



Dexus Quarry West Estate Modification 7

State Significant
Development
Modification Assessment
(SSD 6801 MOD 7)



February 2019

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Cover photo

Aerial view of Dexus Quarry Greystanes (Source: Skyview Aerial)

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
CIP	Community Involvement Plan
Consent	Development Consent
Council	Cumberland Council
Department	Department of Planning and Environment
DPI	Department of Primary industries
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
EPL	Environment Protection Licence
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
FSR	Floor Space Ratio
GFA	Gross Floor Area
LEP	Local Environmental Plan
LGA	Local Government Area
Minister	Minister for Planning
OEH	Office of Environment and Heritage
RMS	Roads and Maritime Services
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development
SSP SEPP	<i>State Environmental Planning Policy (State Significant Precincts) 2005</i>
Greystanes SEL	Greystanes Southern Employment Lands



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1. Introduction

This report assesses a modification application by PJEP Environmental Planning Pty Ltd, on behalf of Dexs (the Applicant) to the QuarryWEST Estate state significant development (SSD) consent SSD 6801. The application has been lodged pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 Background

The Dexs QuarryWEST site is located partly in the Cumberland (formerly Holroyd) and Blacktown local government areas (LGA). It is approximately 35 kilometres (km) west of the Sydney central business district. The estate is wholly located within the former Prospect Quarry and the Greystanes Southern Employment Lands (Greystanes SEL) (see **Figure 1**).

The Greystanes SEL is a State significant precinct under *State Environmental Planning Policy (State Significant Precincts) 2005* (SSP SEPP). Business park and light industrial uses are permitted on-site. Current operations mainly consist of warehousing and distribution facilities with ancillary office space. Minor light industrial uses also currently operate on-site.



Figure 1 | Site Location

Surrounding land uses include (see **Figure 1**):

- the Greystanes Northern Employment Lands (NEL) and the M4 Motorway to the north
- Prospect Highway to the east
- the DEXUS QuarryEAST Estate to the east (MP 08_0259) across the Prospect Highway
- the suburb of Nelsons Ridge further to the east, separated from the site by Ridgeline Reserve
- Boral's construction materials recycling facility (SSD 6525) to the south in the Fairfield LGA, which is currently operating
- the industrial/manufacturing area of Wetherill Park, Fairfield further to the south
- Prospect Reservoir and Eastern Creek to the west.

The Applicant has lodged the modification application to amend the layout of Precincts C and D of the development to cater to the requirements of a future tenant in warehouse C.

1.2 Approval History

On 20 July 2007, the then Minister for Planning granted concurrent Concept Plan and Project Approval for MP 06_0181 for the use and development of light industrial and business park uses within the Greystanes SEL under Part 3A of the EP&A Act.

On 20 October 2016, the Acting Executive Director, Key Sites and Industry Assessments, as delegate of the Minister for Planning, granted development consent for the Dexu QuarryWEST project (SSD 6801) (see **Figure 2**). The development consent permitted:

- subdivision of the site into eight lots
- construction of internal roads and site services
- bulk and detailed earthworks
- construction and use of facilities in two 'zones' including:
 - a logistics campus and service centre for industrial (warehousing and distribution centres) and business (retail) facilities in 'Zone 1'
 - associated industrial facilities (warehousing and distribution centres) in 'Zone 2'
- a total gross floor area (GFA) across the site of approximately 127,765 m²
- operations on a 24 hour, seven days a week basis.

SSD 6801 has been modified five times. On 16 June 2016, SSD 6801 MOD 1 was approved under delegation to modify the areas of Precincts A, B and E, the lot boundaries within the site, the size of warehouses A2, B1 and B2, ancillary offices and retail spaces.

On 20 September 2016, SSD 6801 MOD 2 was approved under delegation to split warehouses B2 and B3 in Precinct B, Zone 1 and amend the warehouse, office, parking and access layouts.

On 25 April 2017, SSD 6801 MOD 3 was approved under delegation to amend the subdivision layout of Lot B, the access arrangements, circulation and layout of Precinct B, amend the sizes of warehouses B2 and B3 and increase the height of warehouse B2 to accommodate Symbion Health as a tenant.

On 10 August 2017, SSD 6801 MOD 4 was approved under delegation to amend the subdivision layout of Lot A, amend the layouts of warehouses A1 and A2 and add trade related hardware/bulky goods and manufacturing/light industry uses in Precinct A.

On 20 December 2017, SSD 6801 MOD 5 was approved under delegation to amend Precincts C and D to remove the service station and food and drink premises and replace these areas with warehouse C. The approved warehouses, access points, car parking and circulation areas were also amended.

On 8 June 2018, SSD 6801 MOD 6 was approved under delegation to amend Precinct F.

To date the Applicant has constructed or commenced construction of:

- internal roads including Basalt Road, Dolerite Way and the Charley Close cul-de-sac, earthworks, infrastructure and services
- warehouse buildings in:
 - precinct A: warehouses A1 and A2
 - precinct B: warehouses B1 to B3
 - precinct C: warehouse C, consisting of earthworks
 - precinct D: warehouse D1 and D2, consisting of earthworks
 - precinct E: warehouses E1 to E4

A summary of the modifications to SSD 6801 is provided in **Table 1** below.

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Modified lot size and boundaries of Precincts A, B and E, and the size of warehouses A2, B1 and B2.	Department	4.55(1A)	16 June 2016
MOD 2	Modified warehouses in Precinct B, office, parking and access layouts.	Department	4.55(1A)	20 September 2016
MOD 3	Modified subdivision layout of Lot B, access arrangements and layout of Precinct B, and amended size and height of warehouse B2 and B3.	Department	4.55(1A)	25 April 2017
MOD 4	Modified subdivision layout of Lot A, amended warehouse layout of A1 and A2.	Department	4.55(1A)	10 August 2017
MOD 5	Modified Precincts C and D to remove the service station and food and drink premises and replace with Warehouse C.	Department	4.55(1A)	20 December 2017
MOD 6	Modified Precinct F	Department	4.55(1A)	8 June 2018



2. Proposed Modification

The Applicant has lodged a modification application under section 4.55(1A) of the EP&A Act to modify the built form and layout of Precincts C and D of the QuarryWEST Estate. The modification is described in full in the Statement of Environmental Effects (SEE) included in **Appendix B**. The approved layout is shown in **Figure 2**.



Figure 2 | QuarryWEST Layout as Originally Approved

The proposed layout of the precinct and the new warehouses are shown in **Figure 4** to **Figure 6**. The Applicant has provided a detailed area breakdown of the approved and proposed changes. The relevant areas and level of change under the modification are shown in **Table 2**.

The modifications are sought to accommodate the requirements of Beaumont Tiles as a future tenant within warehouse C for the warehousing and distribution of tiles and bathroom fixtures and fittings. The changes would amend the internal dividing walls of the warehouse building to increase the area of warehouse C with a corresponding decrease in the area of warehouses D1 and D2.

Other amendments are relatively minor in nature and seek:

- changes to the subdivision layout to increase the size of lot C to 22,695 m² and decrease the size of lot D to 31,636 m².
- changes to ancillary office and staff amenity areas
- changes to building façade design
- changes to the car park layout, vehicle crossovers, awnings, loading docks, circulation areas and landscaping
- the encroachment of awnings into building setback
- the encroachment of a perimeter road into the landscape setback

- to reduce building heights from 15.8 m to 14.6 m
- to relocate the Traylor jaw crusher and associated rock heritage items from the south-eastern side of warehouse C to the roundabout at the intersection of Basalt Road and Dolerite Way (jaw crusher and some rocks), and the corner of Dolerite Way and Prospect Highway (some rocks)
- to update the site masterplan to reflect changes to Precinct F approved under SSD 6801 MOD 6.

Table 2 | Summary of Changes

Areas/Measure	Development as Modified and As Built	Proposed	Change (+/-) (%)
Area			
Total Site Area (m²)	242,428	242,428	Nil
Lot C Area (m ²)	12,100	22,695	+ 10,595 (+87.56)
Lot D Area (m ²)	42,231	31,636	- 10,595 (-25.08)
Building			
Total Warehousing (m²)	120,556	121,476	+ 920 (+ 0.76)
Warehouse C (m ²)	6,405	12,980	+ 6,575 (+ 102.65)
Warehouse D1 (m ²)	10,365	8,800	- 1,565 (- 15.1)
Warehouse D2 (m ²)	13,750	9,660	- 4,090 (-29.75)
Total Office (m²)	13,140	12,650	- 490 (-3.73)
Office C (m ²)	700	760	+ 60 (+8.57)
Office D1 (m ²)	1,100	700	- 400 (-36.36)
Office D2 (m ²)	1,100	950	- 150 (-13.64)
Total Building Area (m²)	135,508	135,938	+ 430 (+0.32)
Awning Areas (m ²)	18,032	19,402	+ 1,370 (+ 7.6)
Hardstand (m ²)	58,383	57,863	- 520 (-0.89)
Landscaping (m ²)	27,941	27,746	- 195 (- 0.7)
Building Height (m)	8-20.3	8-20.3	n/a
Site Cover incl. awning (%)	60	61	+ 1 (+ 1.67)
Estate Floor Space Ratio (%)	56	56	Nil
Car Spaces Required (No.)	758	749	- 9 (- 1.19)
Car Spaces Proposed (No.)	911	910	- 1 (- 0.11)

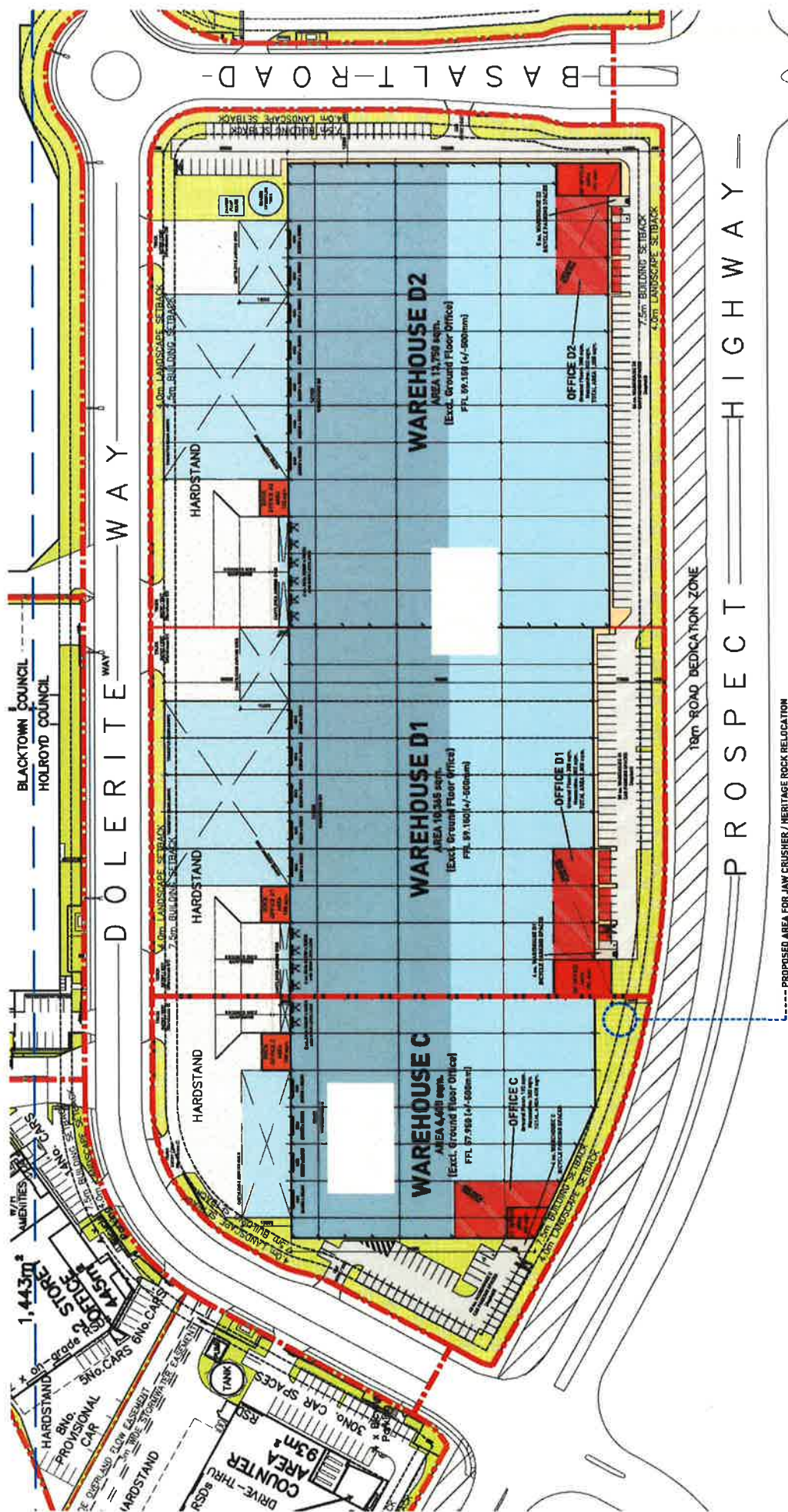


Figure 3 | Approved Layout of Precincts C and D

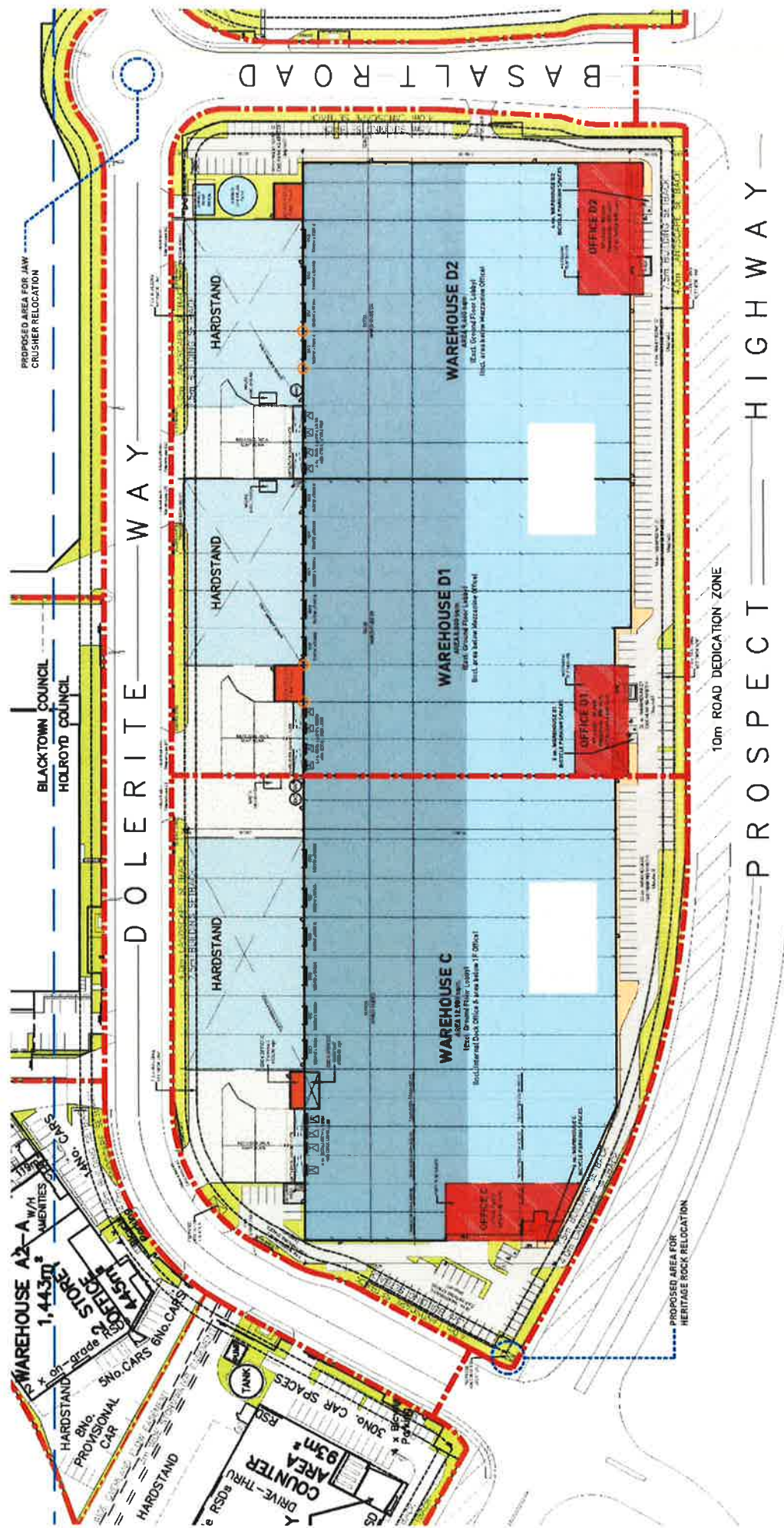


Figure 4 | Proposed Layout of Precincts C and D

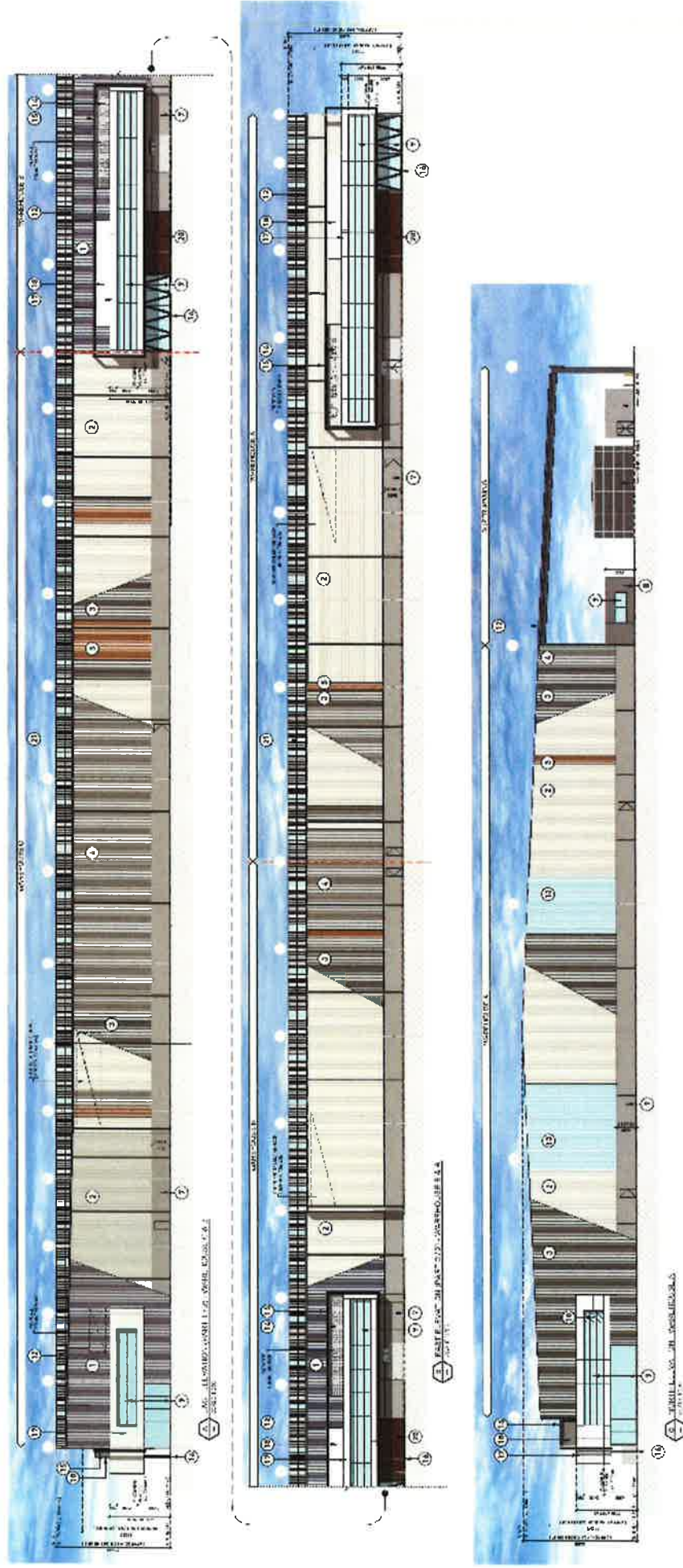


Figure 5 | Proposed Northern and Eastern Elevations

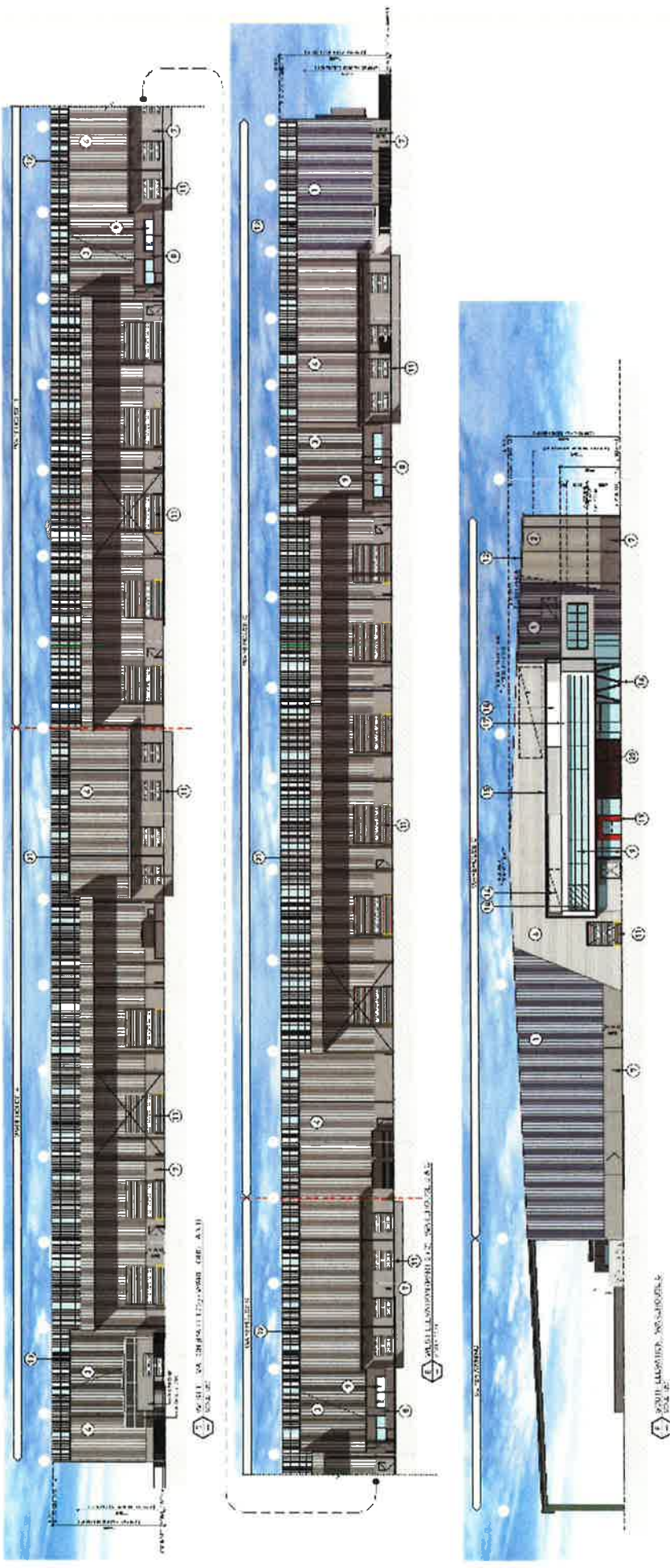


Figure 6 | Proposed Southern and Western Elevations



3. Strategic Context

3.1.1 Greater Sydney Region Plan, 2018

The vision of the Greater Sydney Region Plan 2018, *A Metropolis of Three Cities* falls within the integrated planning framework for Sydney (see **Figure 7**) and seeks to meet the needs of a growing and changing population by transforming Greater Sydney into a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City. It brings new thinking to land use and transport patterns to boost Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth.

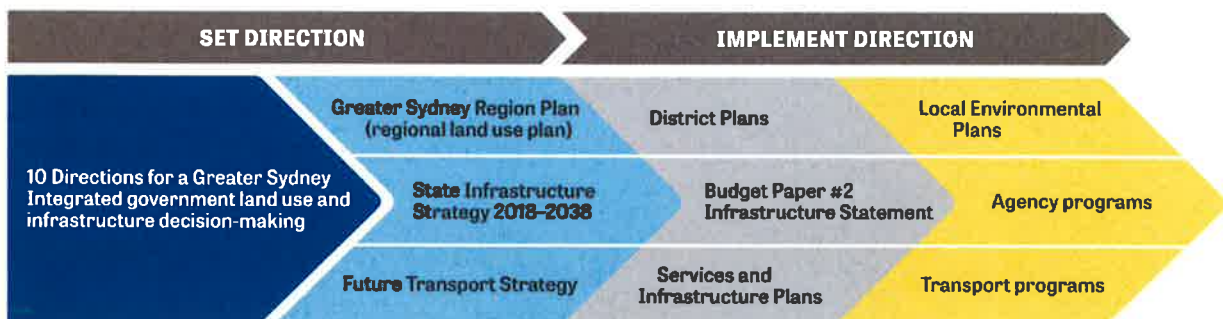


Figure 7 | Integrated Planning for Greater Sydney

Objective 23 outlines the need for industrial zoned land in Greater Sydney to be appropriately planned for industrial and urban services land. The Plan identifies the need for maintaining sufficient industrial land supply due to the high land values in Greater Sydney. The proposed modification is considered to be consistent with this objective, as the development retains an industrial use on the industrial zoned land.

3.1.2 State Environmental Planning Policy (State Significant Precincts) 2005

The aims of the SSP SEPP are to facilitate the development, redevelopment or protection of important sites of economic, environmental or social significance to the State and facilitate delivery outcomes for public services and to provide for the development of major sites for a public purpose. The site is located within the Greystanes Southern Employment Lands which is identified as a state significant precinct under Part 22 of Schedule 3 of the SSP SEPP. The proposed modification is considered to facilitate the industrial and economic development of the Greystanes SEL site.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and is satisfied it would result in minimal environmental impacts and relates to substantially the same development as the original development consent on the basis that:

- the primary function and purpose of the approved project would not change as a result of the proposed modifications
- the overall layout of the Greystanes SEL would remain consistent as originally approved
- the modification is of a scale that warrants the use of section 4.55(1A) of the EP&A Act
- any potential environmental impacts would be minimal and appropriately managed through the existing or modified conditions of consent.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent Authority

The Minister for Planning is the consent authority for the application. Under the Minister's delegation of 11 October 2017, the Director, Industry Assessments, may determine the application under delegation as:

- the relevant local council (Cumberland City Council) has not made an objection and
- a political disclosure statement has not been made and
- there are no public submissions in the nature of objections.



5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to State significant development. Accordingly, the application was not notified or advertised, however, it was made publicly available on the Department's website on Friday 29 June 2018, and was referred to Cumberland City Council, Blacktown City Council, Roads and Maritime Services (RMS) and the Heritage Division of the Office of Environment and Heritage (Heritage Division) for comment.

During the notification period, a total of four submissions were received, all from public authorities. No submissions from the general public were received. Of the submissions received, none objected to the development.

Cumberland Council did not object to the modification application but provided comments (see **Section 5.2**).

Blacktown Council did not object to the modification application and raised no concerns.

The **RMS** did not object and raised no issues with the proposed changes.

The **Heritage Council** did not object and raised no concerns with respect to heritage.

5.2 Key Issues

Cumberland Council provided comments in its submission regarding traffic engineering and heritage. Council required the modification be in accordance with the parking controls stipulated in the Holroyd Development Control Plan (HDCP) 2013. Council also commented on sight lines and driveway access being implemented in accordance with the relevant Australian Standards (AS). Council additionally requested the installation of an information sign or similar at the jaw crusher heritage item location to provide context and meaning for the heritage item.

The Department provided its own comments on the proposed modification, requiring architectural plans to be updated, additional tree planting at the Prospect Highway frontage of building C1 and confirmation on signage for Precincts C and D.

5.3 Response to Submissions

The Applicant provided a response to the comments made by Council and the Department on 5 November 2018 (see **Appendix D**). The Applicant provided updated landscape plans and architectural elevations to satisfy the comments made by the Department. The Applicant addressed the comments made by Council regarding traffic, parking and access.

In addition, the Applicant amended the location of the heritage rocks feature wall to now be located within the QuarryEAST estate. The new location of the heritage rocks feature wall was forwarded to the NSW Heritage Council for comment to ensure the new location would not generate any heritage issues.

Both **Cumberland Council** and the **Heritage Council** reviewed the RTS and provided no further comment.



6. Assessment

6.1 Issues

The Department has assessed the merits of the proposed modification. During this assessment, the Department has considered the:

- SEE and additional information provided to support the proposed modification (see **Appendix B**)
- assessment report for the original development application and subsequent modification application(s)
- submissions from State government authorities and Council (**Appendix C**)
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The issues of focus for the assessment are traffic, access and car parking, stormwater and heritage. Other issues assessed by the Department include compliance with the SSP SEPP, consistency with the Concept Plan, design excellence, visual impacts, landscaping and signage.

The Department's assessment of the modification application is provided in **Table 3** below.

Table 3 | Summary of issues raised

Issue	Findings	Recommended Condition
Traffic, Access and Car Parking	<ul style="list-style-type: none">• The proposed modifications would increase the combined GFA of development in Precincts C and D from 33,420 m² to 33,850 m² (an increase of 430 m²).• This may affect the volume of traffic generated from Precincts C and D, based on the traffic rates under the RMS Guide to Traffic Generating Development (RMS Guide), and impact the performance of the local road network.• Landscaping changes and the placement of the Jaw Crusher in the centre island of the Basalt Road and Dolerite Close roundabout may also impact sight lines for road users.• Car parking, crossovers and circulation areas also need to be relocated to facilitate the proposed layout.• The modification application included a Traffic Impact Assessment (TIA) to determine the level of impact compared to the original SSD.	<ul style="list-style-type: none">• Incorporate new plans into the development consent• Manage through existing conditions.
	<p><i>Traffic</i></p> <ul style="list-style-type: none">• Changes in building areas would generate two additional, two-way trips over the levels assessed in SSD 6801 as modified.• This would produce a total of 709 trips in the AM peak and 716 trips in the PM peak.• Despite the increase in GFA, and minor increase in traffic volumes, the development is predicted to generate less traffic than its original approved layout. This is due to the removal of the service station, supermarket and retail uses under SSD 6801 MOD 5, which have higher trip	

generation rates under the RMS Guide compared to warehousing and distribution.

- The Department considers this increase is negligible and remains below those originally approved, and as such, SIDRA modelling done for the development is still expected to provide a Level of Service (LoS) of C (satisfactory) or D (operating near capacity).
- The Department considers this impact is acceptable and would not adversely affect the local road network or nearby intersections.

Access

- Revised crossovers and hardstand areas would be designed to accommodate the largest vehicle visiting the site (B-Doubles).
- Swept path analysis confirms these vehicles can access, manoeuvre and park within the site.
- B-Doubles would also be loaded on hardstand areas, rather than unhitching and reversing into the loading docks.
- The Applicant's TIA also confirms the Jaw Crusher would not impact sight lines or the clearances zones for road users at the Basalt Road / Dolerite Way roundabout.
- RMS and Council raised no issues regarding traffic and access.
- On this basis, the Department considers the revised access arrangement are acceptable.

Car Parking

- Condition C5 specifies car parking rates for the estate. The revised design of Precinct C and D require a total of 166 spaces.
- The development would provide 184 spaces and complies with the car parking rates of the Greystanes SEL.
- The Department's assessment concludes the traffic volumes, access, sight lines and parking requirements of the proposed modifications can be accommodated by the site and the local road network and can be managed through existing conditions of consent.

Stormwater

- The application included a review of the stormwater system and updated civil plans to confirm the proposed changes can be managed by the approved stormwater system.
- The application also seeks to include an updated civil works plan for Precinct F.
- The review concluded the area of impervious surfaces in Precincts C and D remain generally consistent with the approved layout and stormwater run-off would be consistent with the rates previously assessed.
- A review of the stormwater system also concludes Precincts C and D would provide the same amount of bio-retention area as already approved (880 m²). The estate would still provide a minimum of 3,000 m² of bio-retention overall as required by SSD 6801.
- Incorporate updated civil plans into the development consent
- Manage through existing conditions of consent.

	<ul style="list-style-type: none"> The stormwater management matters for Precinct F remain unchanged from the design approved under SSD 6801 MOD 6. Council raised no concern regarding stormwater management. The Department's assessment concludes the revised stormwater system would manage stormwater quality and quantity in a manner consistent with SSD 6801. Administrative changes are recommended to include the updated plans in the development consent. 	
Heritage	<ul style="list-style-type: none"> The modification does not seek to change the approved construction/disturbance areas. The Greystanes SEL includes interpretative heritage elements in accordance with the Heritage Interpretation Plan (HIP) under MP 06_0181. These elements included a Traylor Jaw Crusher and associated rocks to be placed at the front of the retail area along Dolerite Close. The original SSD 6801 approved variations to the HIP which included relocating the jaw crusher from site 1 to site 5, and relocating site 5 to the retail area fronting Dolerite Close. The Applicant seeks to relocate the heritage rocks to form a landscape wall in front of a café in the QuarryEast estate (MP 06_0181) to maximise public exposure. To facilitate the changed footprint of warehouse C, the Applicant seeks to relocate the jaw crusher from the landscaped area between warehouse C and D1 approved under SSD 6801 MOD 5, to the Dolerite Way / Basalt Road roundabout (see Figure 3). The Applicant considers the new location of the Jaw Crusher will increase its visibility and maintains the intent of the HIP. The Heritage Council raised no concerns about the relocation of the interpretative heritage items proposed. The Department considers the new locations are acceptable as they are prominent locations on the arterial road network and would allow the elements to be seen by road users and is consistent with the HIP under MP 06_0181 as amended by SSD 6801. 	<ul style="list-style-type: none"> Update plans to reflect new location of heritage items.
SSP SEPP Compliance	<ul style="list-style-type: none"> The SSP SEPP includes key development standards for the site relating to building height, GFA, floor space ratio (FSR), car parking, design excellence and public utility infrastructure. The Applicant provided a detailed SSP SEPP compliance table with the SEE. This table confirms the proposed modifications would comply with the SSP SEPP, notwithstanding departures approved under the original SSD application and subsequent modifications. The Department has assessed the proposal against the SSP SEPP development standards (see Table 4 at Appendix E). The Department's assessment concludes the proposed amendments to building locations, design, size and car parking provision are acceptable and the development 	<ul style="list-style-type: none"> N/A

would continue to comply with the SSP SEPP development standards.

Consistency with Concept Plan

- The Concept Plan includes requirements and development controls for the site. The Concept Plan also has an Urban Design Plan (UDP).
- The Applicant has provided a detailed Concept Plan compliance table with the SEE which confirms the development, as proposed to be modified, is generally consistent with the Concept Plan.
- The Department has assessed the consistency of the modification application with the Concept Plan (see **Table 5 in Appendix E**).
- The proposed modification includes minor changes to existing non-compliances such as the encroachments into the building setback (awnings for warehouse C) and landscape setback (internal driveway and car parking for warehouse C).
- The proposed modification would add a further departure from the existing non-compliance to the UDP regarding building height in the 30 m setback of the east/west boulevard.
- The Department concludes the development will continue to be consistent with the Concept Plan and no modifications to it are required.

• N/A

Design Excellence

- Revised designs seek to be consistent with the aim of design excellence by orientating office areas to key street frontages and providing a range of setbacks.
- Building designs would incorporate a range of materials, including diagonal feature cladding, translucent polycarbonate components, profiled metal sheeting in several colours and window glazing.
- Awnings for warehouse C are proposed to be extended and encroach into the building setback, similar to the approved layout of warehouses D1 and D2.
- The Department has reviewed the proposed designs and considers the revised warehouse façade treatments are of a high standard and would be viewed in an existing industrial context.
- On this basis, the Department's assessment concludes the proposed modification would ensure the development maintains a high standard of design and will continue to achieve design excellence.

• Include updated and new plans and remove redundant plans

Visual Impact

- As discussed above, the revised design of Precinct C and D includes awnings associated with Precinct C that sit within the 7.5 m building setback and an internal driveway within the 4 m landscape setback.
- Similar awnings were approved under SSD 6801 MOD 5 for warehouses D1 and D2.
- Council raised no concerns regarding visual impact.
- The Department considers the awnings would have minimal visual impact on a secondary road within the estate. In addition, landscaping has been revised to include tree planting on the Prospect Highway frontage of building C to provide vegetation screening.

• Include updated and new plans and remove redundant plans

	<ul style="list-style-type: none"> The Department's assessment concludes the visual impacts of the proposed modification are acceptable, would not be readily seen from the road network and are consistent with the industrial character of the overall Greystanes SEL. 	
Landscaping	<ul style="list-style-type: none"> The modification will reduce the landscaped area in Precincts C and D from 12,941 m² (10 %) to 12,328 m² (10 %). This will result in landscaping for the overall estate changing from 27,941 m² (12 %) to 27,746 m² (11 %). While this change contributes to the progressive reduction in landscaping on site (originally at 38,717 m² or 16 %), the Department notes the largest fall in landscaping was associated with additional clearing in Precinct F under SSD 6801 MOD 6. The Department considers the reduction in Precinct C and D landscaping is acceptable as it would not compromise stormwater management goals and will still soften the visual amenity of the site from Prospect Highway. The Department's assessment concludes the proposed landscaping will provide an acceptable outcome. The Department has recommended changes to include the updated landscape plans in the development consent. 	<ul style="list-style-type: none"> Require the Applicant to implement the landscape plans provided with the modification application.
Signage	<ul style="list-style-type: none"> Indicative signage areas are shown on the revised architectural plans submitted with the application. Sign locations have been amended slightly in line with the changes to building layouts. The Applicant has advised it would implement signage in accordance with the Estate Signage Strategy previously approved under Condition C27. The Department considers this approach is acceptable but also considers the signage strategy should be updated under Condition D12 to reflect the revised site layout. 	<ul style="list-style-type: none"> Manage through existing conditions of consent Update signage strategy in accordance with Condition D12.
Corrections to Plans	<ul style="list-style-type: none"> Changes to the schedule of approved drawings are also recommended to correct a minor error for two landscape plans approved under SSD 6801 MOD 6. 	<ul style="list-style-type: none"> Correct a minor error in the list of approved landscape plans.



7. Evaluation

The Department has assessed the proposed modification in accordance with the relevant requirements of the EP&A Act. The Department considers the proposed modification is appropriate on the basis that:

- the proposed modification would result in minimal environmental impacts beyond the approved estate
- it would not result in any adverse impacts by way of traffic or stormwater management over those of the approved development
- it would not compromise the heritage elements of the sites historical use as a quarry
- the proposed landscaping will effectively reduce adverse impacts on the visual amenity of the QuarryWEST estate
- they would facilitate the end user needs for future tenants within the QuarryWEST estate
- the proposed amendments would ensure the development remains consistent with the SSP SEPP and Concept Plan (MP 06_0181) and is substantially the same development as SSD 6801.

The Department considers the modification should be approved, subject to conditions.



8. Recommendation

It is recommended that the Director, Industry Assessments as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **Determines** that the application SSD 6801 MOD 7 falls within the scope of section 4.55(1A) of the EP&A Act
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application
- **agrees** with the key reasons for approval listed in the draft notice of decision
- **modify** the consent SSD 6801
- **signs** the attached approval of the modification (**Appendix F**).

Recommended by:



Shaun Williams

Planning Officer
Industry Assessments

Recommended by:



Kane Winwood 24.1.2019

Kane Winwood
Team Leader
Industry Assessments



9. Determination

The recommendation is: **Adopted by:**

Chris Ritchie

Director

Industry Assessments

5/2/19



Appendices

Appendix A – List of Documents

Greystanes Estate Southern Employment Lands Urban Design Plan

RMS Guide to Traffic Generating Development (RMS Guide)

Appendix B – Environmental Assessment

A copy of the Environmental Assessment can be found on the Department's website, at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9424

Appendix C – Submissions

A copy of the submissions can be found on the Department's website, at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9424

Appendix D – Submissions Report

A copy of the submissions report can be found on the Department's website, at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9424

Appendix E – Consistency with SSP SEPP and Concept Plan MP 06_0181

The following tables assess SSD 6801 MOD 7 against the development standards of the SSP SEPP (see **Table 4**) and the existing Concept Plan (MP 06_0181) (see **Table 5**). The Department notes the awning supports for building C and D1 would sit within the building setback. The Department's assessment concludes the development as modified would continue to generally comply with the SSP SEPP development standards, notwithstanding existing noncompliance's approved under the original SSD and subsequent modification application.

The Department notes the approved development contains several departures from the Concept Plan. The Department is satisfied the proposed modifications to the development remain generally consistent with the Concept Plan, despite these existing departures, which were approved under the original SSD and subsequent modifications.

Table 4 | Compliance with Relevant SSP SEPP Development Standards

SSP SEPP Control	Complies (Y/N)	Comment
13. Height of Buildings The height limits in the Greystanes SEL are: <ul style="list-style-type: none"> 25 m in the B7 zone 15 m in the IN2 zone. 	N (existing non-compliance)	The Approved development contains buildings above the SSP SEPP height limits, including warehouse B2 and buildings C, D and E in Precinct F. These were assessed under SSD 6801 MOD 3 and SSD 6801 MOD 6 respectively. The proposed changes would comply with the height limit in the B7 Business Park zone.
14. Gross Floor Area Maximum GFA in the B7 zone is 104,000 m ² , of which: <ul style="list-style-type: none"> max. of 6,500 m² for retail premises, service stations and vehicle repair stations, with a max. pub GFA of 2,500 m² max. supermarket GFA of 2,000 m² max. GFA for other uses of 97,000 m² min. GFA of 3,000 m² for any building containing office premises; Maximum office GFA in the IN2 zone is: <ul style="list-style-type: none"> 50 %, for lots within 400 metres of bus stop 30 %, for lots more than 400 metres of bus stop. 	Y	As the site of the modification is in the B7 zone, the controls relating to the IN2 zone do not apply. Furthermore, the limits for retail, service station and supermarket uses do not apply as these uses were removed under SSD 6801 MOD 5. The proposed modifications in Precincts C and D would result in the overall estate having a total GFA of 72,315 m ² in the B7 zone, which complies with the limit of 104,000 m ² .
15. Floor Space Ratio The FSR of the any building within the IN2 zone must not exceed 0.75:1	Y	The proposed modifications do not seek any changes to the development in the IN2 zone. The overall estate has a FSR of 0.56:1 and complies with the SSP SEPP.
16. Hotel Accommodation	N/A	No hotel accommodation is proposed.
17. Child Care Centres	N/A	No child care centres are proposed.

18. Car Parking <ul style="list-style-type: none"> Light industry: 1 space/77 m² Office: 1 space/40 m² retail: 1 space/20 m² industrial: 1 space/77 m² warehouse: 1 space/300 m ² .	Y	The revised estate layout complies with the SSP SEPP car parking rates and provides a surplus of car parks over the minimum required (see Table 3).
21. Design Excellence <p>The consent authority must have regard to the following:</p> <ul style="list-style-type: none"> whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved whether the form and external appearance of the building will improve the quality and amenity of the public domain <p>whether the building will meet sustainable design principles.</p>	Y	The revised architectural designs and finishes are considered to exhibit design excellence as they are of a high standard, incorporate a range of materials, reflect the location and orientation of the warehouse buildings and the proposed stepped nature of the site. The proposed designs are consistent with the industrial character of warehouse buildings in the rest of the estate.
22. Architectural Roof Features <ul style="list-style-type: none"> to ensure that architectural roof features are decorative elements only <p>to ensure that most the roof features are contained within the prescribed building height.</p>	N/A	The proposed modifications to Precincts C and D do not involve architectural roof features above the Greystanes SEL height limit.
23. Public Utility Infrastructure <p>Requires infrastructure to be provided, including potable water, electricity, gas and sewerage</p>	Y	All required infrastructure for the Greystanes SEL has been approved under existing approvals (MP 06_0181 and SSD 6801). The modification would make minor amendments to the stormwater system to accommodate the warehouses.

Table 5 | Compliance with Relevant Items of Concept Plan MP 06_0181

SSP SEPP Control	Complies (Y/N)	Comment
GFA in the Greystanes SEL <p>Maximum GFA of 493,215 m² with specific GFA limits including:</p> <ul style="list-style-type: none"> a maximum of 97,500 m² for business park uses a maximum of 6,500 m² for service retail uses, of which no more than 2,000 m² is permitted for supermarket uses 5,000 m² for a hotel. 	Y	<p>The proposed estate layout has a maximum GFA of 135,938 m². This is an increase of 430 m² from the currently approved layout under SSD 6801 MOD 6, and more than originally approved under SSD 6801 (127,765 m²).</p> <p>However, factoring in the proposed changes with the QuarryEAST project (MP 08_0259, which has a total GFA of 250,607 m²) the combined GFA of development within the Greystanes SEL totals 386,545 m², which continues to comply with the Concept Plan GFA limit.</p>

		No changes are proposed to the retail or supermarket (removed under SSD 6801 MOD 5) and business park uses. No hotel was approved as part of SSD 6801 and none is proposed on-site.
FSR Maximum FSR of: <ul style="list-style-type: none"> 0.75:1 in the industrial precinct 1:1 for development for the purposes of hotel accommodation on Lot 75. 	Y	<p>The proposed modifications would impact the FSR requirement for the industrial areas of the estate, which has a FSR of 0.52:1, which complies with the Concept Plan.</p> <p>No hotel development is proposed and therefore the FSR limit is not relevant for this assessment.</p>
Road Design Compliance with the conceptual road design which comprises: <ul style="list-style-type: none"> a 4-lane 50 m wide north-south central spine (Prospect Highway) a 2-lane 30 m wide east-west boulevard local roads with 20 m wide road reserves and 14 m wide carriageways. 	Y	<p>The approved development contains minor variations to the conceptual road design which remain unchanged under this modification application.</p> <p>The proposed modifications would not affect the conceptual road layout or design.</p>
Urban Design The Development is to be consistent with the "Greystanes Estate Southern Employment Lands Urban Design Plan" (UDP).	N (existing non-compliance)	<p>The approved development has several departures from the UDP in regards to streetscape (road corridor width), setbacks, business precinct landscaping coverage and building height. This includes including the breaches of the 15 m height limit under the SSD SEPP for warehouse B2 approved under SSD 6801 MOD 3 and changes to the size of building envelopes and layout in Precinct F approved under SSD 6801 MOD 6.</p> <p>The proposed modification does not seek any further departures from the UDP.</p> <p>Aspects relating to stormwater, signage, access and services involve minor amendments to accommodate the proposal.</p>
Car Parking <ul style="list-style-type: none"> office: 1 space/40 m² retail: 1/20 m² industrial: 1/77 m² warehouse: 1/300 m ² .	Y	<p>As discussed in Error! Reference source not found., the revised layout will provide 186 car parking spaces for the Precincts C and D, exceeding the number required under the Concept Plan car parking rates (being 166).</p>
Heritage Interpretation Plan Requires the project site interpretation strategy to retain a selected number of industrial heritage items.	Y	<p>The site continues to have a heritage implementation plan, subject to the proposed changes to the location of the Jaw Crusher and interpretative rocks.</p>

Appendix F – Notice of Modification

A copy of the notice of modification can be found on the Department's website, at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9424