-ups. This was addressed with the former owner & rectified. Please ensure that overland stormwater flow is addressed and care taken with any ground works that adjoins our property.”

Council's development engineers have closely examined the engineering, stormwater and local flooding issues. The adjoining owners concerns will be addressed by appropriate conditions of consent.

SECTION 79C CONSIDERATIONS

The proposed development has been assessed and considered having regard to the matters for consideration under Section 79C of the Environmental Planning and Assessment (EP&A) Act 1979 and no issues have arisen that would warrant the application being refused on planning grounds. The following is a brief assessment of the proposal with regard to Section 79C.

(1) **Matters for consideration—general**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) Any environmental planning instrument

The proposed development is permissible within the General Industrial 4(a) zone and is considered to be consistent with the objectives of that zone.

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no draft environmental planning instruments that relate to the site.

(iii) any development control plan

The proposed development has demonstrated general compliance with the requirements of the Fairfield City Wide Development Control Plan - Chapter 9 –Industrial Development

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

Not applicable

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

There are no matters prescribed by the Regulations that apply to this development.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The proposal does involve the removal of approximately twenty five (25) trees in the north-western corner of the site. This vegetation has a disturbed understorey and consists mainly of Spotted Gum trees of varying stages of maturity. The trees are a constituent species of the ecological community Shale Hills Woodland which is listed as an endangered ecological community under the Threatened Species Conservation Act 1995. In the circumstances of this case, Council has undertaken an ecological survey of remnant vegetation within the LGA and the findings of the survey for this site are that the site has low conservation significance. The remnant is highly disturbed, the size of the remnant is small (50 metres x 50 metres) and the remnant is surrounded by industrial development thereby eliminating any significance of the vegetation in terms of habitat or value as a wildlife corridor. The removal of this vegetation to construct the warehouse building and associated car parking is not likely to have an adverse effect on the extent of the ecological community in the LGA and its local occurrence is not likely to be placed at risk of extinction as a result of the proposal.

It is considered that the proposal is unlikely to result in any adverse impact upon the amenity of the locality. There are no residential properties in the immediate locality so the seven day, 24 hour a day, operational characteristics of the proposal are unlikely to affect residential amenity. The proposal does not generate pollution and waste materials will be collected by an accredited waste service provider and recycled off-site.

The adjoining road system can adequately handle the traffic associated with the proposal.

(c) the suitability of the site for the development

The site is considered suitable for the proposed development. There are no known constraints which would render the site unsuitable for the proposed development.

(d) any submissions made

One (1) submission was received during the notification process. The comments regarding previous stormwater issues were noted and the proposal has been conditioned with the aim of protecting the adjoining owner to the north of the site from localised flooding.

Council's engineers are satisfied that the capacity of the existing stormwater pipe in the north-west corner of the site can adequately service the increased runoff from the proposed development. Council's engineers also note that part of the site is affected by overland flooding however the small size of the contributing catchment renders this flooding insignificant.

(e) the public interest

It is considered that the proposed development is in the public interest.

CONCLUSION

Having regard to the above, the proposed development is considered to be satisfactory, has been designed in consideration of Council's planning controls and is unlikely to have detrimental impact upon the residential amenity of neighbouring properties. The issues of concern raised by the adjoining site occupier in response to the public consultation process have been satisfactorily resolved. The development is considered to be suitable for the site and have been appropriately designed having regard to the orientation of the site and adjoining properties. Accordingly, it is recommended that the application be approved subject to the imposition of appropriate conditions.

Overall, the proposed development is considered to be satisfactory and is recommended to be approved subject to conditions.

RECOMMENDATION

1. That the application proposing the use of an existing metal clad factory building (169metres x 77metres) for the production of paper products such as tissues, toilet paper and paper towels and the erection of a new metal clad factory building, on the northern part of the site, measuring 165metres x 55metres with a height of 24 metres to be used for warehousing purposes, be approved subject to conditions as outlined in Attachment C of this report.

