

Response to Submissions – SSD 6078

Oakdale Central – Horsley Park

Construction of Warehouse and Distribution Facilities - Lots 1C, 2B and 3

Appendix A

MP08_0065 (MOD 3) Concept Plan RTS



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NSW Department of Planning & Environment
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Sydney NSW 2001

Attention: David Mooney

Section 75W Modification Application (MOD 3) – MP08_0065 - Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181)

Dear Sir,

Further to the correspondence dated 16 May and 27 June 2014, please find below the response on behalf of Goodman Property Services (Aust) Pty Ltd to the issues raised by the Department of Planning and Environment.

Issues & Responses

1. *Details of bio-banking and if consultation has been carried out with the NSW Office of Environment and Heritage*

Response: As previously confirmed in correspondence to the Department of Planning and Environment, it is no longer proposed to include bio banking as part of State Significant Development (SSD 6078). Should bio-banking be pursued in the future, it will be the subject of a future 75W Modification Application to further modify the Concept Plan and a Section 96 Application to modify SSD 6078 once determined.

2. *A more detailed description and rationale is required for each of the proposed modifications to the "Estate Masterplan" (Plan No. OAK DA 02(K)) and "Subdivision Plan" (Plan No. OAK DA 04(A)).*

Response: The proposed changes to the Estate Masterplan and Subdivision Plan are a result of the design of the facility proposed on Lot 3 and the provision of a turning head on the adjoining site being Lot 82 75204 (known as Oakdale South) which has been developed to accommodate the particular requirements of a customer. The particulars of the new scheme which impact on the estate layout are as follows:

- Consolidation of Lots 3A and 3B to form a single allotment known as Lot 3
- Provision of a single facility on the proposed Lot 3 comprising a floor area of 88,295sqm
- A turning head which extends into the adjoining land (Lot 82 DP75204) equating to 0.25 hectares in area.

The previous Masterplan for the estate sought to accommodate two separate facilities on this allotment with a line of subdivision to demarcate the boundary. Due to market demand and requirements of the customer, a single facility is considered a more suitable built outcome that will be in keeping with the character of the estate and surrounding employment lands. The height of this facility will be generally consistent with the proposed built form on estate allotments 1C and 2B, and while the floor area (being 88,295sqm) will be greater than other facilities within the estate, a sufficient level of amenity will be maintained by virtue of the landscaping, material selection and colour schemes. The architectural design is consistent with the other facilities in the estate and will ensure a high quality presentation.

It is considered necessary to provide a turning head on the adjoining land to enable safe access and manoeuvring of vehicles within the estate, particularly heavy rigid vehicles entering/exiting the facilities. This road extension is consistent with the development plans for the Oakdale South Estate and the turning head will be transformed to a roundabout once Oakdale South is developed and there is increased vehicle movements which demand the infrastructure. The plans which accompany SSD 6078 in **Appendix 6** provide an illustration of the turning head and subsequent future design to enable it to be used for such purposes.

The quantum of areas stipulated in the General Terms of Approval are proposed to remain unchanged as the subject modification relates only to the subdivision pattern, provision of a single facility on proposed Lot 3 and the turning head.

Accordingly, the modifications sought to the Estate Master Plan and Subdivision Plan represents a minor departure from the Concept Plan and do not raise any environmental concerns.

3. *With regards to the proposed amalgamation of Lots 3A and 3B into a single Lot 3, the following additional information is required:*

- *the "Subdivision Plan" is required to be amended by deleting the reference to Lots 3A and 3B, and replacing these with a reference to Lot 3 (including the total area of proposed Lot 3); and*
- *confirmation that the proposed boundary of the new amalgamated Lot 3 will remain the same as that of Lots 3A and 3B.*

Response: A revised Subdivision Plan has been prepared by SBA Architects and is annexed to this submission (see **Appendix 1**) which deletes reference to Lots 3A and 3B, amending the notation to "Lot 3" (plan reference **Subdivision Plan OAK DA 04 (B) 22 May 2014**). It is requested that this plan be referenced in Condition 1 under the General Terms of Approval.

The area of Lot 3 is proposed to remain unchanged from the Concept Approval with the resultant allotment size being 15.59 hectares. The alignment of Lot 3 will remain the same as was previously approved for Lots 3A and 3B and shall not encroach on the biodiversity lots.

4. *If any part of the bio-retention basin within Biodiversity Lot C is located within the E2 zone, the department may only approve the basins use for stormwater detention under the SSD if the basin is also approved under the Concept Plan 08_0065. The following information would be required if Goodman wish to pursue this approach:*

- *A request to amend Modification 3 to the Concept Plan 08_0065 so that it includes the use of the bio-retention basins for stormwater drainage from Lot 3;*

Under the provisions of State Environmental Planning Policy (Western Sydney Employment Area) 2009, stormwater outlets and basin are not permitted within the E2 Zone. Therefore, there are two options available to cure the permissibility issue and permit the stormwater infrastructure for drainage purposes. These are:

- (a) amend the WSEA to permit the stormwater outlets in the E2 zone and subsequently, amend the project approval to enable these works to be carried out, or*
- (b) make a further determination under the concept plan that approval to carry out the stormwater basin and outlets be subject to other provisions of the Act (namely that a development application under Part 4 of the Act seeking to carry out the works, is required).*

The transitional arrangements under Schedule 6A of the Act for transitional Part 3A projects then enable development assessed under Part 4 that would otherwise be prohibited by an environmental planning instrument (as in this case), to be carried out with development consent (see clause 3B(2)(a)).

It is considered that option (b) is the most suitable option and it is therefore requested that the Concept Plan be amended so that it includes the bio-retention basin (see **Appendix 2**). This will allow approval to be granted under the Part 4 SSD Application for physical use of the basin for stormwater detention purposes.

- A plan showing the sections of the basin (including outlet swales) that are located within the E2 zone within Biodiversity Lot C. Any encroachment into the riparian zone(s) should also be identified;

A modified Concept Plan is provided at **Appendix 2** of this submission that details sections of the basin (including outlet swales) that are located within Biodiversity Lot C.

- Assessment of any environmental impacts and proposed mitigation measures;

The following environmental impacts and proposed mitigation measures are identified in respect of the stormwater infrastructure being located within the E2 Zone Note these have been documented in the Part 4 Application prepared by Urbis for the physical construction of the basin:

Stormwater

OSD from the Estate Road sub catchment and Lots 3 is to be captured. The basin will support the stormwater requirements of the land for industrial and employment purposes.

Erosion and Sediment Control

Erosion and sediment control measures have been conditioned for the physical construction of the basin and associated infrastructure under the Part 4 application approved by Fairfield City Council. These measures include:

- Diversion of "clean" water away from the disturbed areas and discharge via suitable scour protection.
- Provision of hay bale type flow diverters to catch drainage and divert to "clean" water drains.
- Diversion of sediment-laden water into temporary sediment control basins to capture the design storm volume and undertake flocculation (if required).
- Provision of construction traffic shaker grids and wash-down to prevent vehicles carrying soils beyond the site.
- Provision of catch drains to carry sediment-laden water to sediment basins.
- Provision of silt fences to filter and retain sediments at source.
- Provision of a strategy to preserve the existing alignment of the Ropes Creek Tributary whilst constructing the required adjacent bioretention basin and swale.
- Where future construction and building works are not proposed, the rapid stabilisation of disturbed and exposed ground surfaces with hydro-seeding.

Vegetation Management

The proposed bio retention basin outlet swale will encroach on the riparian zone associated with Ropes Creek.

The vegetation management includes the following measures (as listed for the Part 4 DA which approved the physical construction):

- Site preparation including soil testing, sediment and erosion controls, mulching and fencing.
- Weed control including primary and secondary weeding.
- Planting program including irrigation and maintenance weeding.
- Planting establishment period.
- Monitoring including a maintenance logbook and monitoring and reporting.
- Confirmation that there will be no change to the size or location of the bio-retention basin approved by Council.

No change is proposed to the size or location of the bio-retention basin approved by Fairfield City Council.

We trust that all issues have now been adequately addressed to enable the application to be favourably determined concurrently with SSD 6078.

Should you require further information, please contact the undersigned on 8298 6800.

Yours Faithfully,



Andrew Cowan
Senior Planner
McKenzie Group Consulting Planning (NSW) Pty Ltd
ACN 146 035 707

Appendix 1

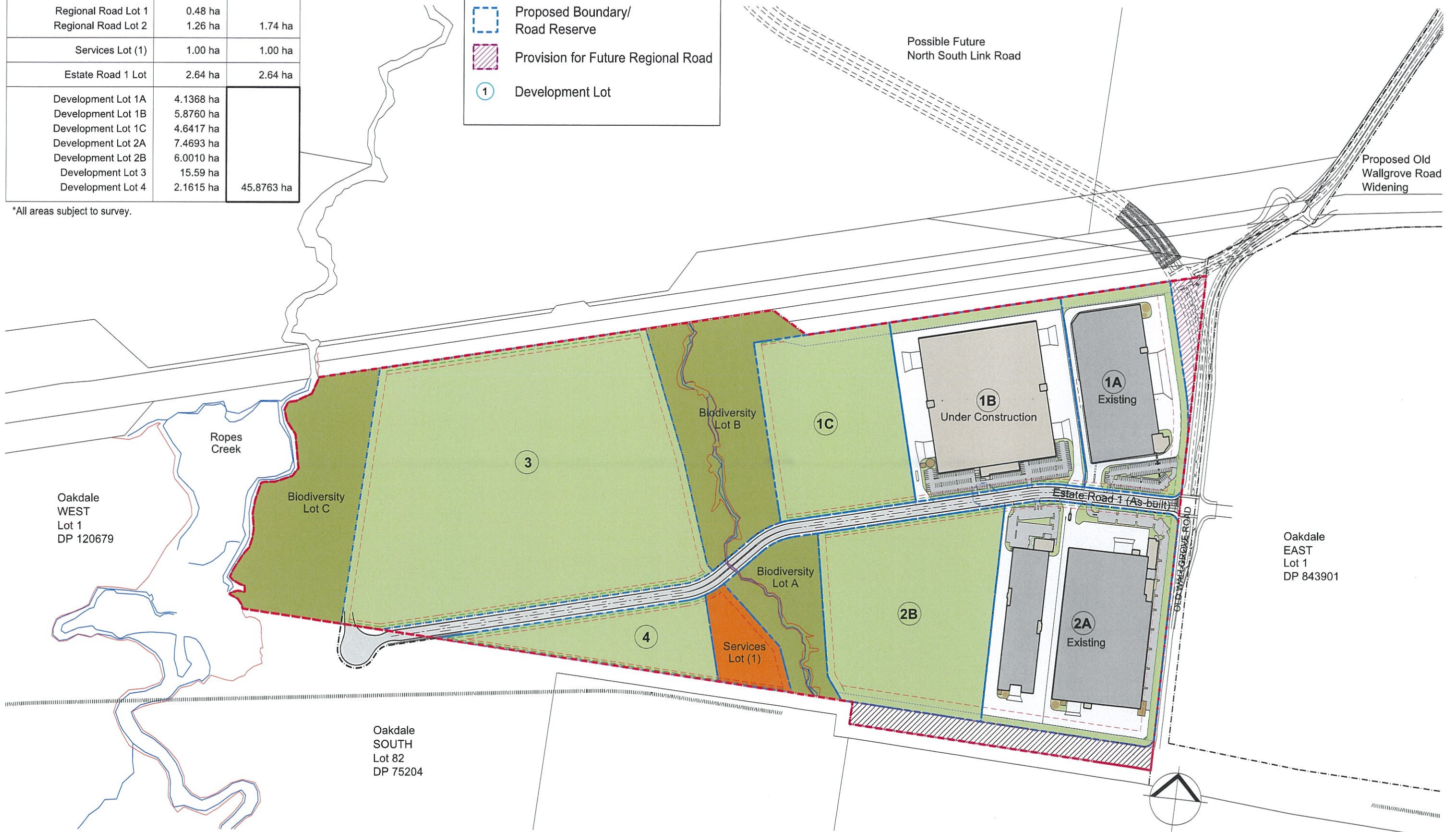
Estate Subdivision Plan

Lot 2 DP 120673		Sub Total
Total Land Area	CENTRAL	61.21 ha
Biodiversity Lot A	1.8367 ha	10.0712 ha
Biodiversity Lot B	4.0812 ha	
Biodiversity Lot C	4.1533 ha	
Regional Road Lot 1	0.48 ha	1.74 ha
Regional Road Lot 2	1.26 ha	
Services Lot (1)	1.00 ha	1.00 ha
Estate Road 1 Lot	2.64 ha	2.64 ha
Development Lot 1A	4.1368 ha	45.8763 ha
Development Lot 1B	5.8760 ha	
Development Lot 1C	4.6417 ha	
Development Lot 2A	7.4693 ha	
Development Lot 2B	6.0010 ha	
Development Lot 3	15.59 ha	
Development Lot 4	2.1615 ha	

*All areas subject to survey.

Legend

- Oakdale CENTRAL Concept Plan (CP #1)
- Existing Boundary
- Proposed Boundary/ Road Reserve
- Provision for Future Regional Road
- 1 Development Lot



Appendix 2

Modified Estate Concept Plan - Stormwater Infrastructure (Biodiversity Lot C)



Legend

- Oakdale CENTRAL Concept Plan (CP #1)
- Existing Boundary
- Proposed Boundary/ Road Reserve
- IN1 General Industrial
- CRZ Core Riparian Zone (20m width)
- ORZ Outer Riparian Zone (10m width)
- ORZ overlap
- APZ Asset Protection Zone (10m) width
- APZ overlap

