



Aldi Distribution Centre

*State Significant
Development
Modification Assessment
(MP05_0142-Mod-2)*



October 2019

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Glossary

Abbreviation	Definition
Council	Liverpool City Council
Department	Department of Planning, Industry and Environment
District Plan	Western City District Plan
EES	Environment, Energy and Science (formerly Office of Environment and Heritage)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
GFA	Gross floor area
km	Kilometres
LGA	Local government area
Minister	Minister for Planning and Public Spaces
Regional Plan	Greater Sydney Region Plan: A Metropolis of Three Cities
RMS	Roads and Maritime Services
RtS	Response to Submissions
SEE	Statement of Environmental Effects
SSD	State Significant Development
TPZ	Tree Protection Zone



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1. Introduction

The report provides an assessment of an application to modify the State significant development (SSD) consent for the Aldi Distribution Centre (05_0142). The project was originally approved under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and has now been transitioned to SSD.

The modification application seeks approval for the internal reconfiguration of the office space, as well as reconfiguration of the car parking areas to accommodate additional parking on site.

The application has been lodged by ALDI Foods Pty Ltd (the Applicant) pursuant to section 4.55(1A) of the EP&A Act.

1.1 Background

The Applicant operates a distribution centre at 10 Burdon Road, Prestons in the Liverpool local government area (LGA) (see **Figure 1**). The development operates as a warehouse and distribution facility, as well as having an administrative function. Alongside the Aldi Minchinbury Head Office, it forms an important element in the business development and management of the organisation.

On 20 December 2007, the Applicant was given approval for the construction and operation of the Aldi distribution centre and associated infrastructure (05_0142).



Figure 1 | Site Location



Figure 2 | Site as viewed from Burando Road

1.2 Subject Site

The 12.45 hectare site is located approximately 40 kilometres (km) south-west of the Sydney central business district and 5 km from the Liverpool centre. Access to the site is via a cul-de-sac at the end of Burando Road (see **Figure 1** and **Figure 2**).

The site and surrounding area are predominately zoned IN3 Heavy Industrial. Surrounding land uses are akin to that of light and heavy industry, including the following:

- vacant land to the south of the site, further south is industrial land comprising of the Bracknell Warehouse and Distribution Centre
- Boral Concrete and Western Pet Supplies to the west of the site, further west are warehouse and distribution centres
- Westlink M7 to the north and east of the site, further to the north and east of the site are industrial developments.

1.3 Approval History

On 20 December 2007, the Applicant was given project approval for the construction and operation of the Aldi distribution centre and associated infrastructure (05_0142) under the now repealed Part 3A of the EP&A Act.

On 4 June 2010 Director-General's environmental assessment requirements were issued for a proposed modification to the Aldi distribution centre. The modification request was not pursued, as such on 19 September 2012 the Department cancelled the modification request and the application did not proceed.

The project was transitioned to SSD by order, which took effect by publication in the NSW Government Gazette on 21 June 2019. The development consent has not been modified.

This modification request seeks to make changes to the internal configuration of the administrative areas, as well as reconfiguration of the car parking areas to accommodate additional parking on site.



2. Proposed Modification

The Applicant has lodged an application under Section 4.55(1A) of the EP&A Act to modify 05_0142 (MP05_0142-Mod-2). The purpose of the application is to reconfigure the internal layout of the office component of the development and reconfigure the car parking areas to increase parking on site (see **Figure 4**). The changes do not result in any changes to the Gross floor area (GFA) of the development, however, will facilitate an increase in staff numbers for the administrative component.

The modification has been described in full in the Statement of Environmental Effects (SEE) included in **Appendix A** and is illustrated in **Figure 4**, **Figure 6** and **Figure 8** and summarised in **Table 1**. The existing layout of the development is illustrated in **Figure 3**, **Figure 5** and **Figure 7**.

The modification involves:

- internal changes to the layout of the ground floor and first floor office areas
- an extension to the car parking located along the western and northern boundaries
- revision to the landscape plan to allow for efficient vehicular circulation
- minor modifications to the drainage system.

The current office layout on the ground and first floor comprises of an open planned office, 11 closed office rooms and common areas. The internal changes seek to create a more efficient layout, incorporating an additional 110 work stations on the first floor and a redesign of the common use areas.

Table 1 | Proposed Modification

Modification Aspects	Approved	Proposed
Office layout	Two-storey open planned office	Two-storey office with an additional 110 work stations, new training room and improved layout
GFA of Office	2,791m ²	2,791m ²
Carparking Provision	172 spaces (northern and western car park) 65 spaces (eastern car park) Total of 237 spaces	298 spaces (northern and western car park) 65 spaces (eastern car park) Total of 363 spaces
Staff Numbers	110 full time and 200 part time employees, total of 310 employees	Additional 110 employees, potential to be employed on a full time or part time basis. Total of 420 employees
Landscaping	Requires the removal of 51 trees	Proposes to replant 62 native trees

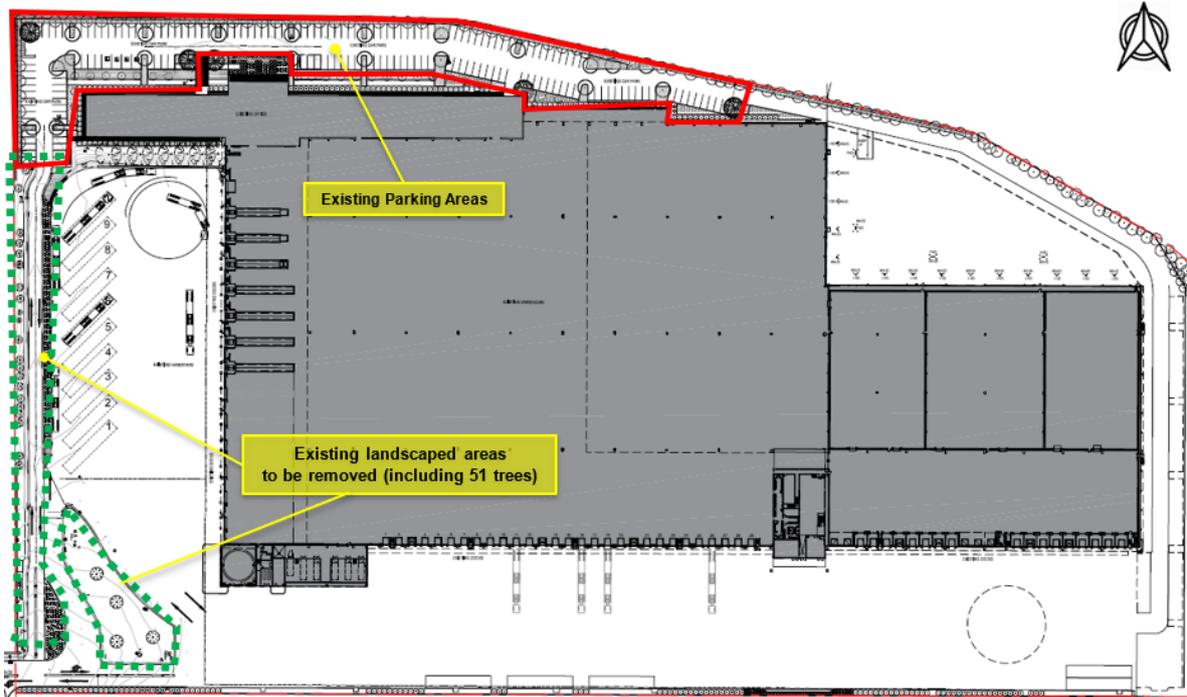


Figure 3 | Existing site layout

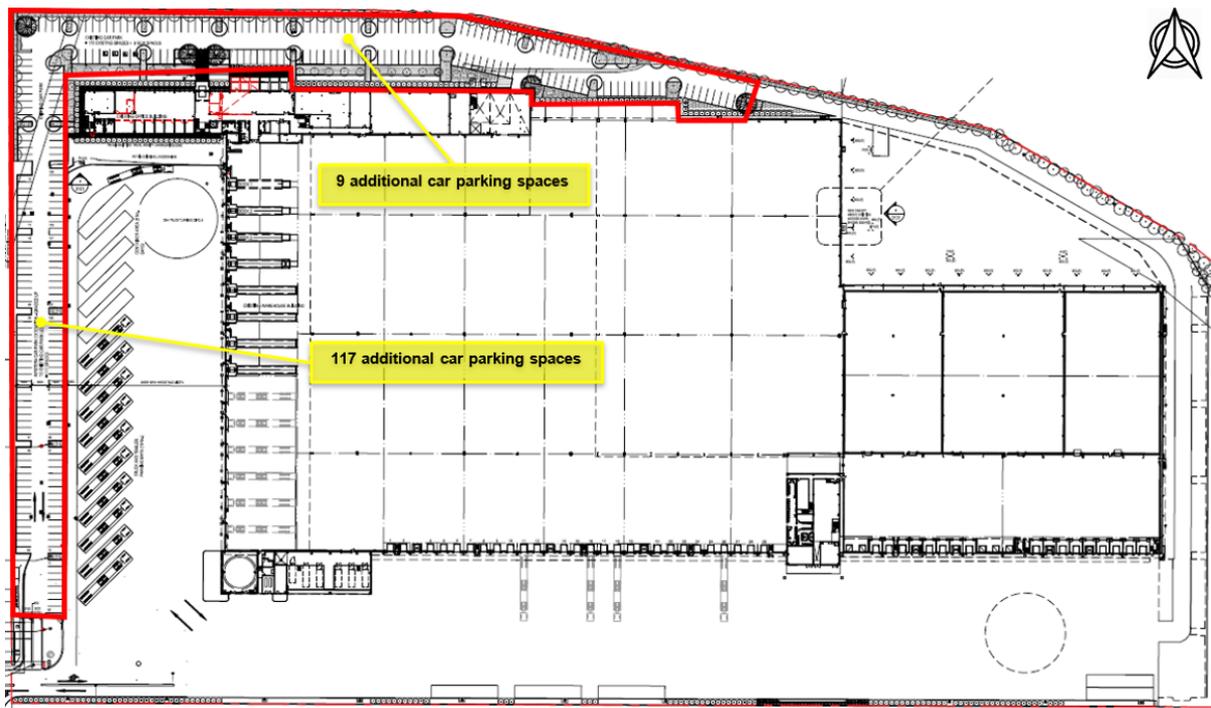


Figure 4 | Proposed site layout

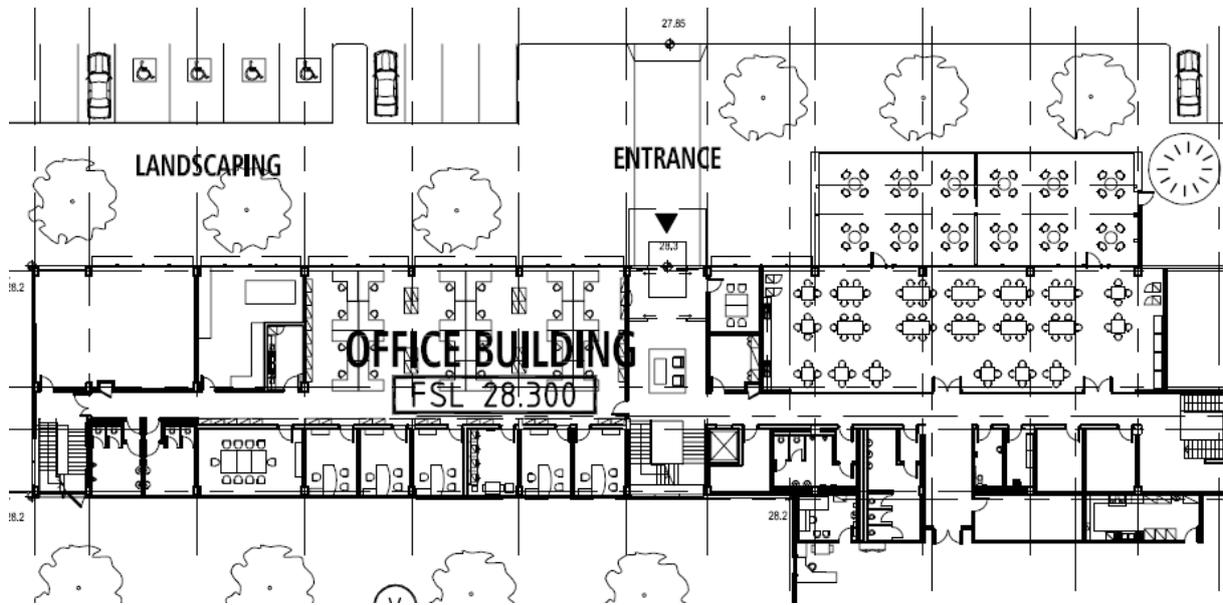


Figure 5 | Existing office layout– ground floor

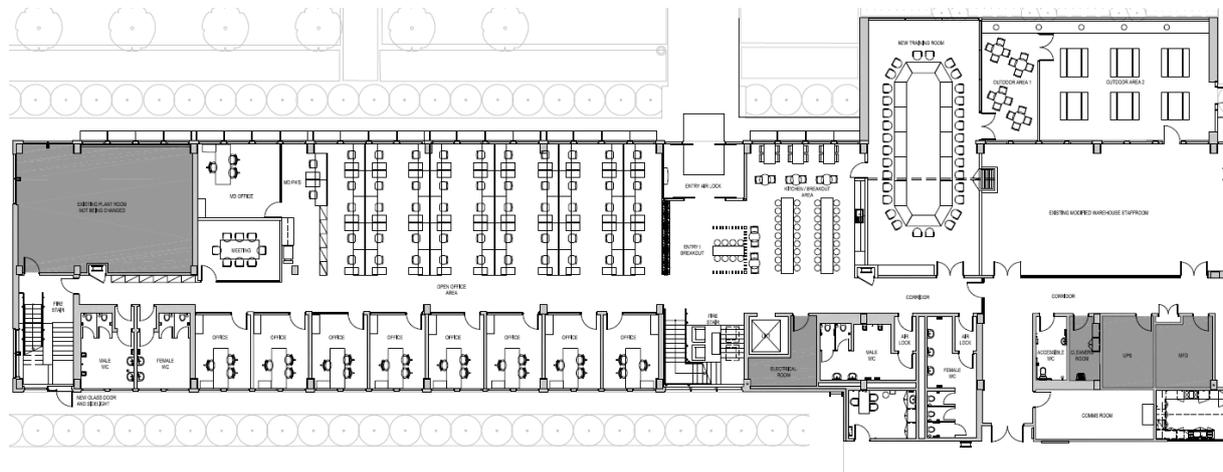


Figure 6 | Proposed office layout – ground floor

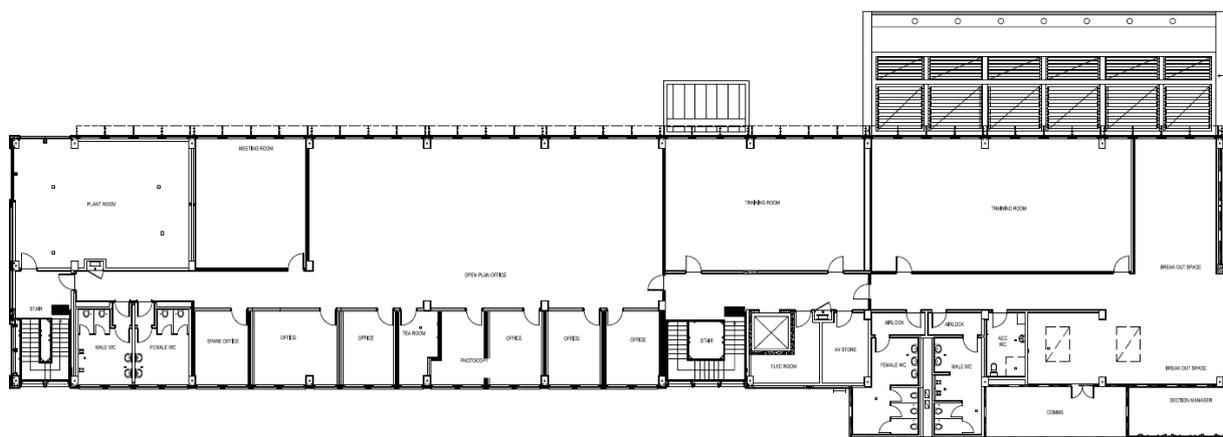


Figure 7 | Existing office layout– first floor

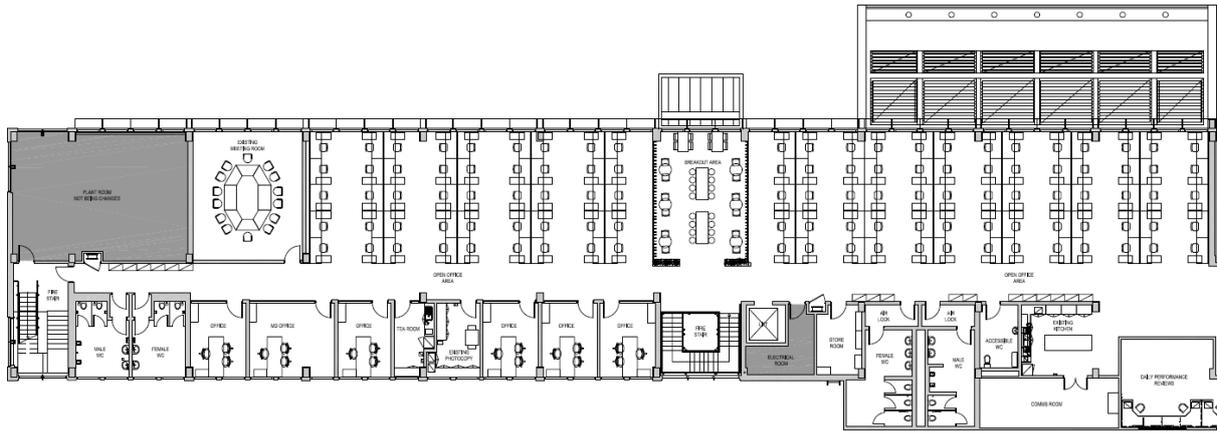


Figure 8 | Proposed office layout- first floor



3. Strategic Context

The Department of Planning, Industry and Environment (the Department) has considered the strategic context of the site and is satisfied the proposed modification is consistent with the relevant strategic planning documents, including the *Greater Sydney Region Plan: A Metropolis of Three Cities* (Regional Plan) and the *Western City District Plan* (District Plan).

The proposed modification seeks to increase the employment capacity of the administrative component of the development within the existing building footprint. Objective 23 of the Regional Plan requires industrial and urban services land to be planned, retained and managed. In addition, Strategy 23 identifies the need to create job opportunities in areas that can co-locate office uses with industrial and urban service uses. The existing use on site is that of a distribution centre and administration, as such the development is consistent with the intent of the Region Plan in that it seeks to retain the use whilst improving job opportunities.

The modification would also be consistent with the intent of the District Plan, in particular Planning Priority W11, which seeks employment growth in metropolitan and strategic centres, the development will provide an additional 110 operational jobs within the administrative component.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the development as approved
- is substantially the same development as originally approved, as no changes are proposed to the overall built form, bulk and scale
- involves compensatory planting in areas where parking is proposed and to offset the loss of existing vegetation on site.

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 and Public Spaces (Minister) is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Industry Assessments, may determine the application under delegation as:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- 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 SSD. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on Friday 12 July 2019 and was referred to Liverpool City Council (Council), Roads and Maritime Services (RMS) and the Environment, Energy and Science (EES) Directorate of the Department for comment.

5.2 Summary of Submissions

Council did not object to the modification application, however, did request consideration be made to the changes to stormwater management on site, given the increase in hardstand areas.

RMS did not object to the modification application.

EES did not object to the modification application, however, EES did request further information relating to impacts of the development upon biodiversity values, whether vegetation enhancement works had occurred as required by the development consent, the tree selection proposed in the statement of landscape intent as compensatory planting, as well as the ratio of trees removed to compensatory planting. The Applicant addressed the queries in their response to submissions (RtS) and EES provided no further comments.

5.3 Response to Submissions

The Applicant provided an RtS on 27 August 2019. The RtS was provided to EES and was made available on the Department's website. A copy of the RtS is included in Appendix A.

The RtS addressed the concerns raised by EES. The Applicant provided a revised statement of landscape intent which demonstrated that compensatory planting would occur at a ratio greater than 1:1, including native flora species, as requested by EES. The RtS was accompanied by evidence that vegetation enhancement work had been undertaken and that the proposed modification would continue to enhance the areas and not create any adverse impacts upon the biodiversity values of the site.

EES was satisfied with the RtS provided by the Applicant, noting no objection to the proposed modification.



6. Assessment

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

- SEE provided to support the proposed modification (see **Appendix A**)
- original application, supporting documents and assessment
- submissions from State government authorities and Council (see **Appendix A**)
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department considers the key issues associated with the modification relate to the provision of car parking, onsite stormwater management and proposed vegetation work. An assessment of the key issues is provided in **Table 2** below.

Table 2 | Assessment of Issues

Issue	Findings	Recommended Condition
Car Parking Provision	<ul style="list-style-type: none">• The current site layout incorporates 237 car parking spaces, 172 along the northern boundary and western corner and 65 along the eastern boundary.• The proposed modification seeks to reconfigure the onsite parking to accommodate an increase in staff within the administrative component of the development.• An additional nine spaces are proposed along the northern boundary, as well as a newly constructed parking area along the western boundary, incorporating 117 spaces (see Figure 4), with a total of 126 additional car parking spaces proposed.• The additional number of car spaces required was calculated taking into consideration the GFA occupied by the additional staff, being 915m², as well as the likelihood of using private transport to access the site.• The assessment found that if GFA alone was used, the Applicant would only need to provide an additional 23-26 spaces (depending on whether the Council DCP rates or RMS rates are used). Alternatively, if an 80% private vehicle usage was used, an additional 88 spaces would be required.• Despite these calculations, the Applicant considers this to be insufficient to accommodate its staff based on the utilisation of the existing car park. In particular, the Applicant notes that while the original consent approved car parking in excess of the RMS/	No additional conditions required.

DCP rates, car parking impacts have been identified during busier periods.

- The Applicant notes there has been a significant increase in visitors attending the site (including transient staff, contractors and visitors) particularly around Christmas and Easter. These visitors typically travel from ALDI's Minchinbury warehouse or other interstate offices and are not accounted for in the Preston's staff numbers.
- The modification seeks to address this by ensuring a sufficient number of car parking spaces are provided on site to accommodate both existing and additional staff and to reduce the impact from staff parking within the Prestons industrial area.
- The Department acknowledges the proposed number of additional car spaces is well in excess of what would ordinarily be required utilising Council or RMS rates. It is noted the original assessment proposed car parking well in excess of these rates which was accepted by the Council, RMS and the Department. Similarly, Council and RMS raised no objection to the current modification.
- The Department is satisfied the additional car parking is required not only to meet the needs of future staff at the site, but to minimise the potential for existing staff associated with the development from parking on public roads.
- The Department's assessment concludes that the increase in parking on site can efficiently accommodate the increase in staff and any additional traffic impacts associated with the modification would be appropriately managed through the existing conditions of consent.

Stormwater management

- As a result of the increased parking spaces and realignment of the accessway revision the stormwater management needs to be revised.
- The Applicant submitted a stormwater management report to determine whether works would be required to manage the impacts of an increased hardstand area upon stormwater management.
- The Applicant has stated that overall there is no increase in stormwater quantity as adequate changes in the onsite management of stormwater are proposed, however, the overland flow path will be slightly altered.
- Due to the reconstruction of the accessway and increased hardstand areas for the parking the following must be installed:
 - grated vee drains to collect stormwater from the accessway and parking areas
 - four grated surface inlet pits to collect runoff from the truck parking area.
- Council reviewed the information and did not raise any concerns with the proposed changes to stormwater management on site.

No additional conditions required.

- The Department's assessment concludes that appropriate measures are sought to be implemented to manage the drainage on site. The Applicant will be required to undertake detailed designs prior to obtaining a Construction Certificate and ensure compliance with the existing conditions of consent.

Vegetation work

- As a result of the increased parking spaces and realignment of the accessway, 51 trees are required to be removed, see **Figure 3**. These trees were planted as part of the original development of the site.
- The Applicant proposes to plant 62 trees to compensate for the removal of existing trees, these would comprise predominately native vegetation and be located adjacent to the proposed accessway and car parking areas.
- The Applicant submitted an Arborist report which surveyed the vegetation potentially impacted by the proposed works. The report included an assessment of the quality of vegetation to be removed and determined the tree protection zone (TPZ) of trees which are located in close proximity to the works.
- The proposal requires the removal of 51 trees, trees located within the footprint of works as well as trees which TPZ's are impacted by the encroachment of works. The TPZ of trees determines the distance to where works can occur before they impact upon the root zone of a tree, as a result impacting the quality of the tree.
- EES raised concerns relating to the extent of compensatory planting, and the species of vegetation proposed. In addition, EES queried whether vegetation work had been undertaken, as required by the development consent, to ensure biodiversity values on site were not impacted.
- The Applicant addressed these concerns in the RtS. The revised landscape plan proposes to replace the removal of 51 trees with 62 trees, achieving a replanting ratio greater than 1:1. The landscape plan proposes to incorporate local native flora species to retain the existing character of the area, which includes species found in the Shale-Gravel Transition forest ecological community.
- EES reviewed the RtS and confirmed it was satisfied with the revised landscape plan which demonstrated sufficient compensatory planting and proposed native flora species. In addition, EES considers that the biodiversity values of the site will not be impacted as a result of the modification.
- The Department concurs with EES. Therefore, the Department's assessment concludes that the proposed vegetation work will be managed appropriately through compensatory planting, and will not impact on the biodiversity values of the site.

The Applicant must ensure compliance with the revised Statement of Landscape Intent.



7. Evaluation

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

- proposed modification would not significantly increase the environmental impacts of the development as approved
- proposed changes are consistent with the original approval, given the application seeks to utilise the existing footprint to incorporate an additional 110 work stations for the administrative component of the development
- changes in car parking layout require minor disturbance to landscaped areas, however, compensatory planting is proposed.

The Department is satisfied the modification should be approved, subject to the implementation of conditions for MP05_0142-Mod-2.



8. Recommendation

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

- **considers** the findings and recommendations of this report
- **determines** that the application 05_0142 MOD 2 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 modification application
- **modify** the consent 05_0412
- **signs** the attached instrument of modification (**Appendix C**).

Recommended by:

Ania Dorocinska

Senior Environmental Assessment Officer
Industry Assessments

Recommended by:

Joanna Bakopanos

Team Leader
Industry Assessments



9. Determination

The recommendation is: **Adopted by:**

Chris Ritchie

Director

Industry Assessments

14/10/19



Appendices

Appendix A – List of Documents

Statement of Environmental Effects –

<https://www.planningportal.nsw.gov.au/major-projects/project/16201>

Submissions –

<https://www.planningportal.nsw.gov.au/major-projects/project/16201>

Response to Submissions –

<https://www.planningportal.nsw.gov.au/major-projects/project/16201>

Appendix B – Consolidated Consent



Appendix C – Instrument of Modification