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STATEMENT OF ENVIRONMENTAL EFFECTS

NO. 58-72 REDFERN STREET, WETHERILL PARK

LOT 234 DP 1037039 & LOT 5 DP 3082



**PROPOSED DEMOLITION OF EXISTING INDUSTRIAL BUILDING &
CONSTRUCTION OF HIGH RACK WAREHOUSE, COVERED LOADING AREA &
FACTORY BUILDING**

PREPARED FOR: ABC TISSUE PRODUCTS

AUGUST 2016

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared for the applicant, ABC Tissue Products. The proposed development involves the demolition of existing structures as shown on the Demolition Plan and construction of a high rack warehouse, covered loading area, warehouse building and office at No. 58-72 Redfern Street, Wetherill Park ('subject site').

Currently 'jumbo rolls' manufactured at No. 63-65 Redfern Street will be conveyed across Redfern Street via the conveyor bridge (DA 819.1/2015 currently with Council) into the proposed Warehouse No. 3 and the proposed high rack warehouse.

The proposed development has been assessed in pursuance with the requirements of Section 79C of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

The subject site is zoned General Industrial IN1 pursuant to *Fairfield Local Environmental Plan 2013* (FLEP 2013). The proposed development is consistent with the objectives of the IN1 General Industrial zone and is permissible with Council's consent.

The proposed development is consistent with the Fairfield City Wide Development Control Plan 2013. An assessment of the proposed development against the relevant chapters is included in this report.

Having regard to the contents of this report and the conclusions reached the proposed development is recommended for Council's approval subject to conditions.

2. SITE DETAILS

2.1 Site Location

The subject site is located on the northern side of Redfern Street, Wetherill Park. The site is shown in the Neighbourhood Context as **Figure 1** and an aerial photo in **Figure 2**.

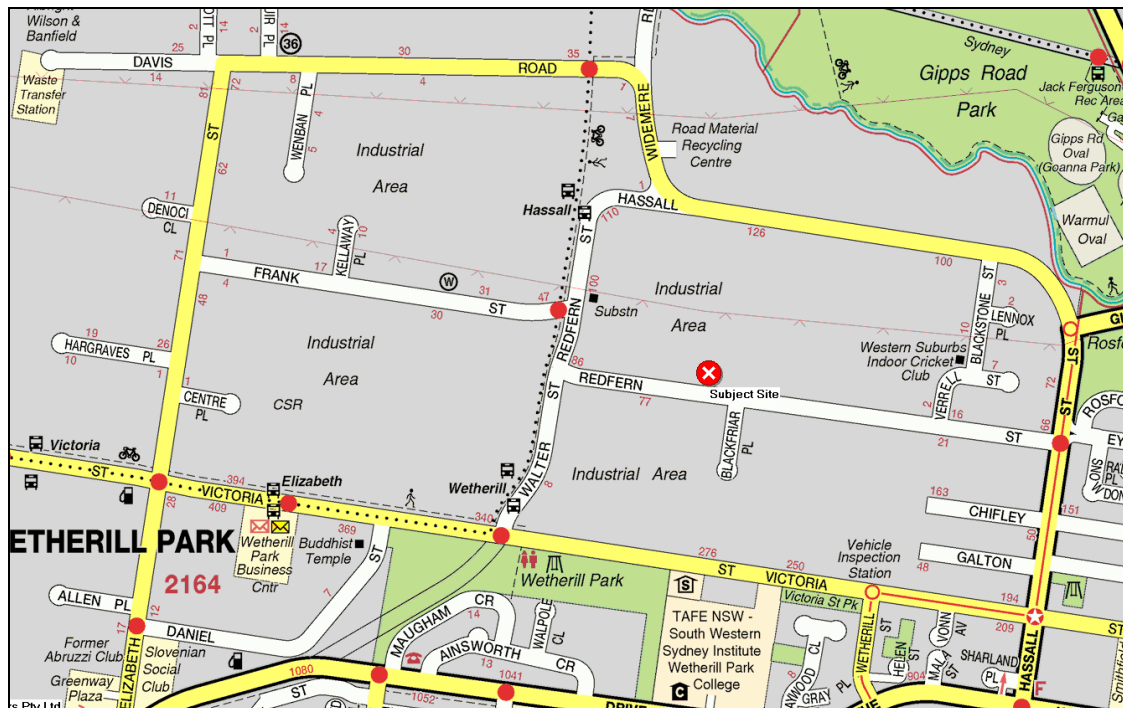


Figure 1

2.2. Site Description

The subject site is described as Lot 234 DP 1037039 and Lot 5 DP 3082 No. 58-72 Redfern Street, Wetherill Park. The site has frontage and access to Redfern Street, Wetherill Park with a site area of 4.23 hectares.

2.3 Existing Development

Currently on the subject site are metal clad factory buildings (to be demolished) and existing factory buildings used for converting paper products, storage and dispatch of goods to customers.

The proposed high rack warehouse will be constructed at the front of No. 58 – 60 Redfern Street with the proposed awning at the rear of the proposed high rack

warehouse. The existing truck circulation for loading finished products will be extended into No. 58- 60 Redfern Street (refer to Site Plan P3808 for detailed truck access and circulation).



Figure 2.

2.4 Surrounding Development

The subject site is surrounded by a variety of industrial development.

2.5 Topography and Drainage

There are no issues relating to topography or drainage. The application is supported by a concept stormwater drainage plan.

2.6 Vegetation

Existing front landscaped area to the factory complex is detailed on the Landscape Plan submitted with the development application. (refer to Demolition and Landscape Plan P. 3808).

2.7 Zoning

The subject site is zoned General Industrial IN1 pursuant to the provisions of Fairfield Local Environmental Plan 2013. Further detailed assessment will be provided in **Section 4** of this report. **Figure 3**, an extract of the Fairfield Local Environmental Plan 2013 Land Zoning Map - Sheet LZN_015 shows the subject site.

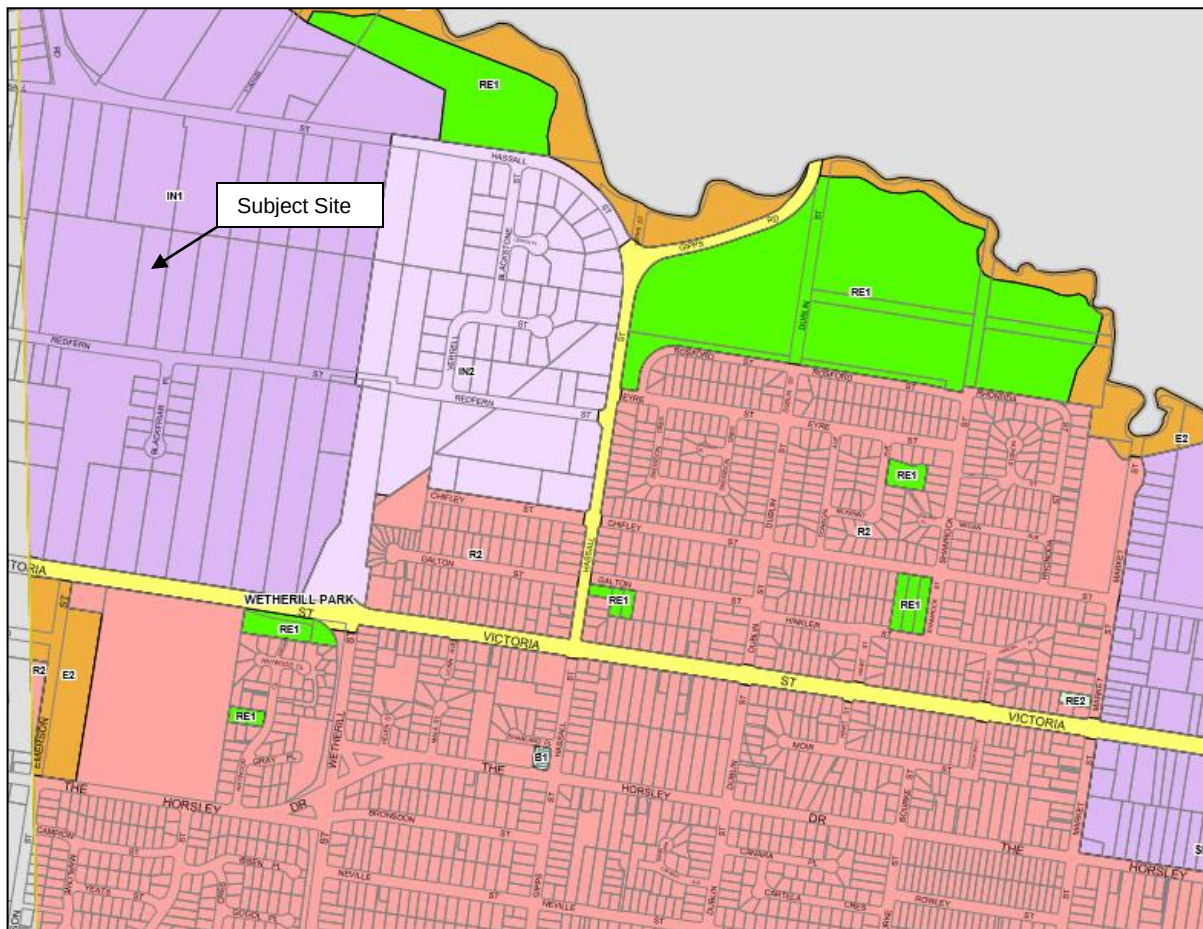


Figure 3.

2.8 Fairfield City Wide Development Control Plan 2013

The site is subject to the provisions of:

- Chapter 9 – Industrial Development. The DCP provides specific guidelines to the development standards to be applied in the development and occupation of industrial development.
- Chapter 12 – Car Parking Vehicle and Access Management.

Further discussion with regard to the DCP is provided in **Section 4** of this report

3. PROPOSED DEVELOPMENT

The Applicant seeks Council's approval for the proposed development at No. 58-72 Redfern Street, Wetherill Park:

- Demolition of the existing concrete block/tilt panel warehouse (384.50m²)
- Demolition of the existing metal clad buildings 1 and 2 (1905.50m²)
- Demolition of the existing factory building at No. 62 -64 Redfern Street with the retention of the office building and pump house;
- Construction of a new factory building (878.14 m²) to adjoin the existing factory building (1660 m²) at the rear of the site;
- Construction of a metal clad 'high rack warehouse building (8818.50 m²) with a building height of 42.595m at No. 58 -60 Redfern Street; and
- Construction of new first floor office (37.40m²)

The proposed high rack warehouse will store jumbo rolls and finished paper products and will be linked to internal conveyors and the conveyor bridge over Redfern Street (DA 819.1/2015 currently under assessment by Council). Manufactured jumbo rolls will be transferred by conveyor bridge from No. 63-65 Redfern Street to No. 58-60 Redfern Street.

Architectural plans, elevations and site plan are prepared by Algorry Zappia & Associates submitted with the Development Application.

3.1 Demolition

The detailed Site Plan P3808 A01 details the existing and proposed buildings on site. The Applicant will demolish the existing factory building (2295 m²) and metal sheds (1905.50m²) at No. 58-62 Redfern Street. The new vacant area will be used for offstreet car parking for 44 car spaces with access via a new 10 metre wide concrete driveway off Redfern Street.

In order to undertake the necessary works the applicant will engage an accredited Demolition Company to undertake the work and to recycle specific waste products as listed in the Waste Management Plan submitted with the Development Application.

It is proposed to undertake the necessary works in a manner that protects the environment, the adjoining properties and the existing utility services.

The Waste Management Plan details the estimated volumes of building materials.

Plates 1 and 2 below show the buildings to be demolished.



Plate 1.



Plate 2.

3.2 Proposed High Rack Warehouse

The proposed high rack warehouse will be of metal frame and colourbond cladding. The warehouse will be purpose built to store paper rolls and finished paper products manufactures at No. 63-65 Redfern Street. The racking system will be accessed by an automated fork lift system that will load and unload paper products for warehouse distribution.

The proposed building will measure 143.01 metres x 60.90 metres with a height of 42.595 metres and a total area of 8,818.50 sq. metres at the rear of the high rack building. There will be an open sided awning and truck loading area 55.50 metres x 48 metres to provide all weather protection for paper products and paper rolls during dispatch.

3.3 Development Data

SITE AREA	42,120m²
FLOOR AREAS	
Existing to be Demolished	
Warehouse	384.50m ²
Metal Shed 1 & 2	1905.50m ²
Factory	2295.25m ²
Office 1	136.10m ²
Office 2	53.80m ²
TOTAL	4775.15m²
Existing to Remain	
Warehouse No. 1	5916.00m ²
Factory No. 2	6278.00m ²
Warehouse No. 3	2095.00m ²
Office 2	154.00m ²
TOTAL	1444.3.00
Warehouse No. 1 less loading bays (133m ²)	5783.00m ²
Factory No. 2 less loading bays (133m ²)	6145.00m ²
Warehouse No. 3 less loading bays (199.5m ²)	1895.50m ²
TOTAL	13823.50m²
Proposed	
High Rack Building	8818.50m ²
Warehouse No. 3 (extension)	890.00m ²
New Office Over	37.40m ²
SUBTOTAL AREA	9745.90m²

Car Parking Assessment is provided in Section 4.2.2 of this Report.

3.4 Site Operations

Hours of operation

Monday – Sunday: 24 hours per day (3 shifts). The existing factory and warehouse building operate 24/7.

Deliveries and Despatches

The new high rack warehouse will be accessed via existing driveways off Redfern Street. The covered loading area at the rear of the high rack warehouse will provide all weather protection for paper products during despatches.

The existing factory building will be accessed via the existing driveways off Redfern Street.

Semi trailers will service the development with ample manoeuvring area for trucks to enter and exit the site in a forward direction.

Storage

The existing factory building and proposed high rack warehouse will be used for the storage of paper rolls and the warehousing and distribution of paper products.

3.5 Heavy Vehicle Access and Off Street Parking

The design of the proposed loading and unloading docks will not impede access to the buildings. All deliveries and despatch of goods will take place within the designated areas. The site provides adequate area for trucks to enter and leave the site in a forward direction.

The existing building will be serviced by articulated vehicles and the high rack warehouse loading area serviced by semi trailers. In both cases the site area and driveway design provides adequate area for all vehicles to manoeuvre on site. All vehicles will enter and leave the site in a forward direction.

Following the approval and construction of the conveyor bridge and the construction of the proposed high rack building there will be significant reduction in truck movements from No. 63-65 to No. 58-60 Redfern Street. The dispatch of jumbo rolls to the existing high rack building at Elizabeth and Victoria Street will not change.

Off street parking has been provided for 225 car spaces which will service the proposed high rack warehouse and the proposed use of the existing building as a warehouse and factory area. The provision of 225 car spaces will adequately accommodate the demands of the existing and proposed development.

3.6 Fire Protection Equipment

All fire protection equipment, including Fire Extinguishers, Fire Hydrants and Fire Blankets will be:

- Installed as required under relevant Australian Standards and the manufacturers specifications.
- Serviced and maintained by authorised service providers six monthly or earlier if required
- Be clearly identified and accessible at all times in the unlikely event of emergency.

4. STATUTORY PLANNING CONTROLS

4.1 **Fairfield Local Environmental Plan 2013.**

The subject site is zoned General Industrial 4(a) pursuant to the provisions of the Fairfield Local Environmental Plan 2013 (FLEP).

The objectives of the General Industrial IN1 zone are as follows:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To ensure development is not likely to detrimentally affect the viability of any nearby business centre.*

It is submitted that the proposed development satisfies the objectives (a) of the IN1 General Industrial zone. The future use of the factory building will encourage employment opportunities and support industrial uses.

4.1.1 **Definitions**

FLEP 2013 provides the following definitions relevant to the proposed development and permissible in the IN1 General Industrial zone:

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

The proposed development of the high rack warehouse and factory building are permissible in the IN1 zone with consent.

4.1.2 **Part 4 Principal Development Standards**

The following clauses of Part 4 apply to the proposed development:

- **Clause 4.3 Height of buildings**

(1) The objectives of this clause are as follows:

- (a) to establish the maximum height for buildings,*
- (b) to ensure that the height of buildings complements the streetscape and character of the area in which the buildings are located,*
- (c) to minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development.*

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Reference is made to Fairfield LEP 2014 Height of Buildings Map – Sheet HOB _015 which identifies the subject property as having no maximum height limitation.

The proposed factory building will have a height of 42.595 metres which satisfies objectives (b) & (c).

- **Clause 4.4 Floor space ratio**

(1) The objectives of this clause are as follows:

- (a) to provide an appropriate density of development consistent with the established centres hierarchy,*
- (b) to ensure building density, bulk and scale make a positive contribution toward the desired built form as identified by the established centres hierarchy.*

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

Reference is made to Fairfield LEP 2014 Floor Space Ratio Map – Sheet FSR _015 which identifies the subject property; there is no FSR limitation.

4.2 Fairfield City Wide Development Control Plan 2013

4.2.1 Chapter 9 – Industrial Development

Subject to the provisions and objectives of the Chapter 9 Industrial Development the proposed use is permissible subject to Council's consent. This Chapter applies to all industrial zones in the City of Fairfield. The subject site is within the Wetherill Park Industrial Area.

The Chapter 9 focuses on industrial developments that are:

- *compatible with its development site*
- *supports quality design with workforce amenity a priority*
- *is environmentally sustainable with minimum impact on air and water quality, reduces noise impacts and*
- *reinforces recycling and waste management principles.*

The proposed development will be compatible with development in Wetherill Park.

Due to the design, location and scale of the proposed factory building the proposal satisfies the planning principles of industrial development by:

- being compatible with its development site
- being environmentally sustainable with minimum impact on air and water quality, reduces noise impacts and
- reinforcing recycling and waste management principles.

The development control standards relevant to the proposed use are addressed in the following Table.

Control	Proposed	Compliance
9.1 Site and Built Form		
a) The minimum frontage to the Horsley Drive, Victoria Street, Canley Vale Road extension, Walter Road and Bonnyrigg Avenue, Woodville Road, Hume Highway, Cumberland Highway, Old Wallgrove Road and Wallgrove Road is 60m.	N/A	N/A
b) The minimum frontage to all other roads is to be 30 metres.	Existing frontage to Redfern Street – 201.165 metres	Complies
9.1.2 Building Setbacks		
Wetherill Park Precinct:		

Control	Proposed	Compliance
Victoria St - 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. The minimum setback other than those roads described immediately above is to be 10 metres, all of which is to be landscaped	N/A. Proposed high rack warehouse will be setback to Redfern Street 10 metres	N/A Complies
9.2 Car Parking, Vehicle and Access Management 9.2.2.2 Car parking requirements For general design information on car parking requirements, access and vehicle arrangements, refer to Chapter 12 of this DCP. 9.2.3 Loading facilities Large warehouse developments (greater than 3,000 sq.m). Loading facilities for large warehouse developments will be assessed on merit and are to be justified on basis of size, number and frequency of goods vehicles likely to visit premises. 9.2.4 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. Where this is not possible because of insufficient lot width then	The design of the proposed car park and vehicle access complies with requirements as detailed in Chapter 12 of the DCP. See Section 4.3 of this Report. The proposed building will be used for warehouse and the loading facilities already exist on site in the handling and storage building. The use of the proposed covered truck marshalling and loading area will be used to dispatch paper products.. All large rigid vehicles and semi-trailers will enter and exit Redfern Street in a forward direction. All vehicle turning movements for large rigid trucks will comply with Australian Standards. (Refer to Site Plan P3808 prepared by Algorry Zappia and Associates).	Complies Complies. Complies

Control	Proposed	Compliance
Council will restrict future use of buildings to those uses which do not require servicing by large rigid or articulated vehicles. 9.2.6 Pedestrian Movement As far as possible, pedestrian access through car parks should be kept separate from vehicle access ways.	The design provides for safe pedestrian access.	Complies
9.4 Streetscape & Amenity 9.4.1 Landscaping a) The use of decorative paving treatments such as paving bricks adds interest to large areas of hard paving. b) Open car parking areas should be landscaped to reduce the impact of hard paving. Established tall trees with wide spreading foliage provide desirable shade reducing the effects of heat. 9.4.2 Fencing 9.4.3 Building materials a) All development applications for new 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	Redfern Street have been landscaped in accordance with approved plans. 10 metre setback for landscaping has been provided to all street frontages. Proposal provides for 225 car spaces. All front fencing will be erected to a height of 2 metres. Building materials and schedule of colours has been detailed on the building elevations prepared by Algorry Zappia & Associates. The proposed new building will complement the existing buildings. No glazing proposed.	Complies Complies Complies Complies

Control	Proposed	Compliance
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		
9.4.4 Hours of operation - Not specified for industrial uses other than near residential properties and for bulky goods premises.	Currently the paper converting and warehouse operates 24 hours. The hours of operation of the proposed building will be 24 hours per day.	Complies. Not near residential properties.

4.2.2 Chapter 12 - Car Parking Vehicle and Access Management

Chapter 12 applies to the subject development. The relevant sections of this Chapter are detailed below.

12.1.1 Car Parking Rates

Offstreet carparking has been provided in accordance with the DCP Table 1 – Use/Activity for both the existing building and proposed factory building.

Requirement

‘Warehouse’ – 1 space per 80m² gross leasable area

‘Light industry’- 1 space per 70m² gross leasable area

‘High Rack Warehouse’ - 1 space per 300m² gross leasable area

Car Parking Assessment

Existing Warehouse No. 1 : $5783\text{m}^2 / 80 = 72.3$ cars
(less loading bays 133m²)

Existing Factory No. 2 : $6145\text{m}^2 / 70 = 87.8$ cars
(less loading bays 133m²)

Existing Warehouse No. 3 : $1895.50 \text{ m}^2 / 80 = 23.7 \text{ cars}$

(less loading bays 133 m^2)

Proposed New Warehouse No. 3 : $890.00 \text{ m}^2 / 80 = 11.15 \text{ cars}$

Proposed High Rack Building : $8818.5 \text{ m}^2 / 300 = 29.4 \text{ cars}$

Total required = 224.88 spaces

Proposed = 225 spaces

The numerical calculation confirms that the off street car parking requirement for 225 car spaces has been satisfied.

Control	Proposed	Compliance
12.2.3 Headroom a) minimum clear headroom required in an undercover parking area is 2.5 metres.	N/A.	N/A
12.2.4 Streetscape and Car Parking		
12.2.5 Driveways near Intersections a) driveways on local and collector roads are not permitted within 6 metres of a splay corner.	N/A.	N/A.
12.2.7 Vehicle Movement Direction a) vehicle movement within the car park should be in a forward direction	All vehicle movements will be in a forward direction	Complies
12.2.8 Location and Layout a) car parks for commercial and industrial development should be designed to incorporate all the spaces in one location so that the amount of access roadway is minimized and occupied for a preferable use such as landscaping or floor space.	The proposed car parking layout details entry and exit driveways off Redfern Street.	Complies

Control	Proposed	Compliance
12.2.9 Manoeuvring Australian Standard 2890.1:2004 – Parking facilities - Off-street car parking and Australian Standard 2890.2- 2002 – Parking facilities - Off-street commercial vehicle facilities can be similarly used to check truck-manoeuving space is adequate.	Truck swept paths for separate entry and exit driveways comply with Australian Standards.	Complies
12.2.10 Pedestrian and Car Park Layout a) Parking areas should be designed so that through traffic is either excluded or minimized, b) Pedestrian entrances/exits should be separated from the vehicular entrances/exits (parking spaces must not obstruct required exit doors).	The existing and proposed development provides for heavy vehicle movement around the perimeter of the site. There will be limited through traffic on site.	Complies
12.2.11 Landscaping a) Perimeter planting b) Plant layout c) Landscape islands d) Low growing shrubs e) Plant choice f) Plant protection and maintenance	Front landscaping to depth of 10 metres. Refer to Landscape Plan. No landscape islands – variation Existing landscaping. Refer to Landscape Plan.	Complies
12.2.12 Line Marking a) It is preferable to line mark plain surfaces such as concrete or asphalt with highly visible white or yellow paint.	All parking spaces will be line marked and sign posted in highly visible white or yellow.	Complies
c) To be effective, all line	Line marking will be undertaken with a	Complies

Control	Proposed	Compliance
marking should have a minimum width of 75 mm and a maximum width of 100mm 12.2.13 Pavement Materials a) Pavement materials which are appropriate for car park surfaces include: a. pattern stamped concrete b. pavers (clay or concrete) c. pebble crete d. concrete e. asphalt. 12.2.15 Signage a) Vehicle entry and exit points to the site should be clearly marked with either pavement arrows or signage. 12.2.16 Lighting a) Interior lighting should be provided in accordance with Australian Standards 1680 b) Exterior lighting should be provided in accordance with Australian Standards 1158 – Lighting for Roads and Public Spaces	minimum width of 75mm and maximum width of 100mm. Proposed concrete driveway and car park surfaces. Vehicle entry and exit points will be clearly marked with directional signage. Interior and exterior lighting will be provided in accordance with applicable Australian Standards	Complies Complies Complies
12.3 Special Requirements 12.3.1 Drivers with a disability A minimum of 2 spaces in every 100 spaces	Four (4) disabled persons car spaces to be provided. These will be located in close proximity to the entry of the buildings. Spaces will be clearly marked and be in accordance with AS 2890.6.	Complies

Control	Proposed	Compliance
12.3.8 Trucks and Vans – Loading Information for Commercial and Industrial Developments a) be carried out on-site without interfering with the efficient operation of the premises (including its car park);	All truck loading and unloading will be carried out on site in the nominated areas and will not impede on the operation of the proposed and existing car parking.	Complies

5. ENVIRONMENTAL ASSESSMENT

5.1 Section 79 C (1) – Matters for Consideration

The following section provides an assessment of the proposed development in accordance with the provisions of Section 79C of the Environmental Planning and Assessment (Amendment) Act, 1979.

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

(a) The provisions of:

(i) Any environmental planning instrument

The Fairfield Local Environmental Plan 2013 applies to the subject land. The subject land is zoned IN1 General Industrial. Under the provisions of this zone the proposed development is permissible with the consent of Council.

The proposed use is permissible and consistent with the zone objectives and Fairfield City Wide DCP 2013.

(ii) Any draft environmental planning instruments that have been placed on public exhibition.

None relevant at this stage.

(iii) Any Development Control Plans

Fairfield City Wide Development Control Plan 2013. The development complies with the relevant requirements. The objectives of the Development Control Plan have been addressed in **Section 4** of the Report.

(iv) Any matters prescribed by the regulations.

None at this stage

(b) The likely impact of the development including environmental impacts in both the natural and built environment and social and economic impacts in the locality.

Visual and Scenic Impacts

The sites immediately to the south, east, north and west of the existing development are both small and large industrial developments. The southern side of No. 63-65 Redfern Street is occupied by the ABC Paper and Paper Mill with a building height of 31.82 metres. The proposed high rack warehouse with a building height of 42.595 metres will have no visual or scenic impact on the surrounding industrial area.

Context and Setting

There is a variety of large industrial developments in Redfern Street including the existing ABC Paper and Paper Mill directly opposite No. 58-60 Redfern Street.

Buildings in Wetherill Park Industrial Area have been developed and occupied for a variety of uses. The proposed development is an appropriate industrial development in the IN1 General Industrial zone.

The application is considered satisfactory with regard to the issue of context, setting and access.

Potential Impact on Adjoining Properties

The future use of the proposed building will be subject development application and will be assessed by Council and subject to the terms and conditions issued by Council.

Access, Transport and Traffic

All existing and proposed vehicle movements on and off the site will be in a forward direction.

Public Domain

There are no issues which will impact on the public domain.

Utilities

The proposed buildings have been designed to incorporate all utility services that will be required to service the future use of the building.

Other Land Resources

There are no land resources which would prevent the construction of the proposed high rack warehouse, warehouse extension and office.

Water

All drainage will be designed and approved as part of the Construction Certificate.

Air and Microclimate

There are no air and microclimate issues.

Energy

There are no energy issues.

Social Impact in the Locality

There are no negative social impacts.

Economic Impact in the Locality

The development will contribute to the economic development of the Wetherill Park area and strengthen the existing employment opportunity.

Cumulative Impacts

The approval and construction of the proposed works will have no cumulative impact.

(c) The suitability of the site for the development.

The subject site has a total area of 4.212 hectares. The proposed high rack warehouse complies with the development standards and planning principles of Chapter 9 of Fairfield DCP 2013 for industrial development in Wetherill Park by

being compatible with the development site; being environmentally sustainable and reinforcing recycling and waste management principles.

(d) Any submissions made in accordance with the Act.

No submissions at this stage.

(e) The public interest

The public interest is best served by development that is reasonable and appropriate, that is consistent with the character of the area and that does not create any significant adverse impacts on the environment or on neighbouring properties.

The proposed high rack warehouse, warehouse extension and office will not create any significant adverse impacts on neighbouring properties. The development is both consistent with and complementary to the nature, character and scale of the industrial area. Given the above, the proposed development is in the public interest.

6. CONCLUSION

This Statement of Environmental Effects has been prepared for the applicant, ABC Tissue Products. The proposed development involves the demolition of existing structures as shown on the Demolition Plan and construction of a high rack warehouse, covered loading area, warehouse building and office at No. 58-72 Redfern Street, Wetherill Park ('subject site').

The proposed development has been assessed in accordance with the Environmental Planning and Assessment Act 1979.

The proposed development is permissible with consent pursuant to the IN1 General Industrial zone and is consistent with the zone objectives in the Fairfield Local Environmental Plan 2013.

The development will comply with the relevant development control standards in Fairfield DCP 2013.

The development complies with the requirements of Council's planning controls.

Having regard to the contents of the report and the conclusions reached, the proposed development is recommended for approval subject to conditions by Council.