

ASSESSMENT REPORT

Section 75W Modification

Interlink Industrial Estate, Erskine Park

1. BACKGROUND

On 20 December 2007, the Minister for Planning approved a project application from Goodman International Ltd (Goodman) to develop 4 warehouse and light manufacturing facilities on the Interlink Industrial Estate, at Erskine Park (see Figure 1). The Interlink Industrial Estate is located within the Western Sydney Employment Area.

The approval allowed for the construction and use of:

- a distribution facility for Linfox on Lot 1;
- a light industrial and distribution facility for Ubeeco Packaging Solutions on Lot 2;
- a distribution facility for Allied Pickfords on Lot 5A; and
- a light industrial/distribution facility for an unspecified end user on Lot 5B.

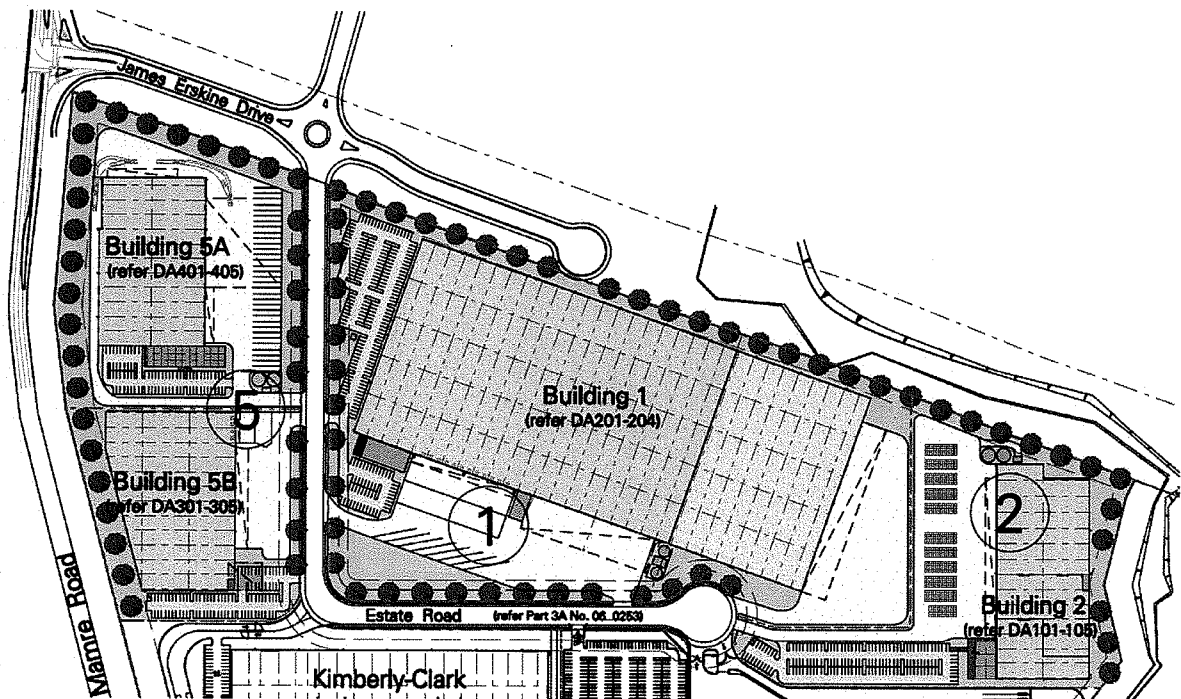


Figure 1: Approved Site layout

The Linfox facility is being constructed in two stages, with the first stage (Stage 1) of the facility complete and operational. Goodman are currently finalising the design details of the Stage 2 area and are looking to commence construction shortly.

The finalisation of detailed designs of the Stage 2 expansion area has resulted in the need to make a number of minor changes to the approved building.

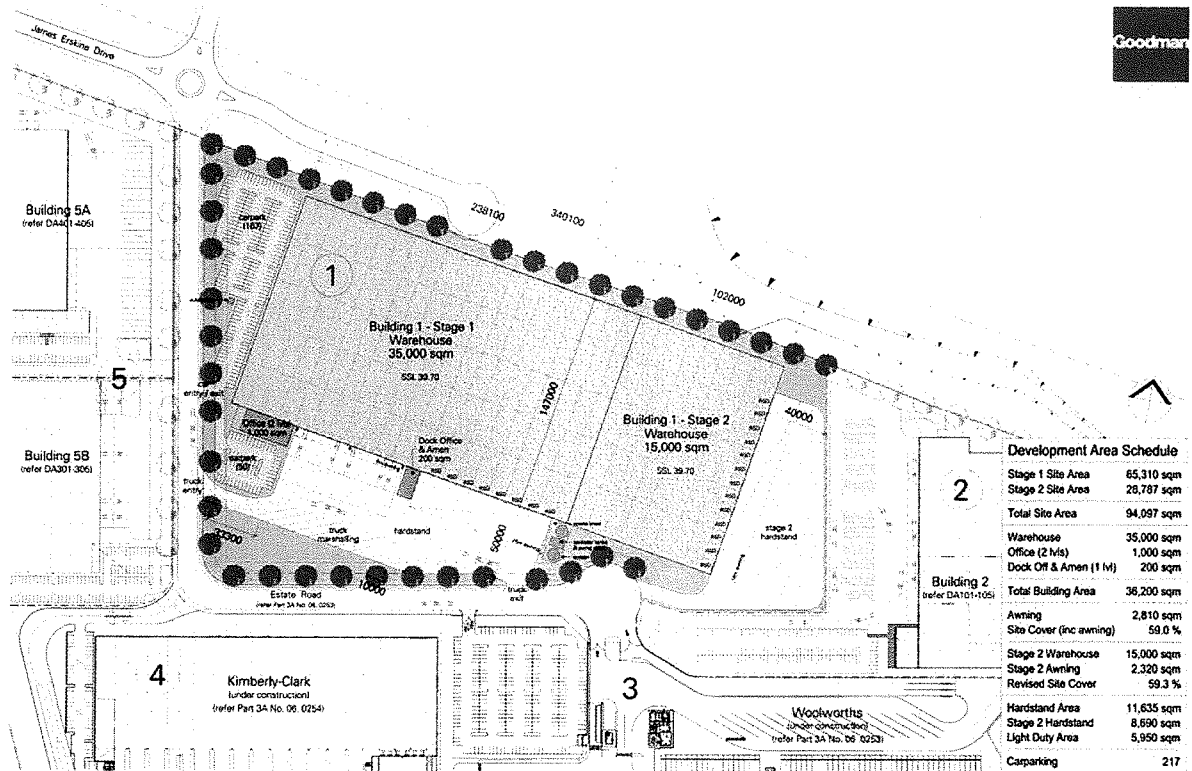


Figure 2: Approved Site Layout for Building 1 on Lot 1

2. PROPOSED MODIFICATION

On 22 December 2010, the Department received a modification application from Goodman, seeking approval to modify some aspects of the approved design of the Stage 2 expansion area at the Interlink Industrial Estate. The proposed changes include:

- adding a small (200m²) two-storey dock office on the buildings eastern façade;
- increasing the awning width from 18 to 28 metres over the on-grade docks; and
- installing 5 recessed loading docks at a 35 degree angle and reducing the awning width from 18 to 5 metres in this area.

The proposed changes are illustrated in Figure 3 below.

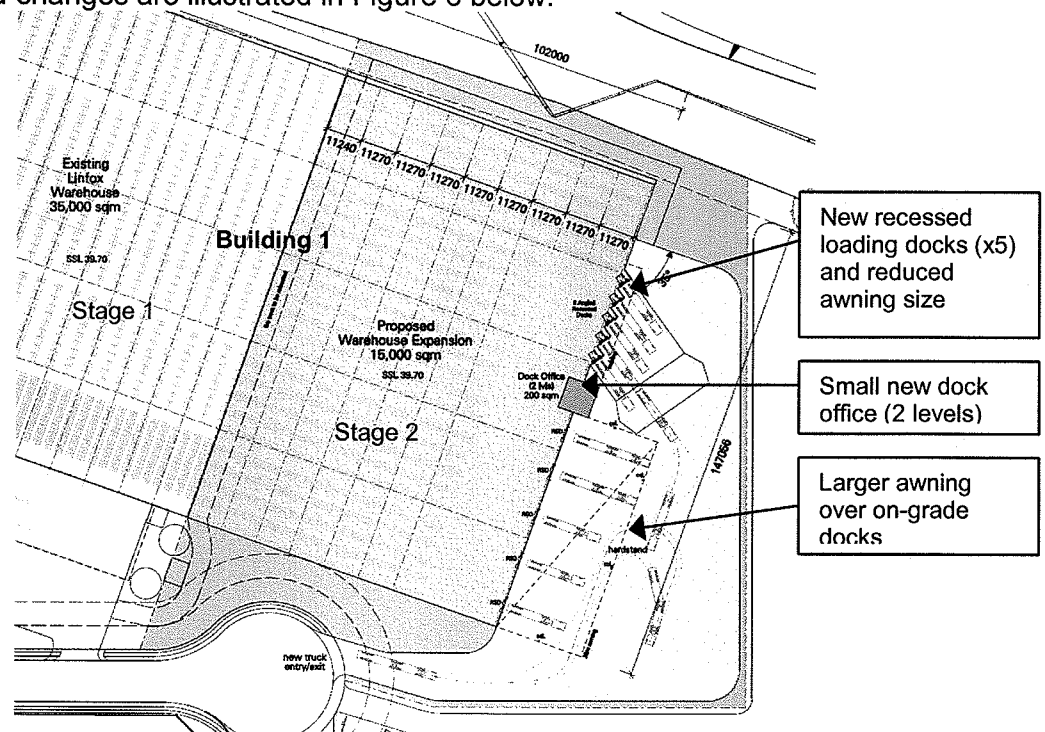


Figure 3: Proposed Changes to the Stage 2 Site Layout

3. STATUTORY CONTEXT

Approval Authority

The Minister was the consent authority for the original application, and is consequently the consent authority for the modification application.

On 25 January 2010, the Minister delegated his powers and functions as an approval authority to modify certain project approvals under section 75W of the EP&A Act to the Executive Director, Major Projects Assessment. This modification application meets the terms of this delegation, consequently, the Executive Director may determine the application under delegated authority.

Exhibition and Notification

Under section 75W of the Act, the Department is not required to notify or exhibit the application. Given the minor nature of the proposed modification, the Department did not consider it necessary to consult with other agencies or members of the general public.

4. ASSESSMENT

The application seeks to make slight changes to the approved site layout of the Stage 2 expansion area of the Linfox building. The Department considers this to be a minor modification with minimal, if any, environmental impact.

The proposed dock office would increase the gross floor area (gfa) of the Linfox building by approximately 200m². However, this increase would represent less than 0.5% of the approved total gfa of the building.

The proposed modification would result in a relatively small net reduction of awning area from 2,329m² to 1,955m². However, the proposed changes to the loading docks are expected to improve loading servicing and truck circulation at this area of the site.

Additionally, the proposed modification would not result in any significant change to the hardstand area of the approved facility.

Finally, the proposed changes relate to the eastern façade of the approved Stage 2 expansion area, which is not particularly visible from any public areas.

The Department is therefore satisfied that the proposed modification would result in any additional environmental impacts relative to the approved facility.

5. CONCLUSION

The Department has assessed the proposed modification in accordance with the requirements of clause 8B of the Regulations. This assessment has found that the proposed modification is unlikely to have any environmental impacts and would not result in any significant change to the layout or design of the approved facility.

Consequently, the Department is satisfied that the modification should be approved.

6. RECOMMENDATION

It is RECOMMENDED that the Executive Director, Major Projects Assessment:

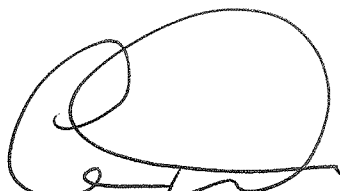
- approve of the proposed modification under Section 75W of the EP&A Act; and
- sign the attached instrument (tagged A).

Andrew Hartcher
Environmental Planner - Industry



Chris Ritchie
Manager - Industry
Mining & Industry Projects

17/2/11.



Chris Wilson
Executive Director
Major Projects Assessment

20.2.11