



Oakdale Industrial Estate Site 1A

Section 75W Modification to MP08_0066

April 2013

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Jacqueline Parker
Consultant	Sarah Houston
Job Code	SA4813
Report Number	Final

This 75W Report has been prepared by Jacqueline Parker and Sarah Houston of Urbis Pty Ltd on behalf of Goodman.

It is declared that this report has been prepared to the affect that:

- The statement contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates, and
- That the information contained in the statement is neither false nor misleading.



Jacqueline Parker
Associate Director
B Planning (UNSW)
M Urban Development & Design (UNSW)



Sarah Houston
Consultant
MSc City Planning and Regeneration (University of Glasgow)
BA Geography (University of Glasgow)

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1 Introduction

1.1 OVERVIEW

This planning report has been prepared on behalf of Goodman Property Services Pty Ltd and accompanies an Application made under Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act) with respect to a proposed modification to Major Project Approval MP08_0066.

Major Project MP08_0066 consists of a project approval for the establishment of two warehouse distribution facilities for DHL on land known as Site 1A and Site 2A in the Central precinct of the Oakdale Estate. The subject DHL Logistics Hub Project MP 08_0066 was approved concurrently with the Oakdale Central Concept Plan MP08_0065 by the Minister on 2 January 2009.

The proposed modification relates predominantly to the internal layout of the approved warehouse and distribution building on Site 1A to include additional office and workshop areas within the approved facility to increase the warehouse operation and increase efficiency.

Minor amendments are also proposed to the eastern elevation to reflect the modified internal layout and the location of the access gates are also proposed to be modified.

1.2 THIS REPORT

The Environmental Assessment (EA) includes the following components:

- Background to the approved Oakdale Central Concept Plan MP08_0065 and the subject DHL Logistics Hub Project MP 08_0066.
- Description of the proposed modification and the required changes to the approval.
- Description of the site and its context.
- Consideration of the proposal against the relevant town planning controls.
- Discussion of the key planning issues.

The EA is supported by the following documentation provided in the appendices following the report:

- Project Application approval (as modified) (**Appendix A**)
- Modified Architectural Plans prepared by SBA Architects (**Appendix B**)
- Fire Engineering Report prepared by RawFire (**Appendix C**)
- BCA Report prepared by Blackett Maguire + Goldsmith (**Appendix D**)

2 Background

The former NSW Department of Planning, now NSW Department of Planning and Infrastructure (DPI) approved Oakdale Central Concept Plan MP08_0065 and the subject DHL Logistics Hub Project MP 08_0066 under Part 3A of the EP&A Act on 2 January 2009. The detail of each of these approvals is set out below.

2.1 OAKDALE CENTRAL CONCEPT PLAN APPROVAL MP08_0065

The Concept Plan approval enabled the establishment of a regional distribution park of warehouses, distribution centres and freight logistics facilities on 61 hectares of land in Oakdale Central Estate adjacent to the Sydney Water Pipeline, and the provision of associated infrastructure.

The major components of the Concept Plan included:

- Subdivision.
- Industrial Development.
- Road upgrades and Internal Roads.
- Infrastructure including bulk earthworks and erosion and sediment controls.

2.2 MAJOR PROJECT APPROVAL MP08_0066

Concurrently with the Concept Plan approval, Major Project Approval was granted to Stage 1 of the Concept Plan for construction and operation of a DHL logistics hub consisting of two warehouses and associated infrastructure on two allotments totalling 11ha. The warehouses are located on the subject site 1A and the adjoining site 2A.

This Project Approval has since been modified 3 times in November 2010, February 2011 and July 2011 in respect to internal road locations, VPA arrangements and design changes to the approved DHL Logistic building on Site 2A.

Table 1 details the Project Approval as modified to date.

TABLE 1 – MAJOR COMPONENTS OF THE DHL LOGISTICS HUB PROJECT

ASPECT	DESCRIPTION
<i>Subdivision</i>	Subdivision of the site to create: ▪ 6 industrial lots ▪ 1 services lot ▪ 4 environmental/recreational lots ▪ 5 road corridors
<i>Bulk Earthworks</i>	Earthworks including the removal of an earthen bund around the eastern and southern boundaries of the site, with a balance cut and fill to achieve the required levels for building pads, roads and the service lot.

ASPECT	DESCRIPTION
<i>Industrial Buildings</i>	Construction and operation of two warehouse and distribution buildings for DHL Logistics, including: ▪ <u>Building 1A with a gross floor area of 20,000m2 and an office area 620m2; and</u> ▪ Building 2A with a gross floor area of 32,530m2 and an office area of 1,180m2. Buildings set back 20m from Old Wallgrove Road and the proposed Chandos Parkway.
<i>Road Upgrades and Internal Roads</i>	Construction of a 260m long portion of the Estate Road to allow construction and access to Lot 1A and 2A.
<i>Infrastructure</i>	Provision of an on-site sewerage system, and a rainwater harvesting infrastructure. All other infrastructure (potable water, electricity, gas and telecommunications) would be provided through the augmentation and/or extension of existing services.
<i>Road Upgrades</i>	Upgrading of a section of Old Wallgrove Road between the site and Roberts Road, including localised widening, provision of a passing bay and installation of signage.
<i>Capital Investment</i>	\$89 million.
<i>Employment</i>	300 during construction and 400 during operation.
<i>Hours of Operation</i>	24 hours a day, 7 days a week.

2.2.1 CONCEPT AND PROJECT APPROVAL – MODIFICATION NO.1 – NOVEMBER 2012

In November 2010, the Department approved modifications to the original Concept and Project Approvals to change the internal road and lot layout of the Oakdale Central Estate and undertake minor modifications to the approved warehouse buildings on the subject Site 1A and the adjoining Site 2A.

Modifications to the Concept Approval included:

- Modification of permissible land uses to be consistent with SEPP (Western Sydney Employment Area).
- Modification of concept plan layout including realignment of the internal Estate roads and adjustment to development allotment boundaries – resulting in 8 development lots, 3 biodiversity lots, 3 road corridor lots and 1 services lot.
- Revised access network to provide access to the estate.
- Adjustments to contributions rates (reflected in the VPA and to be in line with the SIC levy requirements).
- Relocation of the creek crossing.

- Building envelope moved slightly north and east and rotated 180 degrees so that the hardstand is on the opposite side to the public road.
- Warehouse 1 was reduced in size from 20,000sqm to 19,520sqm with a single sided hardstand instead of a double.
- The office space was reduced by 120sqm.

On February 17 2011, the Department approved an application to modify the approved DHL Logistics Hub Project in order to amend the timing for entry into the Planning Agreement. This agreement was subsequently executed on 25 March 2011.

2.2.3 PROJECT APPROVAL – MODIFICATION NO.3 – JULY 2011

This modification did not result in any modifications to the subject Site 1A.

In September 2012, the Department approved an application to reorient and reposition the warehouse to be constructed on Site 1A with associated relocation of the loading areas and minor amendments to the site facilities.

FIGURE 1 – MODIFIED WAREHOUSE ON SITE 1A



2.2.5 PROJECT APPROVAL – MODIFICATION NO.5 – MARCH 2013

Modification 5 to MP08_0066 was approved on 5 March 2013. The modifications included amendments to the following:

- Subdivision layout.
- Bulk earthworks levels.
- Importation of fill.
- Retaining walls.
- Condition relating to the creek crossing.

These works all relate to land to the west of Site 1A.

3 Proposed Modification No. 6 to Major Project MP08_0066

3.1 OVERVIEW

The proposed amendment seeks to readjust the portion of warehouse use within the existing built form and increase the portion of office space. The amendments are of a minor nature and reflect the requirements of the future users of the warehouse. The staff numbers are also proposed to be modified. Furthermore, the office space remains an ancillary use to the main warehouse and distribution use.

The proposed modifications are considered to be minor as they are contained entirely within the warehouse and will not affect the overall GFA. Access to and from the site, car parking and landscaping is maintained.

The proposed modifications are described in the following sections.

3.2 PROPOSED MODIFICATIONS

The proposed modifications are shown in the Architectural Plans prepared by SBA Architects and provided in **Appendix B**.

3.3 EXTERNAL MODIFICATIONS

Approval is sought for the following external modifications:

- Relocation of the approved sliding gate at the truck entry access point so that it is further to the south adjacent to Estate Road 01.
- Relocation of the approved swinging gate at the truck entry access point so that it is further to the south adjacent to Estate Road 01.
- Minor modification to the façade treatment along the eastern elevation to reflect the proposed modifications to the internal layout.

3.4 INTERNAL MODIFICATIONS

Approval is sought for the following internal modifications:

- Allocation of the following warehouse use areas:
 - An 'eco-run up' workshop area including a spray booth where goods including copies and cameras will be serviced.
 - An 'eco staging' workshop area including a chain-link fence where pallets are delivered prior to going through to the eco run up.
 - An MHE area including storage bays where the forklifts will be stored and charged.
- Inclusion of an additional office area in the south west corner of the building with:
 - A main office room.
 - A meeting room.
 - Break out area and amenities.

Table 2 shows a comparison of approved and proposed modifications to the development areas.

TABLE 2 – DEVELOPMENT AREA SCHEDULE OF SITE 1A

DEVELOPMENT AREA	MAJOR PROJECT MP08_0066 (AS PREVIOUSLY AMENDED)	MODIFICATION NO. 5	(+)(-)
Site Area	41,368sqm	41,368sqm	NIL
Warehouse	19,520sqm	19,326sqm	194
ECO Office Area	-	185sqm	+ 185
Office and Amenity	500sqm	500sqm	NIL
Dock Office	150sqm	159sqm	+9
Total Building Area	21,170sqm	21,170sqm	NIL
Car Parking	115 spaces	115 spaces	NIL

As shown above, minor area changes relate only to the quantum of warehouse and office space within the existing built form.

3.5 STAFF NUMBERS

No amendments are made to the number of staff occupying the building which was approved as being 100 for the warehouse and 10 office staffs.

3.6 AMENDED PLANS

The above modifications will result in amendments to the approved plans reference in the current Project Application approval provided in Appendix A.

The modified Architectural Plans are provided in Appendix B and are as follows:

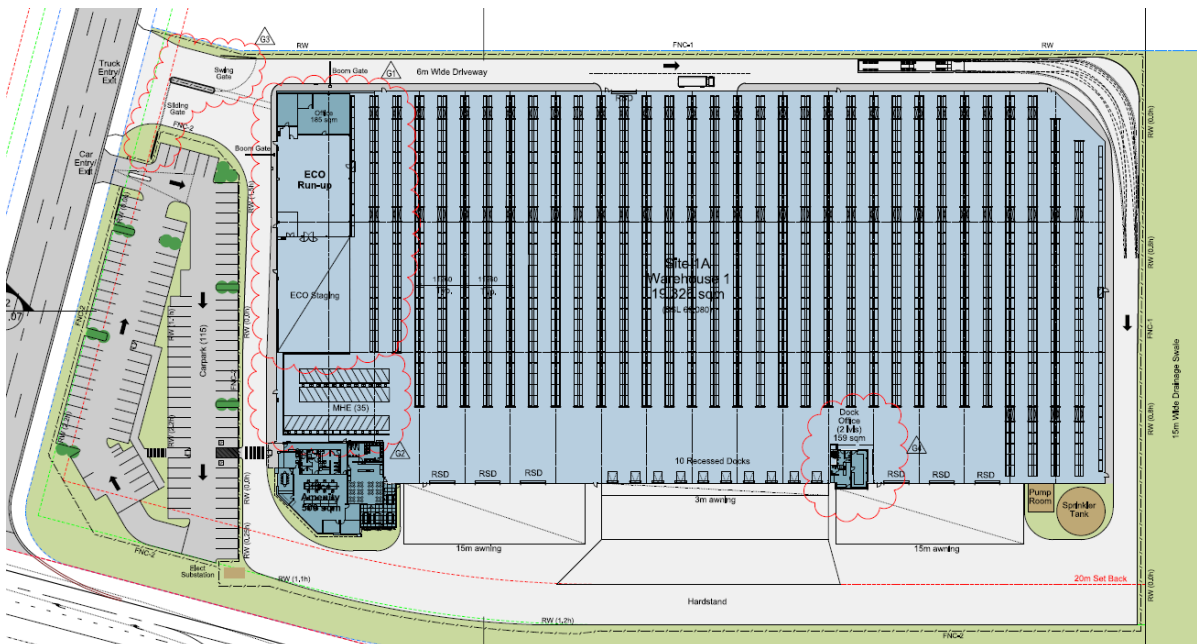
- OAK PA1 05 (G)
- OAK PA1 07 (H)

A comparison of the previously approved development, current approved scheme and the proposed modifications are shown in Figure 2.

FIGURE 2 – APPROVED DEVELOPMENT AND PROPOSED INTERNAL MODIFICATIONS



PICTURE 1 – APPROVED DEVELOPMENT



PICTURE 2 – PROPOSED MODIFICATION NO.6

4 Detailed Proposed Changes to Project Approval Conditions

It is requested that modifications be made to Condition 2 under Schedule 2: Administrative Conditions of the Project Approval to accommodate the proposed modification documents discussed in Section 3.3.

The necessary modifications are shown below:

Schedule 2: Administrative Conditions

Terms of Approval

Condition 2

The proponent shall carry out the project generally in accordance with the:

- (a) EA
- (b) Response to Submissions
- (c) Statement of Commitments
- (d) modification application 08_0065 Mod 1 with supporting document titled Proposed s75W Modifications to Oakdale Central and DHL Logistics Hub, Oakdale Industrial Estate, Horsley Park EA prepared by Goodman Ltd and dated October 2010; and modification application 08_0066 MOD 3 with supporting document titled Application to Modify Project Approval No 08_0066 prepared by BBC Consulting Planners and dated 26 May 2011 and Drawing Nos. OAK PA1 08 (G) dated 15 June 11, OAK PA1 09 (E) dated 21 April 11, OAK PA1 10 (E) dated 21 April 11, OAK PA1 10B (E) dated 21 April 11; and modification application 08_0066 MOD4 with supporting document titled Proposed s75W Modifications to MP 08_0066 prepared by Urbis and dated August 2012 and Architectural Drawings prepared by SBA Architects no. OAK PA1 01 (F), OAK PA1 02 (F), OAK PA1 03 (F), OAK PA1 04 (F), OAK PA1 05 (F), OAK PA1 06 (F), OAK PA1 07 (F), OAK PA1 11 (F), OAK PA1 12 (F) and Landscape Plans prepared by Site Image no. L01 Rev D, L02 Rev D, L03 Rev D, L04 Rev D, L05 Rev D, L06 Rev D and modification application 08_0066 MOD5 with supporting document titled 'Proposed s75W Modifications to MP08_0065 and MP08_0066' prepared by Urbis and dated October 2012 and Oakdale Central VMP – Addendum prepared by AECOM dated 4 December 2012 and drawings prepared by Goodman no. OAKPA1 01(G), OAKPA1 02(G), OAKPA1 11(G), OAKPA1 12(G), and drawings prepared by AT&L no. C005 (C), C010(C), C100(C), C101(C), C102(G), C104(C), SKC112(P3), and drawings prepared by Site Image no. 001(F), 002(F), 101(E), 102(E), 103(F), 104(F), 105(E), 401(D), 402(D), 403(E), 404(E), 405(D), 501(C), 011(D), 111(C), 112(C), 113(C), 114(C), 115(C), 411(C), 412(D), 413(C), 414(C) and 415(C); **and modification application 08_0066 MOD5 with supporting document titled Proposed s75W Modifications to MP 08_0066 prepared by Urbis and dated March 2013 and Architectural Drawings prepared by SBA Architects OAK PA1 05 (G) and OAK PA1 07 (H)**
- (e) Conditions of Approval as amended

5 Subject Site and Context

The land which is the subject of this application is known as 'Site 1A' and is situated within Lot 2 DP 120673, designated as the Central Precinct of the Oakdale Estate. The subject site has a total area of 4.1 hectares. **Figure 3** shows the location of the site.

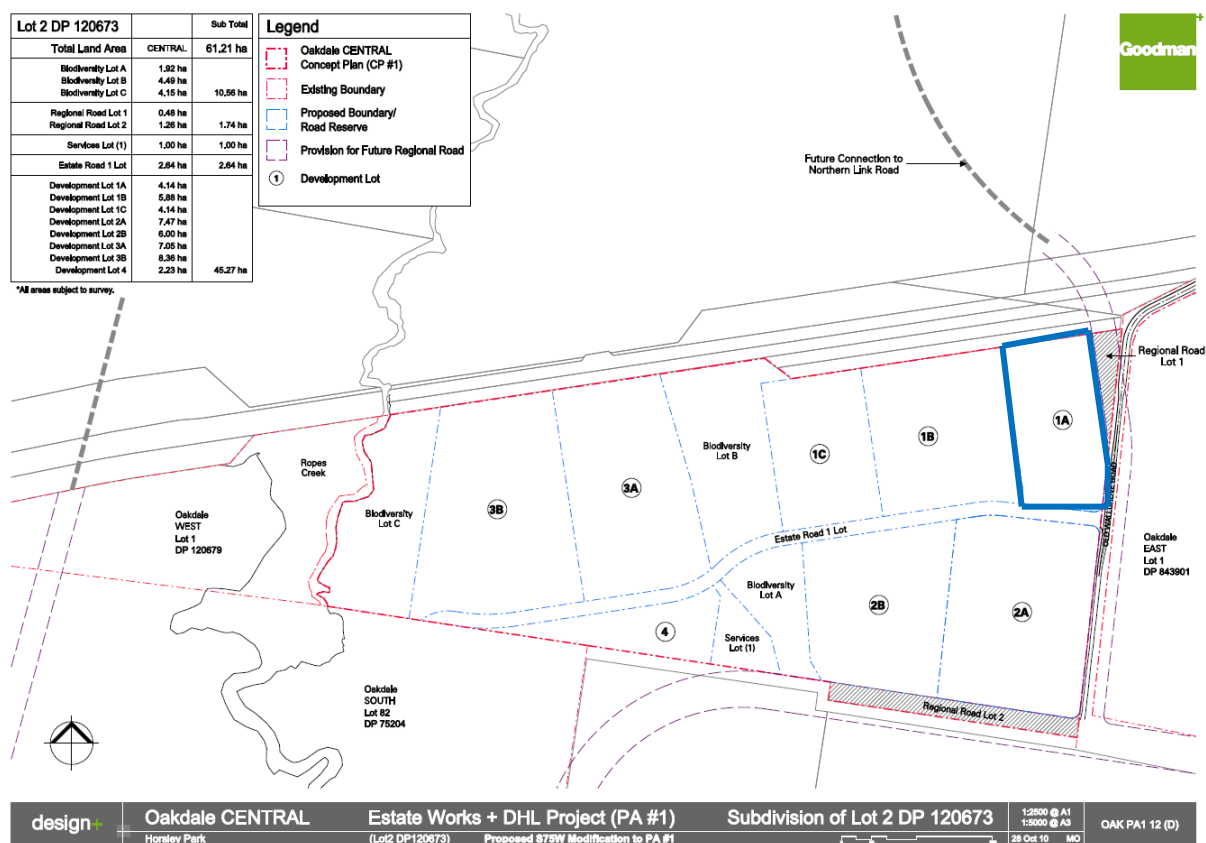
Prior to commencement of development works on the site, it was used for low intensity agriculture and quarrying operations.

Site 1A forms part of the Oakdale Central Estate, a land area of 421 hectares located in Horsley Park and Kemps Creek in Western Sydney. The overall Estate is located within the Penrith and Fairfield local government areas, and forms part of the Western Sydney Employment Area (WSEA). The WSEA is an important regional hub for major logistics, distribution, warehousing and production industries, in large part due to its excellent access to Sydney's key arterial road network.

Land use in the broader locality reflects the changing nature of Western Sydney and includes a mix of rural, rural-residential, extractive industry and special uses (schools, retirement village as well as water and electricity infrastructure).

The site is reasonably flat, with natural ground levels ranging from approximately 55m AHD adjacent to Ropes Creek to 75m AHD at Old Wallgrove Road. The south western area of the site accommodates a localised hill with an elevation of up to about 78m AHD.

FIGURE 3 – OAKDALE CENTRAL – LOCATION OF SITE 1A



 Subject Site 1A

6 Legislative Review

6.1 ASSESSMENT CRITERIA

Part 3A of the Environmental Planning & Assessment Act 1979 (the Act) under which the original proposals were assessed and approved was repealed on 1 October 2011. The savings provisions to the amended legislation require that all modifications to approvals made under the former Part 3A continue to be assessed under that framework.

The former s75W of the Act allows modifications to be made to Project and Concept Plan approvals. This clause also provides that following lodgement of a request to modify an approval, the Director-General may issue updated Environmental Assessment Requirements (DGRs) to guide the assessment and determination of modifications. Given the relatively minor nature of the proposed modification revised DGRs are not required, and an assessment of the proposal is therefore undertaken against the original DGRs issued for the Concept Plan and Project Applications.

In the context of the existing Project Approvals the proposed modifications are considered to be of a minor nature, and generally align with the nature and scale of the Major Project approval as:

- The proposed modifications would not result in significant additional environmental impact subject to appropriate management as discussed in Section 6 of this EA.
- The proposed modifications do not alter the use and purpose or broad layout of the project.
- The project approval as modified would remain consistent with the applicable development controls.

Table 3 identifies where the DGRs are addressed within this report.

TABLE 3 – RESPONSE TO ORIGINAL DGRS

GENERAL REQUIREMENTS & KEY ISSUES	REPORT SECTION
Executive Summary.	Not provided due to minor scale of report
Detailed description of existing site and land use.	Section 5
Detailed description of the concept plan and proposal including: ▪ The need for the proposal. ▪ The alternatives considered. ▪ Engineering and/or architectural plans. ▪ Various components and stages of the project.	Section 3.2 and 3.3 Section 3.1
Consideration of any relevant statutory provisions, including whether the proposal is consistent with the objects of the EP&A Act 1979.	Section 6.2.1
General overview of all the environmental impacts of the proposal, identifying the key issues for further assessment and taking into consideration the issues raised during consultation.	Section 7

GENERAL REQUIREMENTS & KEY ISSUES	REPORT SECTION
Detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the proposal, which includes: ▪ A description of the existing environment. ▪ An assessment of the potential impacts of the proposal, including cumulative impacts. ▪ A description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts of the proposal.	Section 5 Section 7 No change proposed to those already detailed and approved
Draft Statement of Commitments	No change proposed to those already detailed and approved
Conclusion justifying the proposal, taking into consideration the environmental impacts of the proposal, the suitability of the site and the benefits of the project	Section 8
A table indicating where each of the Director-General's requirements have been addressed in the Environmental Assessment	Section 6.1
A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false or misleading.	Inside cover of this report
Site Layout & Design	
▪ Subdivision of the site including site coverage, lot sizes and positioning of lots.	No changes proposed to previous approvals
▪ Development controls and guidelines for the design and future development of the site covering, but not limited to, building heights and design, setbacks, floor space ratio, stormwater management and drainage, flooding, access and parking, landscaping, waste removal and storage, and energy and water efficiency/conservation requirements.	Section 5
▪ Demonstrate that the proposal is generally consistent with Draft SEPP (Western Sydney Employment Hub) 2008 and any relevant DCP and justify any consequences.	Section 5
Infrastructure Requirements	No further infrastructure change proposed to previous approvals.
▪ A detailed written and graphical description of the infrastructure required on-site.	
▪ The identification of the infrastructure upgrades that are required off-site to facilitate the orderly and economic development of the project, and a description of the arrangements that would be put in place to ensure these upgrades are implemented in a timely manner and maintained.	No change proposed to previous approvals

GENERAL REQUIREMENTS & KEY ISSUES	REPORT SECTION
A description of how the provision of infrastructure both on and off site would be co-ordinated and funded to ensure the necessary infrastructure is in place prior to the detailed development of the site.	No change proposed to previous approvals
Maintaining access to public utility infrastructure.	No change proposed to previous approvals
Planning Agreement/developer contributions	No change proposed to previous approvals.
Traffic Including details of the traffic volumes likely to be generated during construction and operation, an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network, and an assessment of the cumulative impact of traffic volumes from the proposal together with the existing and approved development in the area. Particular consideration is to be given to the ability of the Old Wallgrove Road/Wallgrove Road and M7 Interchange to safely and efficiently accommodate the proposals.	No amendments are proposed to the approved car parking on site.
Soil & Water Including water supply and efficiency, proposed erosion and sediment controls (during construction); the proposed stormwater management system for the DHL Logistics Hub; detailed consideration of any potential offsite drainage or flooding impacts; consideration of the potential for rainwater harvesting; wastewater disposal; and soil salinity and contamination.	No amendments are proposed to the approved stormwater infrastructure on site.
Noise Including construction, operational and traffic noise.	No changes proposed to previous approvals.
Visual Including the design and articulation of the buildings, height landscaping, lighting and any signage. The assessment shall consider any potential impacts on any nearby private properties.	Only minor amendments are proposed to the eastern elevation of the building to reflect the internal layout of the warehouse. The façade treatment is consistent with the other facades of the building and therefore will not result in any adverse visual impact. No amendments are proposed to the building footprint.

GENERAL REQUIREMENTS & KEY ISSUES	REPORT SECTION
Flora & Fauna ▪ Including an assessment of any impacts on critical habitats, threatened species, populations or ecological communities and their habitats in the region. Details of measures to enhance and protect the riparian zone should also be provided.	No changes proposed to previous approvals
Heritage ▪ Including Aboriginal and non-Aboriginal.	No changes proposed to previous approvals
Air Quality	No changes proposed to previous approvals
Greenhouse Gas and Energy Efficiency ▪ Including an assessment of the energy use on site and demonstrate what measures would be implemented to ensure the proposal is energy efficient.	No changes proposed to previous approvals
Waste Management ▪ During construction and operation.	No changes proposed to previous approvals
Hazards	Section 7

6.2 PLANNING ASSESSMENT

The proposed modifications have been considered against the relevant provisions contained in the following:

- Environmental Planning and Assessment Act 1979.
- State Environmental Planning Policy (Western Sydney Employment Area) 2009 (SEPP WSEA).
- Fairfield City Wide DCP 2006.
- Oakdale Central Development Controls – Oakdale Central Concept Plan and DHL Project.

Consideration of the above legislation is provided in the following sections.

6.2.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Part 1, Section 5 of the Act sets out the 'Objects of the Act' as being:

- (a) *To encourage*
 - (i) *The proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment.*
 - (ii) *The promotion and co-ordination of the orderly and economic use and development of land*
 - (iii) *The protection, provision and coordination of communication and utility services;*

- (iv) *The provision of land for public purposes;*
- (v) *The provision and co-ordination of community services and facilities, and*
- (vi) *The protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats; and*
- (vii) *Ecologically sustainable development, and*
- (viii) *The provision and maintenance of affordable housing, and*

(b) *To promote the sharing of the responsibility for environmental planning between the different levels of government in the State; and*

(c) *To provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The proposed modifications remain consistent with the Objects of the Act with consideration to the following:

- The proposed modifications are predominantly confined within the approved warehouse building increasing the efficiency and operation of the warehouse and will not result in any amenity impacts to surrounding land users. The modifications to the eastern façade are consistent with the overall façade treatment and will therefore not result in any adverse visual impacts.
- The modifications do not result in any significant environmental impacts.
- Site 1A continues to allow for industrial employment generating uses in the locality in accordance with the existing Project Application approval.
- The project will continue to be undertaken in a manner that is consistent with the principles of ecologically sustainable development as approved.

6.2.2 SEPP WESTERN SYDNEY EMPLOYMENT AREA (2009)

The site is zoned IN1 General Industrial under SEPP Western Sydney Employment Area (2009) (the SEPP). Approval for a 'warehouse or distribution centre' was approved in MP08_0066.

The definition of 'warehouse or distribution centre' is as follows:

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

The proposed modification seeks to include workshop areas in the internal layout of the warehouse. There areas are for servicing products and for the storage of these products which require servicing. Accordingly, the workshop areas are used for the handling and storing of products and are consistent with the definition for warehouse or distribution centre. The office area provides a meeting area and general amenities for staff and remains ancillary to the main warehouse use.

The relevant clauses of the SEPP are contained in *Part 5 Principal development standards* and are addressed in **Table 4** below.

TABLE 4 – SEPP COMPLIANCE TABLE

PROVISION	COMMENT	COMPLY?
20 Ecologically sustainable development The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that the development contains measures designed to minimise: (a) the consumption of potable water, and (b) greenhouse gas emissions.	The modification will not alter the previously approved measures in relation to minimisation of potable water consumption or generation of greenhouse gas emissions	Yes
21 Height of buildings The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that: (a) building heights will not adversely impact on the amenity of adjacent residential areas, and (b) site topography has been taken into consideration.	There are no changes to the approved height of the warehouse building as a result of this modification	Yes
22 Rainwater harvesting The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that adequate arrangements will be made to connect the roof areas of buildings to such rainwater harvesting scheme (if any) as may be approved by the Director-General.	No new buildings are proposed and no modifications are proposed to the approved rainwater harvesting tank.	Yes
23 Development adjoining residential land	The site does not adjoin residential land and is located within an approved industrial area.	N/A
24 Development involving subdivision The consent authority must not grant consent to the carrying out of development involving the subdivision of land unless it has considered the following: (a) the implications of the fragmentation of large lots of land, (b) whether the subdivision will affect the supply of land for employment purposes, (c) whether the subdivision will preclude other lots of land to which this Policy applies from having reasonable access to roads and services.	This modification does not propose any changes to the approved subdivision plan.	Yes

PROVISION	COMMENT	COMPLY?
25 Public utility infrastructure (1) The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.	No amendment is proposed to the approved electricity substation on the site.	Yes
26 Development on or in vicinity of proposed transport infrastructure routes	The subject site 1A is not located in the vicinity of proposed transport infrastructure routes under the SEPP.	N/A
27 Exceptions to Development Standards	No variations are proposed to development standards contained within the SEPP.	N/A

Accordingly, the proposed works comply with the principal developments standards contained in the SEPP.

6.2.3 FAIRFIELD CITY WIDE DCP 2006

While the Oakdale Central Development Controls are the most applicable controls for the site (refer Section 5.2.4), an assessment of Fairfield Council's development controls for industrial development has been provided for completeness. The Council's controls aim to provide industrial development that will:

- Be compatible with its development site.
- Support quality design with workforce amenity as a priority.
- Be environmentally sustainable with minimum impact on air and water quality, reduce noise impacts.
- Reinforce recycling and waste management principles.

The proposed modifications will enable improved functionality of the warehouse and distribution building through minor changes to the layout and inclusion of a meeting room and office space. The modified development remains consistent with the Project Application approval and the use envisaged for the land. The development is in accordance with the objectives and with the relevant provisions of the DCP. This is demonstrated in the **Table 5** below.

TABLE 5 – FAIRFIELD CITY WIDE DCP COMPLIANCE TABLE

CONTROL	COMMENT	COMPLY?
9.1 Site Dimensions 9.1.2 Lot frontage b) The minimum frontage is to be 30 metres.	No amendments to the existing lots are proposed. Site 1A frontage to Old Wallgrove Road is in excess of 30m.	Yes
9.2 Setbacks The minimum setback for all industrial development is to be 10 metres of which 5 metres is to be used for landscaping.	No amendments to the existing setbacks are proposed. The front setback to Old Wallgrove Road maintains a 20m setback in accordance with the Oakdale Central Development Controls. A 5m setback is provided to the	Yes

CONTROL	COMMENT	COMPLY?
The minimum building setback to corner allotments is to be 5 metres to the secondary frontage.	local Estate Road 01.	
9.3 Car Parking, Vehicle and Access Management 9.3.3 Loading Facilities To ensure new development does not adversely intrude on pedestrian and vehicle amenity, applicants will need to demonstrate that loading for their activity can either be carried out: ▪ on-site without interfering with the efficient operation of the premises (including its car park); or ▪ gain access to an on-street loading zone at the front or side of their premises; or ▪ Loading requirements for selected activities are detailed below: Number of loading facilities required for industrial development: 1 space per 700 m sq GLA.	No amendments are proposed to the approved loading facilities. The modification includes minor relocation of the approved slide and swing gates at the truck entrance to provide a more appropriate security arrangement and do not affect compliance with this clause.	Yes
Chapter 12 - Car Parking, Vehicle and Access Management 1 space per 70 m2 gross leasable area including ancillary plus 1 space per unit for factory units. 1 space per 40 m2 for office development	Car parking provision has been determined having regard to the Oakdale Central Development Controls and the requirements of the actual site operator. The provision of 115 car parking spaces adequately caters for the identified car parking demand on site.	
9.4 Advertising signs	No advertising signs are proposed.	N/A
9.5 Streetscape and amenity 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 wise spreading foliage provide desirable shade reducing the effects of heat.	No amendments are proposed to the approved landscaping, street pavement and lighting. The relocation of the approved slide and boom gate is minor and does not modify the form of the fencing.	Yes

CONTROL	COMMENT	COMPLY?
9.5.2. Fencing For fencing along the front boundary or a boundary facing a classified (arterial) road, the requirements are: ▪ a maximum height of 2.4 metres on the boundary line. ▪ solid construction up to 600 mm above natural ground level. ▪ be constructed in an open style such as powder-coated wrought iron pickets and be of dark colour. ▪ for security fencing only palisade fencing made from solid steel typically with a 'three-pronged' spear top is permitted.		

6.2.4 OAKDALE CENTRAL DEVELOPMENT CONTROLS

The Oakdale Central Development Controls were prepared by Goodman as part of the Major Project Environmental Assessment, and were designed to be consistent with development standards for other sites in the Western Sydney Employment Area. This proposal is in accordance with the relevant development controls. This is demonstrated in **Table 6** below.

TABLE 6 – OAKDALE CENTRAL DEVELOPMENT CONTROLS COMPLIANCE TABLE

CONTROL	COMMENT	COMPLY?
Lot dimensions		
Minimum lot area – 5,000 m ² ;	Lot 1A is 4.1 ha and the lot area is not modified by this application.	N/A
Minimum lot frontage (excluding cul-de-sacs) – 40 metres;	The existing site frontage for Lot 1A is in excess of 40m and will not be modified by this application.	N/A
Minimum lot width at building line – 35 metres;	The lot width at the building line is not affected by this modification and remains in excess of 35m.	N/A
Minimum built area (building plus awnings) – 2,500 sqm	The total built area is 20,170sqm and this remains consistent with that previously approved.	Yes

CONTROL	COMMENT	COMPLY?
Site Coverage Maximum site coverage is 65% including awnings unless it can be demonstrated there will be no adverse impact on the estate and the amenity of adjoining properties.	No increase in site coverage is proposed.	N/A
Building Setbacks		
Local Estate Road 7.5m min setback / 50% minimum landscaping. 20 metres to link road. 15 metres to collector road.	The approved building setbacks are not affected by this modification.	N/A
Side boundary: 0m min setback / 0 minimum landscaping	As above	N/A
Rear boundary: 5 min setback / 2.5m min landscaping	As above.	N/A
Car Parking Relevant parking rates include: - Warehouses, 1 sp/200m². - Offices, 1 sp/40m².	At these rates, the car parking requirement is 118 spaces. Whilst 115 spaces are provided, this adequately accommodates the tenancy requirements and will adequately cater for car parking demand for the operation.	

7 Environmental Assessment

7.1 CONSISTENCY WITH CONCEPT PLAN MP08_0065 AND PROJECT APPLICATION MP08_0066

The proposal is consistent with Project Approval MP08_0066 and Oakdale Central Concept Plan MP08_0065 for the following reasons:

- The use and function of the warehouse as an industrial storage and distribution centre will not be modified and is therefore consistent with the Concept Plan and Project Application approval. The modifications relate predominantly to a minor increase in office area which remains ancillary to the main warehouse and distributions use.
- The proposed warehouse and distribution building is located wholly within Site 1A as approved.
- The modification effectively reflects the originally approved scheme in terms of building footprint.
- The overall height of the warehouse has not been modified and is consistent with that approved in Project Application MP08_0066 being a single storey warehouse with ancillary two storey main and dock offices.
- The scale of the building is not proposed to be modified and no increase in overall GFA of the warehouse will result from this application.
- The vehicular access and loading arrangements remains consistent with that approved.

7.2 INTERNAL AND EXTERNAL MODIFICATIONS

The warehouse will continue to store and distribute Canon's products, such as printers, cameras, batteries, ink cartridges, cleaning kits and laminators.

Workshop areas for the Eco-Run up and Eco Staging are proposed to provide appropriate workshop space to service products. The MHE area will allow for storage of the forklift machinery. The increase in office space will accommodate meeting rooms and other amenities for the warehouse staff.

The proposed amendments will increase functionality and operation of the warehouse building whilst remaining consistent with the approved use and function of the building.

Modifications to the southern façade are minor and reflect the amendments to the use where workshop areas are located to the south of the building. The façade materials and design are consistent with the overall façade treatment and will not result in any adverse visual impacts.

7.3 OPERATION

The operation of the warehouse building is not proposed to be amended. The following describes the operation:

- No change is proposed to the hours of operation which were approved as 24 hours a day, seven days a week.
- The number of staff occupying the building which was approved as being 110.
- As there is no proposed increase in staff as part of this application, the approved parking will continue to meet the needs of the warehouse staff.

7.4 CAR PARKING

In Modification 4 to MP08_0066, a reduction in the overall provision of car parking spaces from 120 spaces to 115 was approved.

Whilst the Oakdale Central Development Controls require the provision of 118 spaces for the proposed floorspace allocations, there will be no increase in staff numbers proposed by this modification and therefore the approved parking provision of 115 spaces is considered appropriate to continue to meet the needs of the warehouse staff.

7.5 BCA

A BCA Report has been prepared by Blackett Maguire + Goldsmith and is provided in **Appendix D**.

The report provides an assessment of the proposal against the Deemed-to- Satisfy provisions of the BCA 2012. The report concludes the following:

Arising from the review, it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA by way of minor plan amendments and fire engineered Alternative Solutions prior to issue of the Construction Certificate. Furthermore, we are of the opinion that any plan amendments required in order to achieve compliance with the BCA would not be of a nature that would necessitate the submission of a Section 75W to amend the Project Approval.

Accordingly, the recommendations of the BCA report will be incorporated into the detailed design of the warehouse building prior to the issuing of a Construction Certificate and is therefore considered to be appropriate.

7.6 FIRE SAFETY

A Fire Safety Strategy has been prepared by Raw Fire and provided in **Appendix C**. The Fire Safety Strategy discusses provisions for the following:

- Distance to nearest exit.
- Access and egress.
- Services and equipment.
- Building management requirements.

The report concludes that the following fire safety strategies are relied upon in relation to the location of directional exit signs:-

- *A high ceiling height and increased enclosure volume (acting as a smoke reservoir, thereby extending the time between ignition and obscuration of the exit signs by the hot smoke layer); and*
- *The building population's high level of familiarity of the building layout and available egress provisions (this will facilitate in a quick and efficient egress from the building that would be expected to have a low reliance upon directional and exit location signage).*

The report concludes that the alternative solution described above offers a solution that complies with the relevant performance requirements. Accordingly, there is not considered to be any fire safety issues which would inhibit this modification.

7.7 STATEMENT OF COMMITMENTS

As the proposed modification relates to the orientation of the building and minor associated changes to the site facilities, no change to the Statement of Commitments to those already detailed and approved are proposed.

8 Conclusion

The application seeks to modify Project Approval MP 08_0066 in relation to Site 1A in the Oakdale Central Industrial Estate to allow for minor modification to the internal layout of the building to increase operation and increased efficiency by the future user of the warehouse. In the context of the existing Project Approvals, the proposed modifications are considered to be of a minor nature, and are generally aligned with the nature and scale of the approved warehouse development as:

- The proposed modifications would not result in significant additional environmental impact;
- The proposed modifications do not alter the purpose of the project; and
- The project as modified would remain compliant with the applicable development controls.

Accordingly, it is requested that the Minister, having due regard to the information in this application, approve the proposed modifications under Section 75W of the Act.

Appendix A

Project Application Approval

Appendix B

Modified Architectural Plans

Appendix C

Fire Engineering Report

Appendix D

BCA Report

Sydney

Tower 2, Level 23, Darling Park
201 Sussex Street Sydney, NSW 2000
t +02 8233 9900
f +02 8233 9966

Melbourne

Level 12, 120 Collins Street
Melbourne, VIC 3000
t +03 8663 4888
f +03 8663 4999

Brisbane

Level 7, 123 Albert Street
Brisbane, QLD 4000
t +07 3007 3800
f +07 3007 3811

Perth

Level 1, 55 St Georges Terrace
Perth, WA 6000
t +08 9346 0500
f +08 9221 1779

Australia • Asia • Middle East
w urbis.com.au **e** info@urbis.com.au