



Request for Secretary's Environmental Assessment Requirements

Proposed Dangerous Goods Facility

Warehouse 3B, Oakdale Central, Horsley Park

Western Sydney Employment Area

Prepared by Willowtree Planning Pty Ltd on behalf of
Goodman Property Services (Aust) Pty Ltd

February 2016

Request for Secretary's Environmental Assessment Requirements

Proposed Dangerous Goods Facility – Warehouse 3B

Lot 3, Oakdale Central, Horsley Park

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PART A PRELIMINARY

1.1 INTRODUCTION

This scoping document has been prepared by Willowtree Planning Pty Ltd on behalf of Goodman Property Services (Aust) Pty Ltd and is submitted to the NSW Department of Planning and Environment (DP&E) in support of a formal request for Secretary's Environmental Assessment Requirements (SEARs).

This request for SEARs is made in relation to a proposed Dangerous Goods Facility in Warehouse 3B on proposed Lot 3 within Oakdale Central, Horsley Park. The proposed facility comprises a total Gross Floor Area of 36,880sqm and includes a main warehouse area, Dangerous Goods (DG) store, ancillary office, loading docks and awning, car parking and site landscaping.

The site is located within the Western Sydney Employment Area and is subject to the provisions of *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (SEPP WSEA). The site is zoned IN1 General Industrial and Warehouse and Distribution Centres are permissible with consent in the zone. Accordingly the proposed development is permissible with development consent on the site and will be contextually appropriate given the intended industrial character of Oakdale Central and the broader WSEA.

The proposal satisfies the definition of State Significant Development pursuant to clause 10 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* as the Capital Investment Value exceeds \$30 Million and the development is primarily for Chemical Storage purposes.

This document provides a brief overview of the proposal and the planning framework that applies to enable the issue of the SEARs that will guide the preparation of a formal Environmental Impact Statement for future development of the land.

Environmental considerations relevant to the proposal have been identified to include:

- Soil and Water;
- Noise;
- Air Quality;
- Waste;
- Flora and Fauna;
- Aboriginal and Historical Heritage;
- Traffic and Transport;
- Other Infrastructure and Services;
- Hazards and Risks;
- Visual Amenity; and
- Site Layout and Design.

The proposal promotes development of the Western Sydney Region, providing employment opportunities and contributes to the growth of industrial development in an environmentally sustainable manner.

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PART B SITE ANALYSIS

2.1 SITE LOCATION AND CONTEXT

The subject site is located within Oakdale Central, Horsley Park, being legally defined as Lot 21 in Deposited Plan 1173181. Specifically this application relates to proposed Warehouse 3B on Proposed Lot 3 of Oakdale Central.

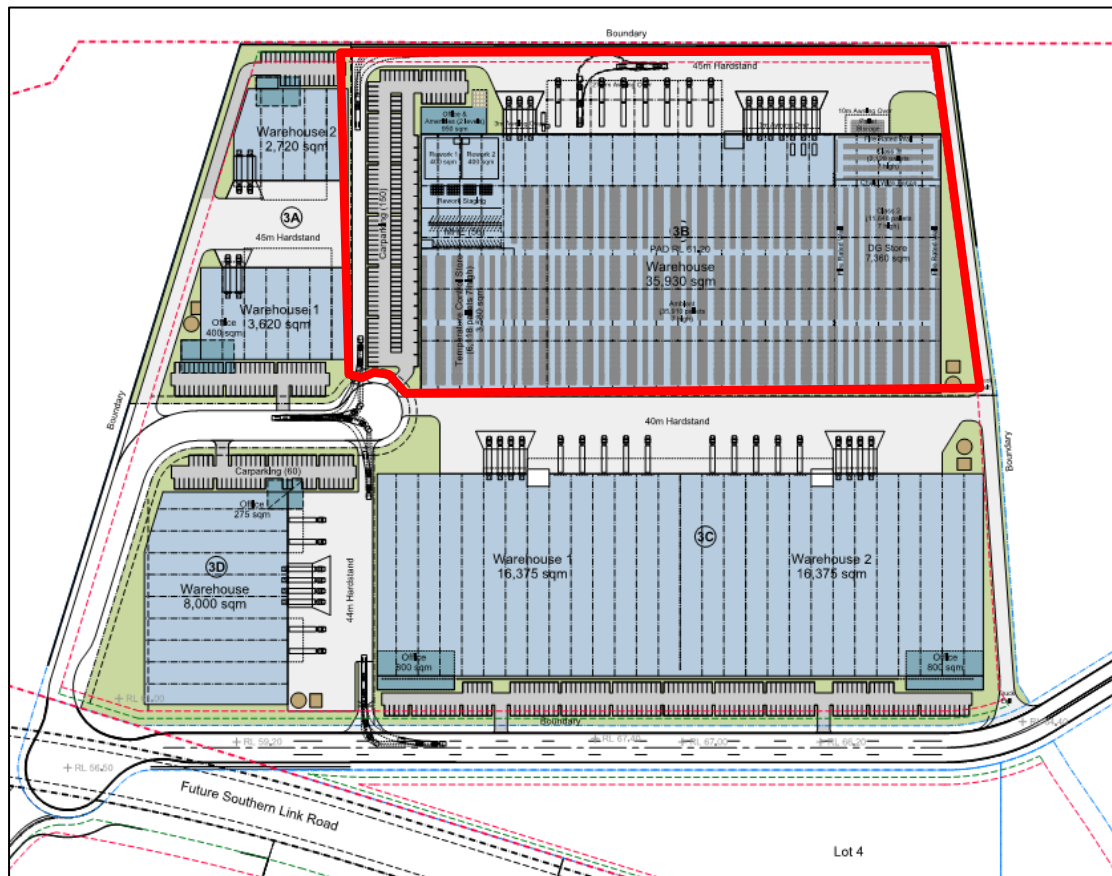


Figure 1: Proposed Warehouse 3B (highlighted red)

Oakdale Central exhibits an area of approximately 61.2 hectares and forms part of the larger Oakdale Estate which comprises a total area of 421 hectares. The land which is the subject of this proposal lies within the Fairfield Local Government Area and is located adjacent the interface of the Penrith Local Government Area boundary to the south. Future stages of the broader employment lands exist to the north, south, east and west of Oakdale Central and will be subject to separate applications.

The Oakdale estate is intended to become an important regional hub for major logistics, distribution, warehousing and production industries, with strategic access to Sydney's key arterial road network including the M7 and M4 Motorway. Vehicle access to the site is available from Old Wallgrove Road to the east with direct access to the M7 Motorway.

The subject site is relatively flat and was previously used for rural purposes including low intensity cattle grazing. The topography of the land is therefore conducive to accommodate development of the scale proposed for industrial purposes. Based on previous investigations, the geology of the site comprises Bringelly Shale, while alluvial deposits of sand silt and clay are located within the riparian areas of Ropes Creek tributary. Contamination throughout the site is generally considered to be low risk due to the previous land use.

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Bulk earthworks have been carried out on the site under a previous approval issued by Fairfield City Council that provide a platform for development such as that which the subject of this SEARs Request.

Site 3 is situated within the western portion of Oakdale Central, bordered to the east and west by biodiversity lands, to the north by the Sydney Water Supply Pipeline and to the south by Oakdale South, while Warehouse 3B is located in the north-east corner of Proposed Lot 3. Under State Significant Development (SSD) 6078, Proposed Lot 3 incorporated a total land area of 155,899sqm and is approved for a single warehouse building of 89,295sqm GFA. A Separate Section 96 Modification Application to modify SSD 6078, will be lodged with this SSD to change the residual part of Proposed Lot 3 to provide a total of four (4) warehouses within Proposed Lot 3.

Proposed Warehouse 3B exhibits a site area of 58,490sqm and is bordered by the Sydney Water Supply Pipeline to the north, 'Biodiversity Lot B' to the east, Warehouse 3C to the south and Warehouse 3A to the west. All biodiversity lands will be preserved as a result of the development and suitable measures employed during construction and operation phases to ensure the protection of biodiversity.

Subject to approval of the future Section 96 Modification Application to SSD 6078 (MOD 5), Warehouse 3C and Warehouse 3A to the south and west of the site will be developed for warehousing and distribution purposes.

Figures 1 and 2 provide an overview of the site location and context as existing.

Figures 3 and 4 demonstrate the future site context and layout for Oakdale Central.



Figure 2: Existing Site Development (Source: Near maps 2016)

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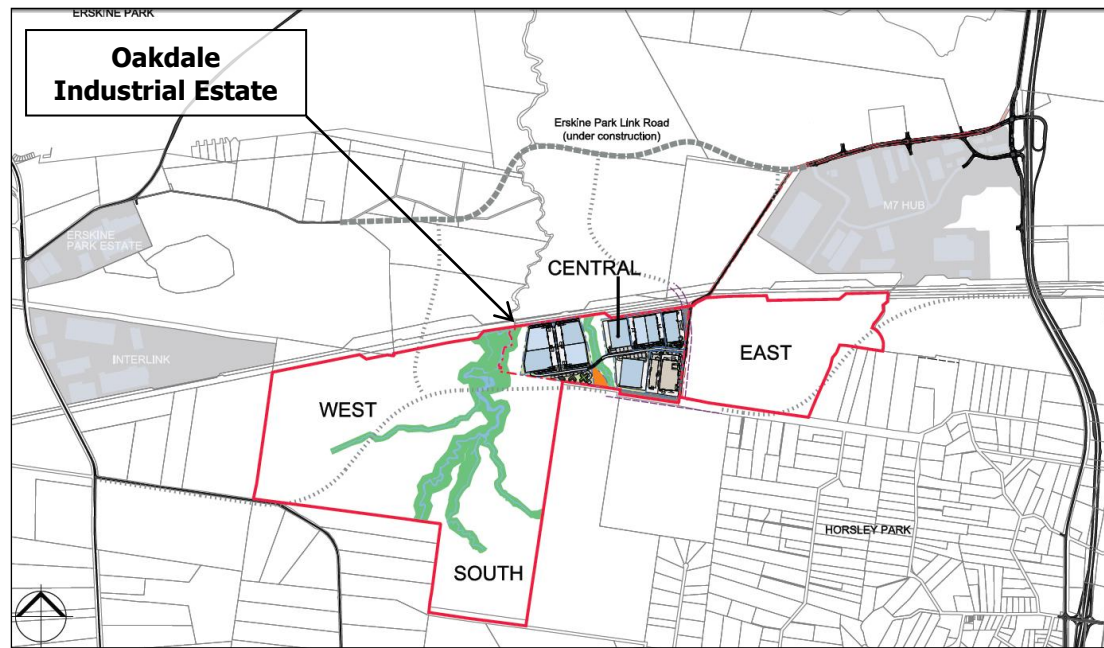


Figure 3: Local Context (Source: Design +, 2013)

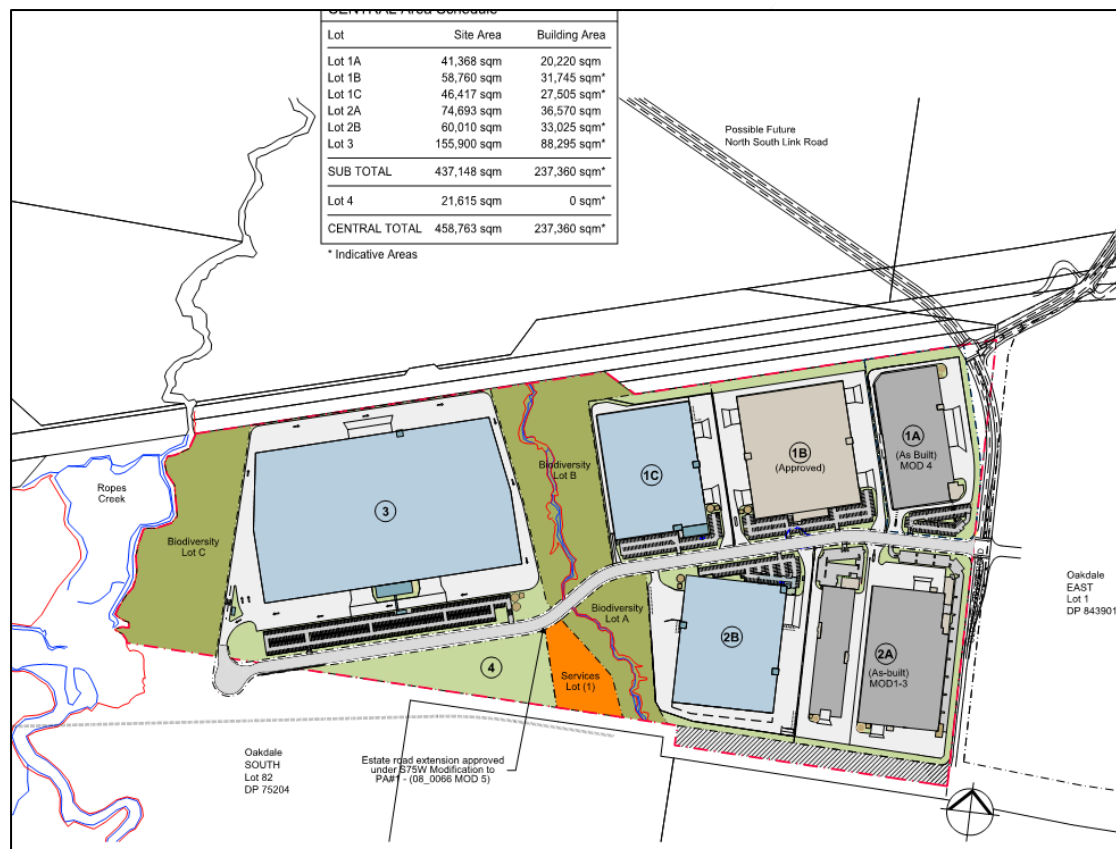


Figure 4: Approved Masterplan (SBA Architects 2016)

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2.2 STRATEGIC CONTEXT

The land which is the subject of this development lies within the Fairfield Local Government Area and forms part of the Western Sydney Employment Area (WSEA).

The Western Sydney Employment Area was established by the NSW Government to provide employment lands in order to promote economic development within the region by accommodating warehousing, distribution, freight transport, industrial, high technology and research facilities.

The development of land within the WSEA is subject to the objectives and provisions of *State Environmental Planning Policy (Western Sydney Employment Area) 2009* in order to facilitate the coordinated, cost-effective and environmentally-sensitive delivery of infrastructure and development.

In accordance with the established objectives and provisions for the WSEA, the future character of the locality is anticipated to be of similar industrial/employment lands character. This is evident through the transition currently being undertaken throughout the wider locality where a number of estates have been developed within the WSEA.

The Oakdale Estate within the WSEA is situated approximately 40km north-west of the Sydney CBD and within close proximity of major transport infrastructure including the M7 Motorway and M4 Motorway, providing connectivity to surrounding industrial lands and the wider region. Proposed roads under SEPP (WSEA) 2009 will provide enhanced transport access between the site and its surrounds. A new road is proposed adjacent to the southern boundary of Oakdale Central (the Southern Link Road) and will provide east-west connectivity between Wallgrove Road and Mamre Road. Proposed upgrades that are currently under construction to Old Wallgrove Road to the north of the Estate will also enhance east-west connectivity. Other proposed roads in proximity of the Estate will provide north-south connections between the Estate and the surrounding existing and proposed road network.

Further land uses in the immediate area surrounding the site include:

- North: Sydney Water Supply Pipeline Corridor, with Sydney West Electrical Substation and Employment Lands (DOP Site 6 of the Western Sydney Employment Hub) beyond;
- East: Old Wallgrove Road, with Australia's quarry/brickmaking plant beyond;
- South: Burley Road corridor (road not made), and vacant employment lands on Oakdale South

The strategic context of the site is shown in **Figure 5**.

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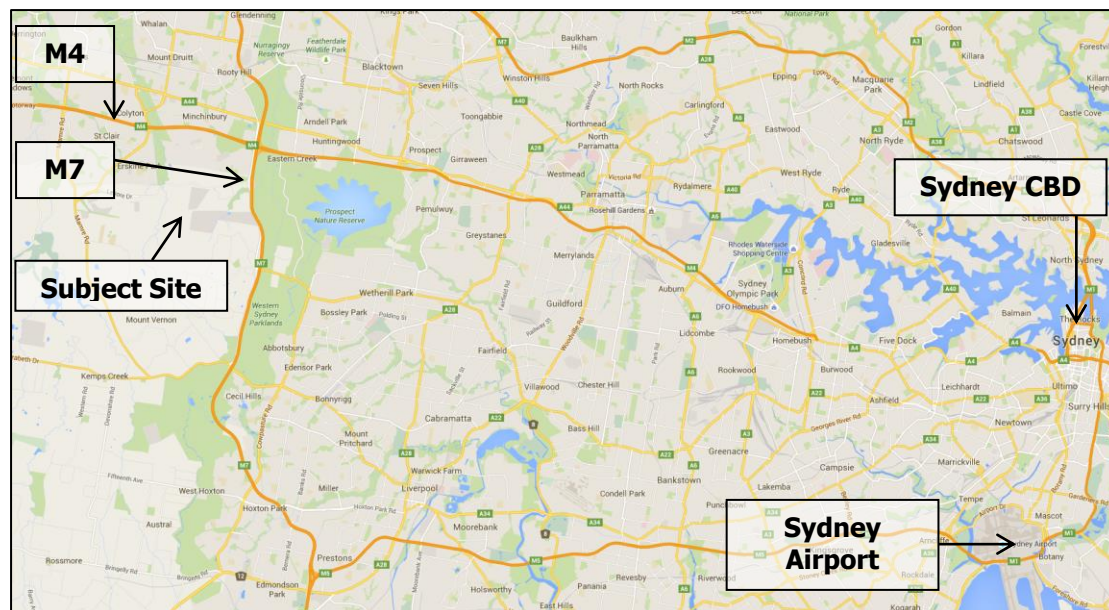


Figure 5: Strategic Context (Google Maps 2016)

2.3 DEVELOPMENT HISTORY

Concept Approval was granted to MP08_0065 on 2 January 2009 for the establishment of Oakdale Central Estate including subdivision, earthworks, internal road layout, recreation and biodiversity land, seven industrial buildings, pad levels, external upgrades and infrastructure. A concurrent Stage 1 Project Application was also granted for the establishment of a DHL Logistics Hub and associated infrastructure which comprises 3 buildings being those on lots 1A and 2A (MP08_0066). Subsequent to the Concept and Project Approval, a number of modifications were carried out pursuant to Section 75W of the *Environmental Planning & Assessment Act 1979*. A Development Approval was granted by Fairfield Council for a further warehouse and distribution centre (Building 1B) on 12 August 2013.

Consent was granted to State Significant Development 6078 on 18 March 2015 for the staged construction of three (3) warehouse and distribution facilities and the upgrade of Old Wallgrove Road. Four (4) modifications to SSD 6078 have subsequently been approved for design changes in response to tenant requirements. Together with this SSD for Warehouse 3B it is intended to submit a fifth Modification Application to SSD 6078 in order to facilitate the development of five (5) smaller warehouses on the remainder of Lot 3, rather than the single approved warehouse on Lot 3. Specifically the envisaged Section 96 Modification Application will include five (5) warehouses, with the sixth warehouse (Warehouse 3B) proposed under this application, the subject SSDA owing to the proposed dangerous goods storage component.

The approved scheme under SSD 6078 is shown in **Figure 6** and the scheme that is proposed which is the subject of the SEARs request and the concurrent Mod 5 to SSD 6078 is shown in **Figure 7**.

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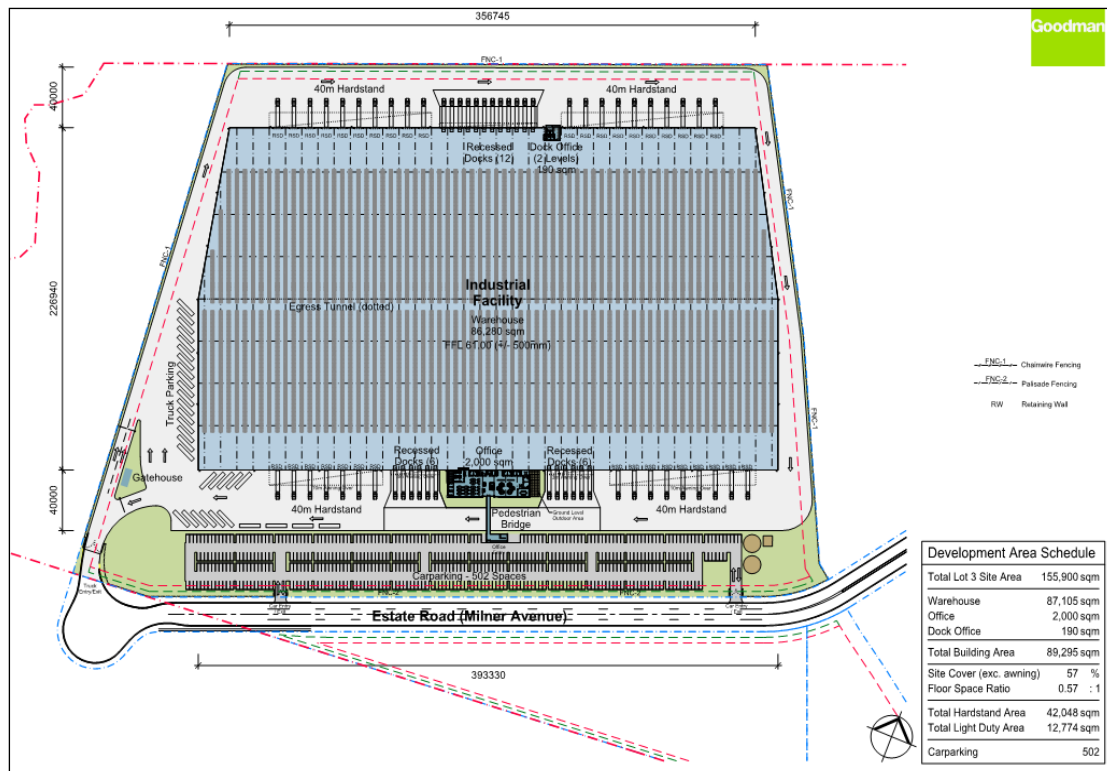


Figure 6: Approved Lot 3 Layout (Mod 3 to SSD 6078)

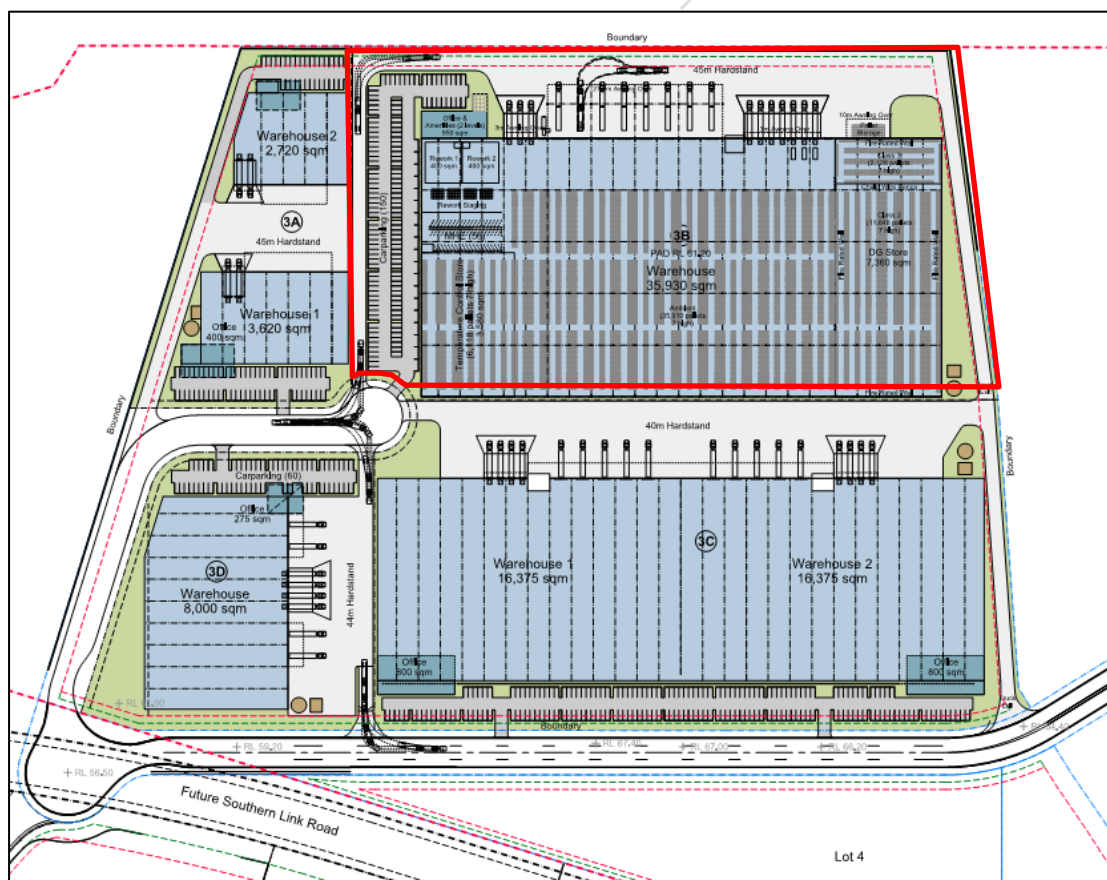


Figure 7: Proposed Lot 3 Layout (subject to this SSDA and the intended s96 to SSD 6078)

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The modifications to the Concept, Project and State Significant approval are summarised below:

Table 1: Development History – Concept, Project and State Significant Approvals for Oakdale Central

Application No.	Date of Approval	Description
Mod 1 to Concept Plan and Project Approval MP08_0065 & mp08_0066	4 November 2010	Amendment of Concept Plan subdivision to change configuration and reduce the number of internal estate roads. The Project Approval was also amended so that stage 1 on lots 1A and 2A with two warehouse buildings on lot 2A being proposed in lieu of one larger building.
Mod 2 to Project Approval MP08_0066	17 February 2011	Due to the timing of notification of the Voluntary Planning Agreement (VPA) between the Minister for Planning, Goodman and the land Trustee for contributions towards regional transport infrastructure and services for lot 1A and 2A, entry into the VPA was amended prior to issue of occupation or subdivision certificate. The VPA was entered into on 25 March 2011 and has been amended to include the subject estate allotments, lots 1C, 2B and 3 so that it applies to the whole estate.
Mod 3 to Project Approval MP08_0066	8 July 2011	Minor amendments to warehouses 2 and 3 on lot 2A including changes to the appearance of the warehouses, site layout and quantum of floor space.
Mod 4 to Project Approval MP08_0066	20 September 2012	Modification of the Project Approval to re-orient and reposition the warehouse to be constructed on lot 1A, this involved rotating the building to 180 degrees and siting it in a similar position to that originally approved.
Mod 2 to concept plan and Mod 5 to Project Approval MP08_0065 and MP08_0066	5 March 2013	Modification of subdivision layout, shape and location of the estate stormwater basin, bulk earthworks, pad levels, staging and the importation of fill.
Mod 6 to Project Approval MP08_0066	10 May 2013	Relocation of the swing and sliding gates at the truck entry, increase of office floor space within the approved building footprint and provision of storage and workshop areas within the approved building footprint.
Mod 7 to Project Approval MP08_0066	Withdrawn	
Mod 8 to Project Approval MP08_0066	15 May 2014	Amendment to condition 18 of the Project Approval to allow Excavated Natural Material to be imported to the site.
Mod 3 to Concept Plan MP08_0065	18 March 2015	Amendment to subdivision plan to consolidate lots 3A/3B; Inclusion of a vehicle turning head within Oakdale South and inclusion of the detention basins within the biodiversity lots to enable physical use for on-site detention purposes.
SSD 6078	18 March 2015	The staged construction of three (3) warehouse and distribution facilities and the upgrade of Old Wallgrove Road. A Voluntary Planning Agreement entered into

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		between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited for the upgrade of Old Wallgrove Road
Mod 1 to SSD 6078	15 June 2015	Warehouse 1C area reduced from 26,700sqm to 25,545sqm; Increased office area (including gatehouse) from 790sqm to 1,580sqm; Total building area reduced from 27,505sqm to 27,145sqm; Hardstand between 1B and 1C consolidated for shared use; Warehouse racking revised.
Mod 2 to SSD 6078	30 June 2015	Building Area 2B reduced from 33,025sqm to 31,080sqm; Building changes to a temperature controlled facility. Dangerous Goods (DGs) store added.
Mod 3 to SSD 6078	30 August 2015	Proposed modifications to Unit 2B as follows: a) Reduce ambient portion of the warehouse and replace with temperature control space; b) Relocation of dangerous goods store (DG Store) from the centre to the south eastern corner of the warehouse; c) Increase in size of the DG Store from 1,495sqm to 2,660sqm; d) Reduction of awning size from 4,070sqm to 3,550sqm; e) Removal of the truck wash from the south eastern corner of the site; and f) Minor modification to warehouse facade.
Mod 4 to SSD 6078	1 December 2015	Deletion of Condition 34 in respect of screening the water pump and tank room located towards the north-western side of Lot 1C & 2B and water tanks in the south-eastern corner of Lot 3.

Review of the Concept Plan indicates there is nothing which prevents the proposed development identified in this application.

In addition to the above, it is noted that the bulk earthworks of Lot 3 were subject to separate approval from Fairfield City Council (DA652.1/2013) which included extension to the estate road.

The Voluntary Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited was executed on 12 March 2015 and deals with contributions for Oakdale Central and South as well as the upgrade of Old Wallgrove Road as a 'Works in Kind' ("WIK") project.

Construction has now commenced of the Old Wallgrove Road upgrade and is expected to be completed late 2016.

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PART C PROJECT SUMMARY

3.1 AIMS AND OBJECTIVES OF THE PROPOSAL

The following objectives have been identified as forming the basis of the proposed development of the subject land to accommodate a Dangerous Goods Facility.

- Design the site to achieve to maximise functional and operational objectives;
- Ensure minimal environmental and amenity impact;
- Provide for employment generating land uses; and
- Ensure development is compatible with surrounding development and the local context.

The site and proposed design are considered to meet the objectives of the project as it allows for development within an approved industrial estate in the WSEA.

3.2 DESCRIPTION OF THE PROPOSAL

Consent is sought to develop the site for the purpose of a Dangerous Goods Facility. Use of the facility will be for warehousing and distribution of Dangerous Goods on a 24 hour, 7 day basis, consistent with surrounding operations.

The proposed development particulars are outlined as follows:

Table 2: Proposed Development Particulars						
Project Element	Comment					
Warehouse Building	The proposal seeks consent for a total GFA of 36,880sqm, including the following: - Ambient warehouse area (35,910sqm); - Dangerous Goods Store (7,360sqm); - Reworking area (850sqm); - Temperature control store (3,580sqm); - Office and amenities (950sqm).					
Dangerous Goods	The proposal includes the construction of a 'fit for purpose' Dangerous Goods store within the warehouse. The following commodities will be stored within the DG store:					
	<table><tr><th>Class</th><th>Quantity</th></tr><tr><td>Class 2 (Aerosols)</td><td>14,428 m3 (12,768 pallets) (note: only 25% of reported volume is Class 2.1 which is approximately 1,984 tonnes of LPG – using a gas density of 550 kg/m3), palletised in cartons. Note: according to Schedule 15 of the Work Health and Safety Regulation (Ref. 11) the limit for a Major Hazard Facility (MHF) is 200 tonnes of LPG; hence, this facility would be classified as a Major Hazard Facility which requires additional assessment in the form of a Safety Case, licensing fees and potential delays in gaining approval.</td></tr></table>	Class	Quantity	Class 2 (Aerosols)	14,428 m3 (12,768 pallets) (note: only 25% of reported volume is Class 2.1 which is approximately 1,984 tonnes of LPG – using a gas density of 550 kg/m3), palletised in cartons. Note: according to Schedule 15 of the Work Health and Safety Regulation (Ref. 11) the limit for a Major Hazard Facility (MHF) is 200 tonnes of LPG; hence, this facility would be classified as a Major Hazard Facility which requires additional assessment in the form of a Safety Case, licensing fees and potential delays in gaining approval.	
Class	Quantity					
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	Class 3 (Flammable)	1,824 m3 (2,352 pallets), palletised in cartons.
	Class 8 (corrosive substances)	1,862 m3 (1,391 pallets), palletised in cartons.
	Class 9 (Miscellaneous)	313 m3 (265 pallets), palletised in cartons.
Car Parking	150 car parking spaces.	
Access	Access to Warehouse 3B will be provided from the approved internal estate road to a perimeter driveway adjacent to the Warehouse 3B boundary (note: the estate road is approved to the round-about only. Approval will be sought to extend it into the site to terminate in a culs-de-sac and the boundary of Site 3B. This new estate road is proposed to be dedicated to Fairfield Council on completion). This will facilitate access for heavy vehicles to the loading docks at the rear of the site. Access routes have been designed in accordance with Australian Standards to accommodate B-Double Vehicle movements. Overall, access, servicing arrangements will be provided in accordance with the relevant Australian Standards. Separate access for cars has been provided to the car parking area in order to avoid vehicle conflict.	
Primary Land Use	Warehousing and Distribution of Dangerous Goods.	
Bulk Earthworks	Bulk earthworks for Lot 3 were approved by Fairfield Council under DA652.1/2013. Only minor regrading is required under the subject application to facilitate construction of Warehouse 3B.	
Infrastructure and Services	All infrastructure and services will be provided as per SSD 6078.	
Operational Jobs	150 Operational jobs	
Construction Jobs	250 construction jobs	

3.3 CAPITAL INVESTMENT VALUE

The estimated Capital Investment of this project is expected to be in excess of \$30 Million. A detailed Quantity Surveyors Report will be provided to accompany the EIS.

As this exceeds the \$30 Million threshold under Clause 10 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*, the proposal is deemed State Significant Development.

3.4 CONSULTATION

Consultation with relevant stakeholders will be undertaken whilst preparing a detailed Environmental Impact Statement in keeping with the Department's Major Project Community Consultation Guidelines.

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PART D JUSTIFICATION

The intention of the proposal is to construct and operate a Dangerous Goods Facility. It is considered that the proposal:

- Allows for the development as a permissible use;
- Has appropriate access to the regional road network;
- Is compatible with surrounding development and local context;
- Will generate employment opportunities, thus contributing to the growth of Western Sydney;
- Will result in minimal impact on the environment; and
- Will allow for the implementation of suitable mitigation measures where required.

The site is considered to be appropriate for the project as it allows for warehousing, distribution and logistics purposes in an emerging industrial precinct. The site design and layout of the built form maintains consistency with the objectives of the zone and enhance the underlying industrial character intended for the locality. This will be achieved by the resultant built form which reinforces the industrial nature of the land and is sensitive to the surrounding environment.

The options considered, and subsequently dismissed, in arriving to the current proposal included:

(a) 'Do Nothing' Scenario

This option was dismissed as the objectives of the project would not be met.

If the proposal was not to proceed, the site would be developed for other industrial purposes.

(b) Development on an Alternative Site

Consideration to alternative sites was given, however these were dismissed as the subject site resulted in the most beneficial outcomes for the proposal as:

- it will be located within a site zoned for land uses such as Warehouse Distribution Centres;
- the site has appropriate proximity from sensitive land activities including residential development;
- all potential environmental impacts of the proposal can be suitably mitigated within the site;
- the proximity to the regional road network provides increased economic benefits;
- The proposal will generate employment opportunities, during both the construction and operational phase;
- the proposal will not affect any area of heritage or archaeological significance; and
- the proposal can be developed with appropriate visual amenity given its surrounding context.

The proposal is justified on the basis it is compatible with the locality in which it is proposed while having no unacceptable economic, environmental or social impact.

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PART E LEGISLATIVE AND POLICY FRAMEWORK

The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this application:

State Planning Context

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2000*
- *Protection of the Environment Operations Act 1979*
- *Threatened Species Conservation Act 1995*
- *NSW 2021 : A Plan to Make NSW Number One*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No.33 – Hazardous and Offensive Development*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Western Sydney Employment Area) 2009*

Local Planning Context

- *Fairfield Local Environmental Plan 2013*
- *Fairfield City Wide Development Control Plan 2013*
- *Oakdale Central Concept Plan Controls*

This planning framework is considered in detail in the following sections.

5.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing document for all development in NSW and pursuant to Section 89D (2) provides that:

A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.

The proposed development has been identified as State Significant Development under *State Environmental Planning Policy (State and Regional Development) 2011* as outlined below.

5.2 Protection of the Environment Operations Act 1979

Schedule 1 of the *Protection of the Environment Operations Act 1979* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

"an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal)."

It is not anticipated that an EPA Licence will be required for the proposal.

5.3 Threatened Species Conservation Act 1995

The proposed estate will not require the removal of any critically endangered vegetation or habitat, thus will not trigger and thresholds under this Act.

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5.4 NSW 2021: A Plan to Make NSW Number One

NSW 2021 was developed by the NSW State Government to set economic, social and environmental directions for NSW. It sets targets, priorities and actions for delivery of services across the State. The strategies outlined in the Plan include:

- *Rebuild the economy*
- *Return quality services*
- *Renovate infrastructure*
- *Strengthen our local environment and communities*
- *Restore accountability to government*

The Chapter on Rebuilding the Economy is most relevant to the proposal as it provides objectives for achieving growth and prosperity. The plan makes a commitment that supports large and small businesses and describes the importance of the private sector's role in maintaining and creating highly productive jobs to underpin the State's ability to realise higher standards of living for all people.

The proposed development will contribute to the ongoing growth to create jobs within the Sydney Metropolitan Region as the facilities will provide vital opportunities for employment purposes.

5.5 State Environmental Planning Policy (State and Regional Development) 2011

Proposals involving activities that are listed in Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP) are identified as being State Significant Development (SSD).

Clause 10 of Schedule 1 states:

10 Chemical, manufacturing and related industries

(1) *Development that has a capital investment value of more than \$30 million for the purpose of the manufacture or reprocessing of the following (not including labelling or packaging):*

- (a) *soap, detergent or cleaning agents,*
- (b) *paints, ink, dyes, adhesives, solvents,*
- (c) *pesticides or inorganic fertiliser,*
- (d) *pharmaceuticals or veterinary products,*
- (e) *ammunition or explosives,*
- (f) *oils, fuels, gas, petrochemicals or precursors,*
- (g) *polymers, plastics, rubber or tyres,*
- (h) *batteries or carbon black.*

(2) *Development with a capital investment value of more than \$30 million for any of the following purposes:*

- (a) *liquid fuel depots,*
- (b) *gas storage facilities,*
- (c) *chemical storage facilities.*

(3) *Development for the purpose of the manufacture, storage or use of dangerous goods in such quantities that constitute the development as a major hazard facility within the meaning of Chapter 6B of the Occupational Health and Safety Regulation 2001.*

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The proposal is for a chemical storage facility and the Capital Investment Value of the entire project is in excess of \$30 Million, thus the State Significant provisions apply.

5.6 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) provides for certain proposals, known as Traffic Generating Development, to be referred to NSW Roads and Maritime Services (RMS) for concurrence.

The referral thresholds for 'Industry' development are:

- *20,000m² or more in area with site access to any road; or*
- *5,000m² or more in area where the site has access to a classified road or to a road that connects to a classified road (if access is within 90 metres of connection, measured along the alignment of the connecting road).*

As the proposal seeks consent the construction of 36,880sqm of GFA, referral to RMS is required.

5.7 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

The proposed development includes the construction and operation of a Dangerous Goods Storage facility. The following commodities will be stored within the DG store:

- **Class 2 (Aerosols)** – Up to 14,428 m³ (12,768 pallets) (note: only 25% of reported volume is Class 2.1 which is approximately 1,984 tonnes of LPG – using a gas density of 550 kg/m³), palletised in cartons. Note: according to Schedule 15 of the Work Health and Safety Regulation (Ref. 11) the limit for a Major Hazard Facility (MHF) is 200 tonnes of LPG; hence, this facility would be classified as a Major Hazard Facility which requires additional assessment in the form of a Safety Case, licensing fees and potential delays in gaining approval;
- **Class 3 (Flammable)** – up to 1,824m³ (2,352 pallets), palletised in cartons;
- **Class 8 (corrosive substances)** – up to 1,862 m³ (1,391 pallets), palletised in cartons;
- **Class 9 (Miscellaneous)** – 313 m³ (265 pallets), palletised in cartons.

Accordingly a Preliminary Hazard Analysis will be prepared to support the EIS. Preliminary investigations indicate that the facility will, once mitigation measures are implemented, not considered an offensive or hazardous industry, and is therefore permissible in the zone.

5.8 State Environmental Planning Policy No. 55 – Remediation of Land

Under the provisions of *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55), where a development application is made concerning land that is contaminated, the consent authority must not grant consent unless:

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

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Contamination of the site has previously been dealt with under the Concept Plan and subsequent application for earthworks. No further consideration is required as part of this SSDA.

5.9 State Environmental Planning Policy (Western Sydney Employment Area) 2009

The site is identified within the Western Sydney Employment Area and is subject to the provisions of State Environmental Planning Policy (Western Sydney Employment Area) 2009. Relevant development standards are summarised in the subsequent sections of this Review.

Permissibility

The Oakdale Central Estate is located in the **IN1 General Industrial Zone** under SEPP (WSEA) 2009.

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

- *To facilitate a wide range of employment-generating development including industrial, manufacturing, warehousing, storage and research uses and ancillary office space.*
- *To encourage employment opportunities along motorway corridors, including the M7 and M4.*
- *To minimise any adverse effect of industry on other land uses.*
- *To facilitate road network links to the M7 and M4 Motorways.*
- *To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment.*
- *To provide for small-scale local services such as commercial, retail and community facilities (including child care facilities) that service or support the needs of employment-generating uses in the zone.*

Within the IN1 zone the following are permissible without consent:

Nil.

Within the IN1 zone the following are permissible with consent:

*Depots; Food and drink premises; Freight transport facilities; Industrial retail outlets; Industrial training facilities; Industries (other than offensive or hazardous industries); Neighbourhood shops; Roads; Service stations; Transport depots; Truck depots; **Warehouse or distribution centres.***

Within the IN1 zone the following are prohibited:

Any development not specified in item 2 or 3.

The proposed development for the purpose of a Dangerous Goods Facility with ancillary office is permissible with consent on the subject site. Therefore the proposal may be undertaken on the site with development consent.

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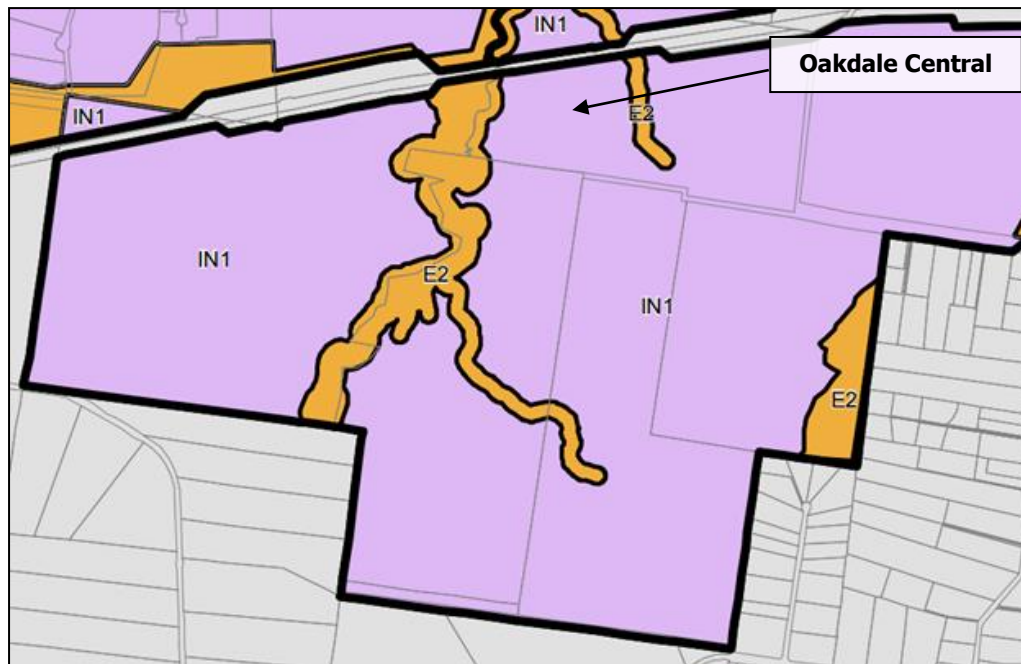


Figure 8: Zoning Map (Source: NSW Legislation, 2016)

Ecologically Sustainable Development

The proposed development will provide sustainable development measures to reduce consumption of potable water and greenhouse gas emissions. The ongoing use of the warehouses will provide more explicit detail in terms of water consumption and greenhouse emissions, which will require approval separate to the SSD Application.

Height of Buildings

No maximum building height has been adopted under SEPP (WSEA) 2009.

However the consent authority must be 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.*

The site is not located in proximity of any sensitive visual receptors and therefore the development of the site is not considered to exhibit any adverse impacts on the visual amenity of the locality.

The proposed height of Warehouse 3B will be the same as that of the warehouse previously approved on Lot 3.

Rainwater Harvesting

Under clause 22 of SEPP (WSEA) 2009 *"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."*

The approved Stormwater Management Plan will be modified to reflect this development.

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Development On or In Vicinity of Proposed Transport Infrastructure Routes

The proposed development will not affect proposed transport infrastructure routes. Approval under the Concept Plan was granted having regard to the capacity of transport infrastructure to accommodate development of the scale proposed.

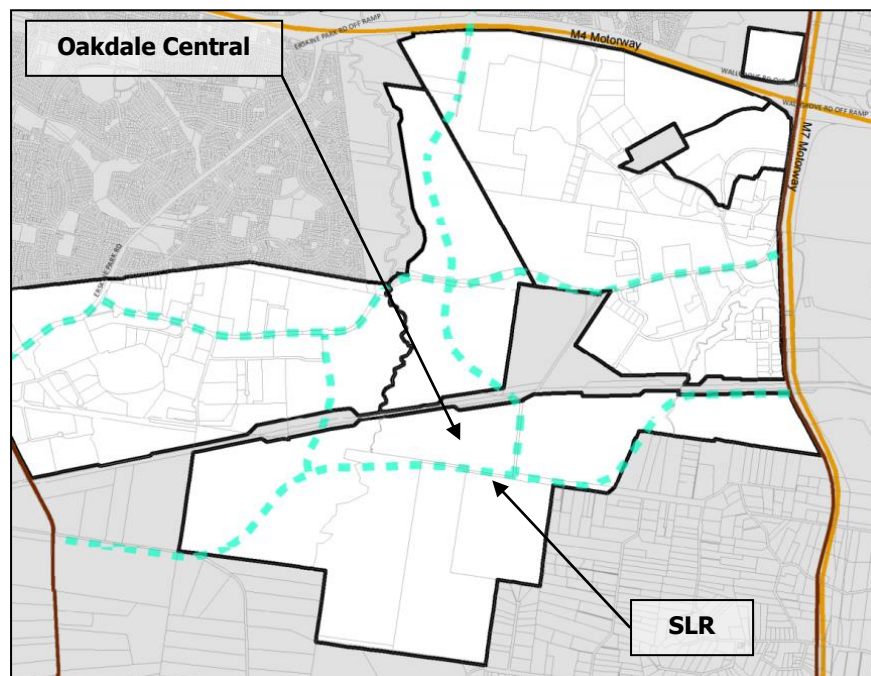


Figure 9: Transport and Arterial Road Infrastructure Plan Map (Source: NSW Legislation 2016)

Industrial Release Area- Satisfactory Arrangements for the Provision of Regional Transport Infrastructure and Services

All necessary arrangements for the provision of regional transport infrastructure have been dealt with under SSD 6078 pursuant to Clause 29. The Voluntary Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited was executed on 12 March 2015 and deals with contributions for Oakdale Central and South as well as the upgrade of Old Wallgrove Road as a 'Works in Kind' ("WIK") project. The Old Wallgrove Road Upgrade is currently under construction and will be completed in late 2016.

Design Principles

The proposed built form responds to the design principles of the SEPP by virtue of the design quality and architectural merit. Detailed architectural plans shall accompany any future SSD Application seeking consent.

5.10 Fairfield Local Environmental Plan 2013

Fairfield Local Environmental Plan 2013 is not applicable to the land as the provisions of State Environmental Planning Policy (Western Sydney Employment Area) 2009 apply.

5.11 Fairfield City Wide Development Control Plan 2013

It is noted that Section 11 of *State Environmental Planning Policy (State and Regional Development) 2011* states:

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11 Exclusion of application of development control plans

Development control plans (whether made before or after the commencement of this Policy) do not apply to:

(a) State significant development

Notwithstanding, the proposal is generally consistent with the provisions of the adopted Development Control Plans applicable to industrial development.

5.12 Oakdale Central Concept Plan Controls

The development controls detailed in the Oakdale Central Concept Plan are summarised in **Table 3** and will be considered as part of a formal EIS.

Table 3: Oakdale Central Concept Plan Controls			
Control	Provision	Compliance	Comment
Lot Dimensions	- Min lot area 5,000m² - Min built area 2,500m²	Yes	Warehouse 3B exceeds the minimum lot and built areas specified under the Concept Plan.
Site Coverage	- Max 65%	Yes	Lot 3 overall exhibits 54% site coverage as is therefore compliant.
Building Setbacks	- 20m link road - 15m collector road - 7.5m estate road - 5m rear setbacks (2.5m landscaping)	Yes	Warehouse 3B complies with the specified setback requirements.
Car Parking Provision	- Warehouse: 1 per 200sqm - Office: 1 per 40sqm	No	204 spaces are required and accordingly the 150 spaces proposed represent a shortfall of car parking which can be accommodated on the site.

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PART F ENVIRONMENTAL ASSESSMENT

A screening analysis of the environmental issues applicable to the proposal is presented in **Table 4** below. This risk-based analysis has been used to identify the key environmental issues for further assessment, and assist the preparation of the SEARs for the proposed development.

The analysis is based on preliminary environmental assessment of the site only. The Environmental Impact Statement (EIS) for the proposal will fully address these items and other environmental issues relevant to the proposal.

Table 4: Environmental Assessment Table

Issue	Analysis
Soil and water	▪ Flooding was considered under the Concept Plan for Central Oakdale which concluded that the flood extents for the 100 year event do not encroach on Lot 3. The levels of the proposed building pads are therefore deemed sufficient to accommodate the built form proposed. ▪ Previous studies carried out indicate there is no significant contamination to restrain future industrial development. ▪ No further bulk earthworks beyond that already approved for the site are required to support the proposed built form. ▪ All stormwater runoff from Lot 3 will drain into the Bio-diversity Lot B which will be used for on-site detention purposes. It is noted that use of this allotment for that purpose has been addressed under Modification 3 (MOD 3) to Concept Plan MP08_0065. ▪ Detailed stormwater plans will be provided within the EIS.
Noise	▪ Sensitive receivers in the surrounding area include: – rural-residential land-users to the south and east; and – schools and a retirement village to the west. ▪ A preliminary Noise impact assessment carried out under the Concept Plan indicates that the development would not result in a significant noise impact to surrounding land-users and is able to comply with noise criteria (subject to implementation of noise mitigation measures in individual developments). ▪ An updated Noise Impact Assessment will be provided as part of the SSD Application. ▪ Any future SSD Application shall consider traffic volumes generated and the resultant acoustic impacts having regard to the

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	Environment Protection Authority Industrial Noise Criteria and the thresholds established under the Concept Plan.
Air Quality	▪ Given the nature of the proposed development, it is not anticipated that there will be unacceptable air quality impacts. ▪ During construction, air quality will be managed through appropriate dust mitigation measures.
Waste	▪ Operational waste will be managed in accordance with a Plan of Management for the site. ▪ Waste generated throughout the construction phase shall be disposed of in accordance with a Waste Management Plan, which makes provision for recyclables and suitable off-site disposal.
Flora and Fauna	▪ Tree removal is not required to facilitate the built form, thus there will be no impact on flora and fauna under the SSD application. ▪ The proposed development will not encroach on the biodiversity lots within the estate. ▪ Suitable landscaping is proposed throughout the estate to provide a sufficient level of amenity.
Aboriginal Heritage	▪ Based on previous investigations under the Concept Approval, management of archaeological sites/objects shall occur in accordance with the management strategy of the concept approval which relates to Central Oakdale. ▪ The site design seeks to minimise any impact on identified sites of Aboriginal Heritage.
Historical Heritage	▪ Based on previous investigations under the concept approval, management of heritage shall occur in accordance with the management strategy. ▪ The site design seeks to minimise any impact on identified sites of Heritage.
Traffic & Transport	▪ Suitable provision is made to accommodate and service the development in terms of traffic and transport. On-site car parking is proposed to support future use of the sites so as to not adversely affect the surrounding road network. Road widths are also sufficient for vehicles associated with future uses.
Other Infrastructure & Services	▪ All infrastructure and services are the subject of separate applications for consent and as

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	such do not form part of the proposed SSD Application.
Visual Amenity	▪ The built form will be designed to incorporate architectural elements that articulate the facades and provide a sufficient level of visual amenity within the public domain. ▪ The site is not adjacent to, or in close viewing proximity to, any sensitive visual receivers outside the estate to the north, south, east or west. Oakdale South and Oakdale West are planned to accommodate future industrial development of a similar scale to that on Lot 3. It is therefore considered that there is no concern in respect of visual impacts given the intended land uses. ▪ The existing buffers and riparian zones that have formed part of the concept planning for the estate provide adequate separation and buffers to screen the subject proposal. ▪ A detailed Landscape Plan shall be prepared for the proposal, which will seek to minimise any identified visual impacts.
Hazards & Risks	▪ The proposal includes the construction and operation of a 'fit for purpose' Dangerous Goods Facility. The following commodities will be stored within the DG store: ▪ Class 2 (Aerosols) – Up to 14,428 m³ (12,768 pallets) (note: only 25% of reported volume is Class 2.1 which is approximately 1,984 tonnes of LPG – using a gas density of 550 kg/m³), palletised in cartons. Note: according to Schedule 15 of the Work Health and Safety Regulation (Ref. 11) the limit for a Major Hazard Facility (MHF) is 200 tonnes of LPG; hence, this facility would be classified as a Major Hazard Facility which requires additional assessment in the form of a Safety Case, licensing fees and potential delays in gaining approval. ▪ Class 3 (Flammable) – up to 1,824 m³ (2,352 pallets), palletised in cartons ▪ Class 8 (corrosive substances) – up to 1,862 m³ (1,391 pallets), palletised in cartons ▪ Class 9 (Miscellaneous) – 313 m³ (265 pallets), palletised in cartons. ▪ Accordingly a Preliminary Hazard Analysis

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	will be prepared to support the EIS.
Site Layout and Design	▪ The site layout and design responds to the site constraints through considered landscaping and architectural design, thus providing a highly functional development which enhances the visual amenity of the locality. ▪ Suitable provision is made for service vehicles within the site. Detailed swept paths will be provided with the EIS and Traffic Impact Statement.

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PART G CONCLUSION

The proposed Dangerous Goods Facility in Warehouse 3B on Lot 3 within Oakdale Central, will involve works which equate to a Capital Investment Value of more than \$30 Million. As such, the development is defined as State Significant Development pursuant to Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*.

The subject site is appropriately zoned to permit the proposed development with no departure from any development standards that apply under SEPP WSEA. Additionally, the site is located within close proximity to major road networks making it a convenient location and highly accessible within the region.

It requested that the Department issue formal SEARs for the preparation of an Environmental Impact Statement for the proposal as State Significant Development.

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APPENDIX 1

CONCEPT DEVELOPMENT PLAN