

Modification Request
Project Approval MP08_0066 MOD6

Oakdale Central Industrial Estate, Horsley Park

1 THE SITE

The Oakdale Central Industrial Estate is a 62ha site, adjacent to and south of the Sydney Water pipeline and falls under State Environmental Planning Policy (SEPP) Western Sydney Employment Area 2009. It is owned by Goodman Property Services (the proponent) and is being developed for warehouse, distribution and freight logistics purposes. The estate is accessed off Old Wallgrove Road. See **Figures 1 and 2**.

The south eastern corner of the site has been developed for two warehouse and distribution buildings operated by DHL Logistics. These are located on lot 2A, see **Figures 2 and 3**. The remainder of the site is undeveloped.

The proposed modification to the project approval relates to the approved (but unbuilt) building on lot 1A.



Figure 1: Site location

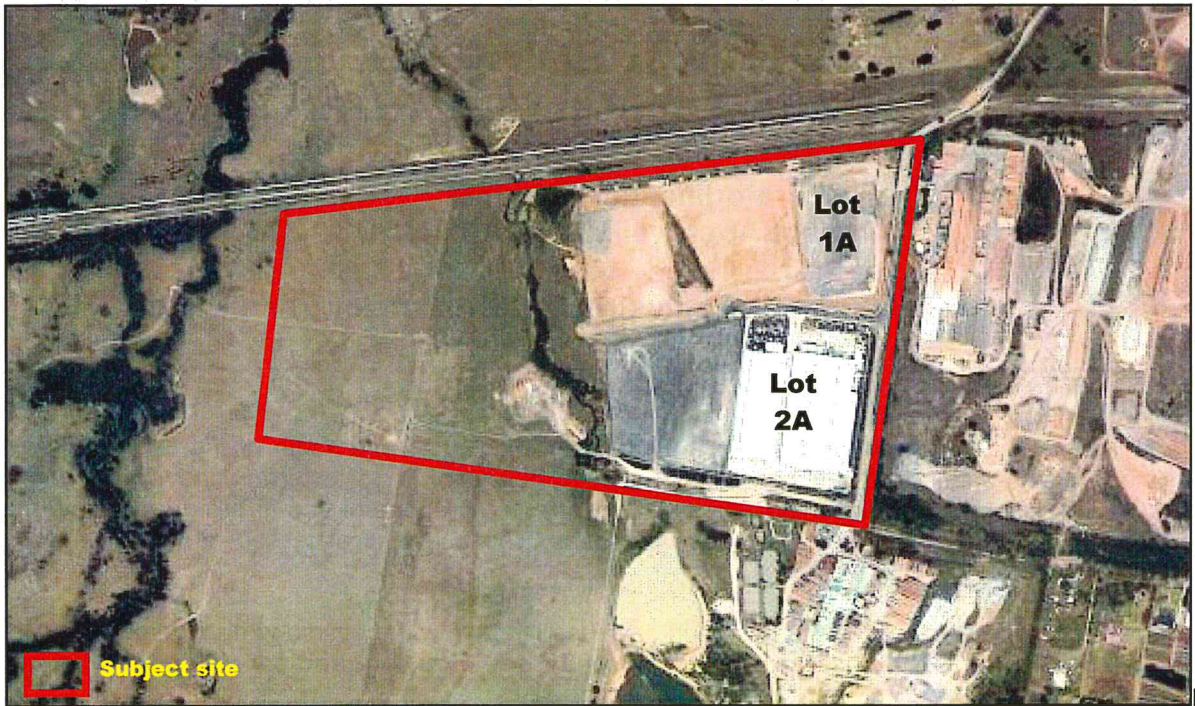


Figure 2: Subject site

2 BACKGROUND

2.1 Concept Plan MP08_0065 and Stage 1 Project Approval MP08_0066

On 2 January 2009, the then Minister for Planning approved a concept plan for the establishment of the Oakdale Central estate including subdivision, internal road layout, recreation and biodiversity land, seven industrial buildings, pad levels, external road upgrades and infrastructure. See **Figure 3** for the approved site layout.

The Minister also approved the concurrent stage 1 project application for the establishment of a DHL Logistics Hub and associated infrastructure. The project approval included subdivision, bulk earthworks, the construction of warehouses on lots 1A and 2A and, internal roads and parking. See **Figure 3**.

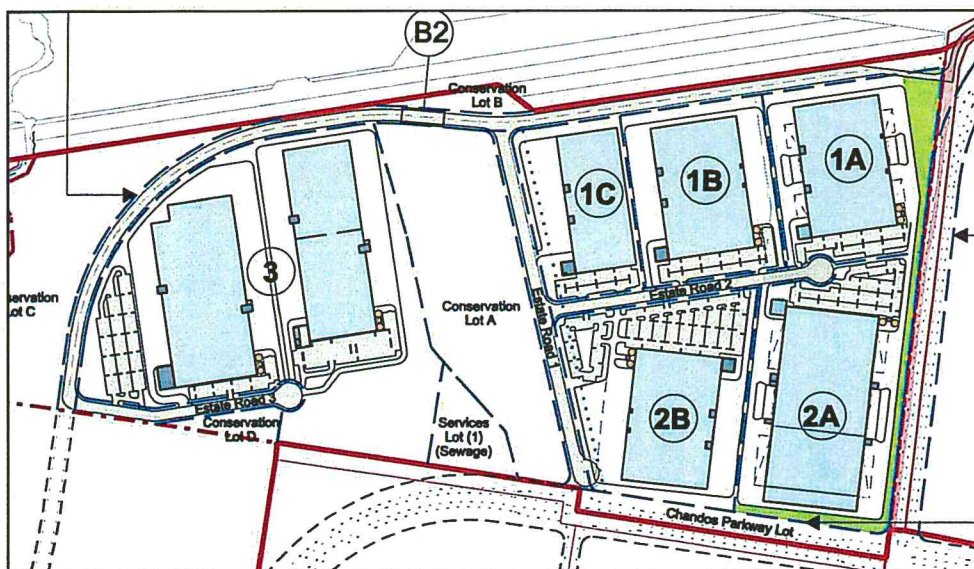


Figure 3: Site layout approved under MP08_0065 & MP06_0066

2.2 Modification 1 to Concept Plan and Project Approval

On 4 November 2010 the Executive Director, Major Projects Assessment, as delegate of the then Minister for Planning approved amendments to the concept plan and project approval.

The concept plan subdivision was amended to change the configuration and reduce the number of internal estate roads, in response to the finalised alignment of the adjoining regional road infrastructure. See **Figure 4** for the new layout.

The project approval was amended so that stage 1 on lots 1A and 2A, was modified with 2 warehouse buildings on lot 2A being proposed, instead of one larger building.

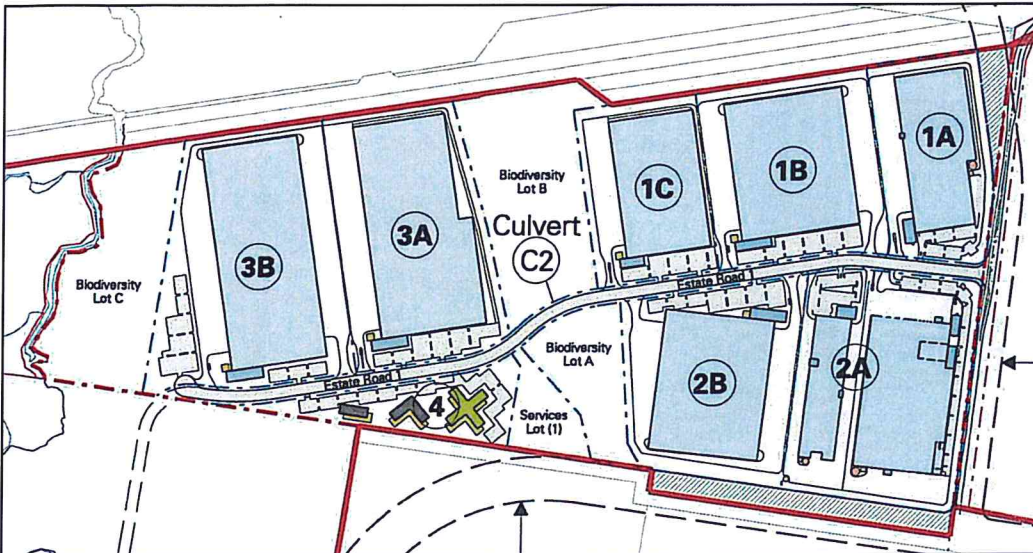


Figure 4: Site layout approved under MP08_0065 MOD1

2.3 Modification 2 to Project Approval

On 17 February 2011, the Executive Director Major Projects Assessment, as delegate of the then Minister for Planning, approved an application to modify the project approval in order to amend the timing for entry into the Voluntary Planning Agreement (VPA).

Originally, entry into the VPA between the Minister for Planning, Goodman and the land Trustee for contributions towards regional transport infrastructure and services for lots 1A and 2A was prior to the commencement of building works on lot 2A, or the issue of a subdivision certificate (which was sooner). There were delays in notifying the VPA so the construction timeframe and the timing of entry into the VPA became out of sequence. To address this, the condition was amended so entry into the VPA was prior to occupation or subdivision certificate.

The VPA was subsequently entered into on 25 March 2011.

2.4 Modification 3 to Project Approval

On 8 July 2011, the Director-General as delegate of the Minister for Planning & Infrastructure approved an application to modify the project approval to provide for some minor changes to warehouses 2 and 3 on lot 2A. The proposed alterations involved changes to the appearance of the warehouses, the site layout and the quantum of office floor space.

2.5 Modification 4 to Project Approval

On 20 September 2012, the Director Metropolitan and Regional Projects North as delegate of the Minister for Planning & Infrastructure approved an application to modify the project approval to reorient and reposition the warehouse to be constructed on lot 1A. The warehouse building was rotated 180 degrees and sited in a position similar to that originally approved.

2.6 Modification 2 to Concept plan and Modification 5 to Project Approval

On 5 March 2013, the Director Metropolitan and Regional Projects North as delegate of the Minister for Planning & Infrastructure approved modifications to both the concept plan approval and project approval.

The modifications related to the subdivision layout, the shape and location of the estate stormwater basin, bulk earthworks, pad levels, staging and the importation of fill.

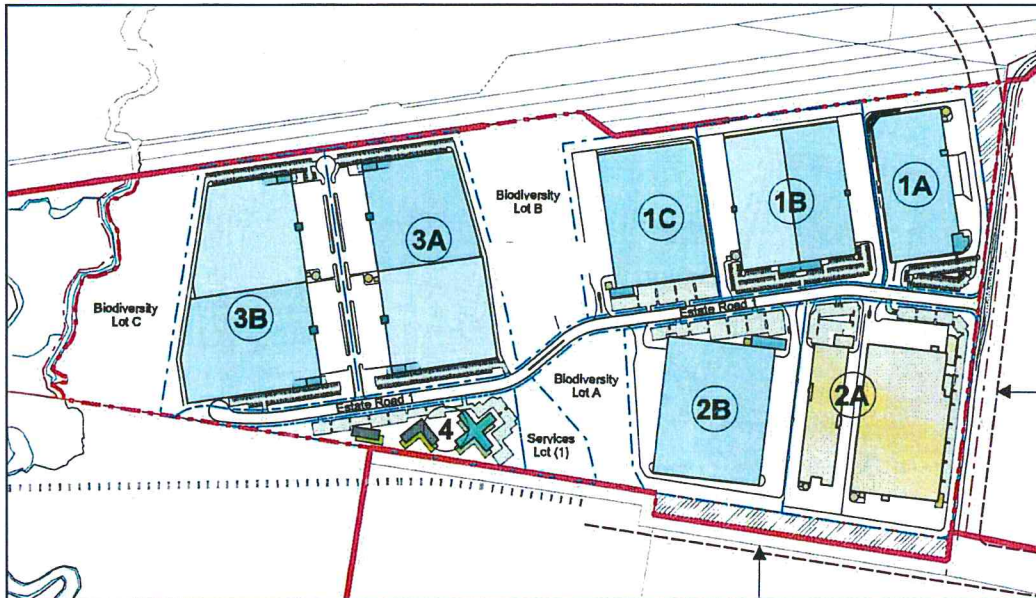


Figure 5: Site layout after MP08_0065 MOD2 & MP08_0066 MOD5

3 PROPOSED MODIFICATION

Changes are now proposed to site 1A - the internal building layout, the southern façade and access gates. No changes are proposed to staff numbers or car parking. **Figures 6 and 7** show the approved (after MOD4) and the proposed layouts with the areas to be changed highlighted in red. The proposed future tenants are Canon (printers, copiers, cameras and accessories).

3.1 External modifications

- Relocation of the sliding and swinging gates at the truck entry further north so they will be adjacent to Estate Road 01.
- One additional doorway and the relocation of three existing doorways in the southern elevation to reflect the proposed internal changes.

3.2 Internal modifications

Allocation of warehouse floorspace for:

- a workshop area including a spray booth where goods including copiers and cameras will be serviced (termed an eco run-up area);
- a workshop area where pallets are delivered prior to going through to the eco run-up (termed an eco staging area);
- an area including storage bays where forklift trucks will be stored and charged (termed an MHE area); and
- additional office space.

3.2.1 Floor area modifications

A breakdown of the floorspace as approved and proposed is detailed in **Table 1**. An equivalent area of warehouse floorspace is being taken for additional office space. As discussed in section 6.1, the new workshop and storage areas are still considered to be warehouse floorspace.

Table 1: Changes in floorspace allocation

Development area	Approved (m ²)	Proposed (m ²)	Difference (m ²)
Warehouse floorspace	19,520	19,326	-194
New office area	-	185	+185
Dock office	150	159	+9
Total building area	21,170	21,170	-

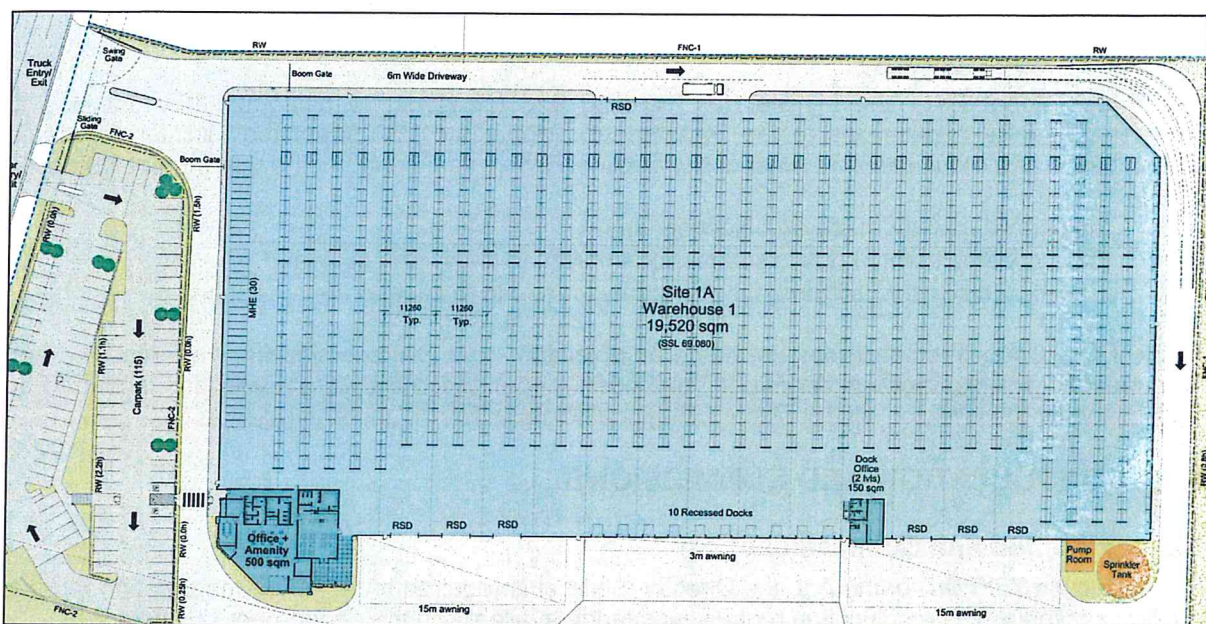


Figure 6: Approved layout

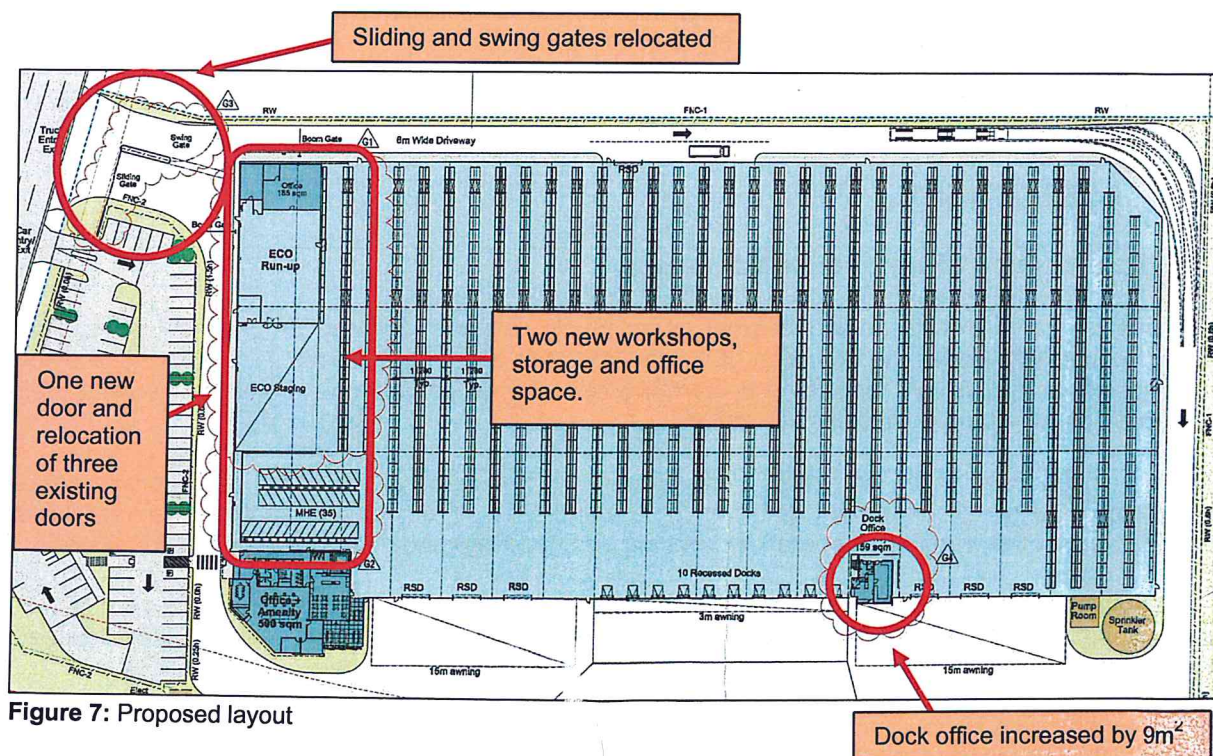


Figure 7: Proposed layout

4 STATUTORY CONTEXT

4.1 Modification of the Minister's Approval

The project approval was approved in accordance with Part 3A under section 75J of the *Environmental Planning and Assessment Act 1979* (the Act). In accordance with clause 3 of Schedule 6A of the Act, section 75W as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

The department is of the view that the application to modify the project approval may be considered and approved under section 75W of the Act given that the modification involves minor amendments to the building layout and facade. The development will remain substantially the same as that approved under MP08_0066 and there are minimal environmental impacts and issues arising from consideration of the application.

4.2 Delegated Authority

On 14 September 2011 the Minister for Planning and Infrastructure delegated his functions to determine Part 3A applications to the Department. Under the Instrument the Minister delegated determination of a modification request under Section 75W to senior staff of the department where:

- the council has not made an objection; and
- there are less than 10 public submissions objecting to the proposal; and
- a political disclosure statement has not been made in relation to the application.

Fairfield City Council (council) has not made an objection, no public submissions were received and no current or previous political donations have been made. Accordingly the application is able to be determined by the Director, Metropolitan & Regional Projects North, under delegation.

5 CONSULTATION AND SUBMISSIONS

5.1 Exhibition and Submissions

Under Section 75X(2)(f) of the Act, the Director-General is required to make the modification request publicly available. The modification request was made available on the department's website.

Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. The application was referred to council only.

No public submissions were received. A submission was received from council raising no objection or issues to be addressed.

6 ASSESSMENT

6.1 Reallocation of warehouse floorspace

The site is zoned IN1 General Industrial under SEPP Western Sydney Employment Area. The approved use falls under the definition of a 'warehouse or distribution centre' – '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 areas proposed to be converted from warehouse floorspace to workshop and storage areas would continue to fall under the definition of a warehouse or distribution centre. They are uses associated with the warehouse operations (storing and handling) and do not require additional staff.

The additional office floorspace, while not strictly warehouse floorspace, supports the main function of the building. The proponent has stated no additional staff are required as a result of the proposed amendments and therefore no additional car parking is required.

A Fire Engineering Report and a BCA Assessment Report were lodged with the application raising no issues with the proposed modifications.

The department is satisfied the amendments to the building layout will mean the development will remain substantially the same as that approved and no adverse environmental impacts will result if the modification request is approved.

6.2 Proposed amendments to approval

The only amendment to the project approval will be the referencing of the documents submitted with the application in condition 2.

7. CONCLUSION AND RECOMMENDATIONS

The department is satisfied that the proposed amendments to the approved project approval MP08_0066 are justified and would not result in any additional environmental impacts occurring.

The amendments involving the reallocation of warehouse floorspace, three new doors in the eastern façade and relocating the swing and sliding gates at the truck entry mean the development will remain substantially the same as that originally approved. Furthermore, they will facilitate the continued development of the site, including proposed future tenants and support the provision of jobs in Western Sydney.

No public submissions were received and council did not object to the modifications.

Consequently, the department is satisfied that the proposed modifications are minor and should be approved. Accordingly, it is recommended that the Director Metropolitan & Regional Projects North, as delegate of the Minister:

- a) **approve** the proposed modification under Section 75W of the Act to the Project Approval MP08_0066 and **sign** the Instrument of Approval, **Tag A**.

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