

13 April 2016

The Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam,

Section 75W Modification 3 Environmental Assessment Statement | 133A Lenore Lane, Erskine Park

1 Introduction

This Section 75W application is lodged on behalf of Erskine Park Development No. 1 Pty Ltd under the Transitional Part 3A provisions of *Environmental Planning and Assessment Act 1979* (the Act) to amend Project approval (08_0016) for the construction and operation of a printing, warehouse and distribution facility consisting of two buildings and associated infrastructure.

The proposed modification only involves the Warehouse 1 located at 133A Lenore Lane, Erskine Park, legally described as Lot 2 in DP1203886, involving:

- Reconfiguration of the approved office from two storeys to one storey, and
- Removal of the car vehicle exit onto the internal estate road and relocation of the fire services tank.

This statement includes the following information:

- Approval history of the site.
- Description of the site, its context and approvals history.
- A comprehensive description of the proposed modifications.
- Planning compliance assessment taking into account the environmental planning instruments, policies and guidelines relevant to the site and the proposed modification.
- An Environmental Assessment relative to applicable Director General Environmental Assessment Requirements issued for the original Part 3A project application.

This statement has been prepared based on the following updated plans and specialist statements which have been lodged with the Section 75W application:

- Architectural Drawings prepared by Logos Property Group | **Appendix A**
- Traffic Statement prepared by GTA Traffic Consultants | **Appendix B**
- Civil Engineering Report and Drawings prepared by Costin Roe | **Appendix C**

1.1 APPROVAL HISTORY

Project approval (08_0016) was granted by the then Minister of Planning on 12 July 2010 for the construction and operation of a printing, warehouse and distribution facility consisting of three buildings and associated infrastructure. The approval granted consent for the following, as described in the Environmental Assessment of the original scheme:

- *The printing, warehouse and distribution facilities comprised of two separate warehouse buildings of 3,655sqm and 55,621sqm in size.*
- *The larger building situated centrally on the site, is split into two separate warehouse units, known as SRG Warehouse and Warehouse 3. SRG Warehouse is proposed to be used as a printing, warehouse and distribution facility, while Warehouse 3 is proposed to be used as a warehouse and distribution facility.*
- *Warehouse 1 comprises a free-standing facility situated at the front of the site in its southern portion, and proposed to be used as a cross-dock warehouse and distribution facility for the receipt, dispatch, storage and distribution of goods.*
- *Each of the warehouse facilities will accommodate ancillary office space.*
- *Consent sought to operate each facility 24 hours a day, 7 days a week.*

The following Section 75W modification was approved on 27 February 2013:

- *The proposed use would exclude printing and any other manufacturing or production process on the site.*
- *The approved Warehouse 2 & 3 Building will be a single warehouse for SRG (Warehouse 2) with an increase in setback from the northern boundary which results in a “shortening” of the approved floor plate.*
- *Warehouse 1, which fronts onto Lenore Drive, remains unchanged (as approved under MP08_0016) as part of the proposed development.*
- *Overall, the modified scheme will entail a total of some 53,357sqm of floor space in comparison to total approved floor space 58,836sqm, resulting in a reduction of 5,521sqm GFA.*
- *Increased ancillary office space will be provided adjacent to the SGR Warehouse.*
- *Increased dedicated Dangerous Goods Store to 1,920sqm in size.*

A subsequent Section 75W modification was approved 29 February 2016 for modifications to the internal and external design of Warehouse 1, including:

- *Increase the approved floor space from 3,655sqm to 7,547sqm.*
- *Increase the number of onsite parking from 24 spaces to 75 spaces.*
- *Increase the building height from 12.06m to 13.7m.*
- *Minor changes to the approved stormwater concept as a result of the increase floor plate.*

Modification 2 made no changes to Warehouse 2 at the rear of the site (as approved under MP08_0016 MOD 1).

2 Site Analysis

2.1 SITE DESCRIPTION

The subject site is located in the suburb of Erskine Park and fronts onto Lenore Drive to the south. The site is currently vacant with the rear lot being construction as per the Major Project approval. **Figure 1** shows the location of the site.

The subject site is described by the following:

- **Address:** 133A Lenore Drive, Erskine Park (also known as 133-145 Lenore Lane/Drive, Erskine Park).
- **Legal description:** Lot 2 DP1203886
- **Site area:** 15,895sqm
- The site is currently vacant and cleared of all significant vegetation and contains a 4m high retaining wall in the north and a detention basin in the south.

FIGURE 1 – SITE LOCATION



Source: Nearmap

2.2 SURROUNDING CONTEXT

The surrounding context of the site is summarised in the table below.

DIRECTION	DESCRIPTION
North	Directly to the north sits Warehouse 2 as approved by MP08_0016 MOD 1. Further north sits the residential areas of St Clair and Erskine Park as the northern boundary of EPEA.

DIRECTION	DESCRIPTION
South	Lenore Lane followed by industrial development. Warragamba-Prospect Water Supply Line forms the southern boundary of EPEA.
East	Industrial development and Ropes Creek as the eastern boundary of EPEA.
West	Cleared undeveloped with intermittent industrial development, with Mamre Road as EPEA's western boundary.

3 Section 75W Modification

3.1 PROPOSED MODIFICATIONS

The proposal seeks to amend the approved Major Project approval as it relates to Warehouse 1 on Lot 2 in DP1203886, including:

- Reconfiguration of the approved office from two storeys to one storey, which results in a minor reduction of office gross floor area (GFA). No changes are proposed to the approved warehouse GFA.
- Removal of the car vehicle exit to the internal estate access road and relocation of the fire services tank.
- Amendment to the carpark layout and removal of one loading dock.
- Minor design changes to the architecture including modifying the office and warehouse façade detail. The modified architecture remains well articulated and visually interesting.

The following table outlines the approved and proposal development.

COMPONENT	APPROVED	PROPOSAL
Warehouse GFA	6,912sqm	6,912sqm
Office GFA	635sqm	633sqm
Total GFA	7,547sqm	7,545sqm
Car park spaces	75	75
Loading docks	7	6

Full size scaled Architectural Drawings are attached at **Appendix A**. The following figure shows the amended site plan.

FIGURE 2 – SIT E PLAN EXTRACT



Source: Logos Property Group

3.2 JUSTIFICATION FOR THE PROPOSED MODIFICATION

The redesign of the office component provides future tenants with approximately the same area of office floor space as approved while improving the functionality and safety of truck movements when accessing the loading dock area.

The removal of the car park exit to the internal estate road allows for the relocation of the fire services tank away from the main façade of the building which improves the aesthetics of the warehouse façade. The rearrangement of the car park does not alter the approved number of carparking spaces.

The south-west corner of the office component has been recessed to allow for adequate sightlines for vehicles exiting the carpark which will ensure safe egress from the carpark area.

3.3 AMENDED CONDITIONS

To facilitate the proposed modification, minor administrative wording changes to the Major Project approval instrument are required, including:

- Reference to updated architectural plans and additional specialist reports in Schedule 2.

The administrative wording changes are provided below:

SCHEDULE 2

CONDITION	AMENDED CONDITION
Terms of Approval	The Proponent shall carry out the project generally in accordance with the:

CONDITION	AMENDED CONDITION
Condition 2	<p>a) EA;</p> <p>b) Statement of commitments;</p> <p>c) Submissions Report; and</p> <p>d) Modifications application 08_0016_Mod 1 and supporting document titled – <i>Lot 62, 133-145 Lenore Lane Erskine Park Section 75W Environmental Assessment Report</i> prepared by Urbis, and dated December 2012 containing, architectural, landscape and civil engineering plans and revised Statement of Commitments related to Lot 1 in DP1023886;</p> <p>e) Modification application 08_0016 Mod 2 and supporting document titled – <i>Environmental Assessment Report, Section 75W Modification 2, 133A Lenore Drive, Erskine Park</i>, and dated December 2015 containing architectural, landscape and civil engineering plans, specialist consultant reports and revision Statement of Commitments related to Lot 2 in DP1023886;</p> <p>f) Modification application 08_0016 Mod 3 and supporting document titled <i>Section 75W Modification 3 Environmental Assessment Statement - 133A Lenore Lane, Erskine Park</i> containing architectural and civil engineering plans and specialist consultant statements; and</p> <p>g) Conditions of this approval.</p>

SCHEDULE 3

CONDITION	AMENDED CONDITION
Condition 10	<p>10. The Proponent shall be prepare and implement a Stormwater and Drainage Management Plan for the project to the satisfaction of the Director-General. This plan must:</p> <p>a) be submitted to the Director-General for approval prior to the commencement of construction of the stormwater and drainage system;</p> <p>b) be prepared in consultation with Council;</p> <p>c) be prepared in accordance with DECCW's <i>Managing Urban Stormwater</i> guidelines;</p> <p>d) be generally consistent with the submitted Stormwater Drainage Concept Plan prepared by Costin Roe Consultants as it relates to Lot 1 in DP1023886 and include detailed plans of the proposed stormwater detention, treatment and control infrastructure; and</p> <p>e) be generally consistent with the submitted Stormwater Drainage Concept Plan prepared by Costin Roe Consultants dated December 2015 and the updated</p>

CONDITION	AMENDED CONDITION
	<p>Stormwater Drainage Concept Plan prepared by Costin Roe Consultants dated April 2016 as it relates to Lot 2 in DP1023886 and include detailed plans of the proposed stormwater detention, treatment and control infrastructure;</p> <p>f) include a program to monitor stormwater quantity and quality; and</p> <p>g) describe the measures that would be implemented to maintain this infrastructure during the life of the project.</p>
<p>Architectural Design</p> <p>Condition 16</p>	<p>16. The Proponent shall:</p> <p>a) undertake architectural design of the warehouse facilities on Lot 1 in DP 1203886 in accordance with the Architectural Design Drawings prepared by Broaden Management Industrial Pty Ltd dated August 2009 and Axis Architectural dated November 2012; and</p> <p>b) undertake architectural design of the warehouse facilities on Lot 2 in DP 1203886 in accordance with the Architectural Design Drawings prepared by Logos Property Group dated April 2016.</p> <p>c) provide screening in accordance with the detail provided on 16/02/2016 that wholly encompasses the height and width of the sprinkler tanks adjacent to the southern façade of the warehouse.</p>

APPENDIX 1: STATEMENT OF COMMITMENTS

CONDITION	AMENDED CONDITION
Terms of Approval	<p>The Proponent will carry out the project generally in accordance with the:</p> <p>a) Environmental Assessment Report dated July 2009 prepared by PacLib Management including accompanying appendices in relation to Lot 1 in DP1023886</p> <p>b) Environmental Assessment Section 75W Modification 2 Report dated December 2015 containing architectural, landscape and civil engineering plans and revised Statement of Commitments, and the Environmental Assessment Section 75W Modification 3 Statement dated April 2016 containing architectural and civil engineering plans in relation to Lot 2 in DP1023886</p> <p>c) Drawings prepared by PacLib Industrial in relation to Lot 1 in DP1023886</p> <p>d) Drawings submitted for Modification 3 prepared by Logos Property Group and Costin Roe in relation to Lot 2 in DP1023886</p> <p>e) Statement of Commitments</p> <p>f) Conditions of Approval.</p>

This modification embeds the following plans as they relate to Lot 2 in DP1023886 in the approval documents schedule of drawings.

PLAN NO.	PLAN NAME	ISSUE	PREPARED BY
Architectural Drawings			
ERSK-DA-001	Estate Plan	4	Logos Property Group
ERSK-DA-001	Estate Plan	2	Logos Property Group
ERSK-DA-002	Lot 2 Site Plan	4	Logos Property Group
ERSK-DA-002	Lot 2 Site Plan	2	Logos Property Group
ERSK-DA-100	Warehouse Floor Plan	4	Logos Property Group
ERSK-DA-100	Warehouse Floor Plan	2	Logos Property Group
ERSK-DA-120	Roof Plan	4	Logos Property Group
ERSK-DA-120	Roof Plan	2	Logos Property Group
ERSK-DA-150	Office Floor Plan	4	Logos Property Group
ERSK-DA-150	Office Floor Plan	2	Logos Property Group
ERSK-DA-200	Building Elevations	4	Logos Property Group
ERSK-DA-200	Building Elevations	2	Logos Property Group
ERSK-DA-210	Building Sections	4	Logos Property Group
ERSK-DA-210	Building Sections	2	Logos Property Group
ERSK-DA-S01	Shadow Diagram	4	Logos Property Group
ERSK-DA-S01	Shadow Diagram	2	Logos Property Group
ERSK-DA-P01	Artist Impression	4	Logos Property Group
ERSK-DA-P01	Artist Impression	2	Logos Property Group
DA-M-01	Material Finishes Specification	4	Logos Property Group
DA-M-01	Material Finishes Specification	REV C	Logos Property Group
Stormwater Drawings			

PLAN NO.	PLAN NAME	ISSUE	PREPARED BY
Co11888.04-DA10	Drawing List & General Notes	B	Costin Roe
Co11888.04-DA10	Drawing List & General Notes	C	Costin Roe
Co11888.04-DA20	Erosion & Sediment Control Plan	B	Costin Roe
Co11888.04-DA20	Erosion & Sediment Control Plan	C	Costin Roe
Co11888.04-DA25	Erosion & Sediment Control Details – Sheet 1	B	Costin Roe
Co11888.04-DA25	Erosion & Sediment Control Details – Sheet 1	C	Costin Roe
Co11888.04-DA26	Erosion & Sediment Control Details – Sheet 2	B	Costin Roe
Co11888.04-DA26	Erosion & Sediment Control Details – Sheet 2	C	Costin Roe
Co11888.04-DA40	Drainage/MUSIC Catchment Plan	B	Costin Roe
Co11888.04-DA40	Drainage/MUSIC Catchment Plan	C	Costin Roe
Co11888.04-DA41	Stormwater Drainage Plan	B	Costin Roe
Co11888.04-DA41	Stormwater Drainage Plan	C	Costin Roe
Co11888.04-DA45	Stormwater Drainage Details – Sheet 1	B	Costin Roe
Co11888.04-DA45	Stormwater Drainage Details – Sheet 1	C	Costin Roe
Co11888.04-DA46	Stormwater Drainage Details – Sheet 2	B	Costin Roe
Co11888.04-DA46	Stormwater Drainage Details – Sheet 2	C	Costin Roe

PLAN NO.	PLAN NAME	ISSUE	PREPARED BY
Co11888.04-DA50	Finished Levels Plan	B	Costin Roe
Co11888.04-DA50	Finished Levels Plan	C	Costin Roe

4 Planning Assessment

4.1 STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY EMPLOYMENT AREA) 2009

The *Western Sydney Employment Area State Environmental Planning Policy 2009* (WSEA SEPP) is the principal environmental planning instrument applicable to the site.

The site is zoned IN1 General Industrial under WSEA SEPP. The modified development remains permissible within the zone, and given the modification is minor in nature it also remains consistent with the zones objectives.

4.2 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The proposed modifications do not have any impact with regard to the ongoing compliance of the proposal with the provisions of the Infrastructure SEPP.

The traffic impact of the modified development has been assessed by GTA Traffic Consultants, refer to **Appendix B**.

4.3 PENRITH DEVELOPMENT CONTROL PLAN 2006 – ERSKINE PARK EMPLOYMENT AREA

Penrith Development Control Plan 2006 (the DCP) - Section 6.14 - Erskine Park Employment Area applies to the development. The proposal remains generally compliant with the DCP.

The following table provides an assessment of the proposed modification against the relevant provisions of the DCP.

TABLE 1 – ASSESSMENT AGAINST PENRITH DCP

PENRITH DCP	CONTROL	PROPOSAL	COMPLIANCE
6.3 Site Development and Urban Design			
6.3.1 Height	12m building height	The proposal does not alter the maximum building height on site.	Yes
6.3.2 Site Coverage	Site coverage shall not exceed 50%.	47% site coverage	Yes
6.3.3 Setbacks	Lenore Lane: 20m Rear and Side: 5m	Front, rear and side setbacks comply.	Yes
6.3.4 Urban Design	Merit Issue. Urban design	Refer to the Material Finishes Specification at	Yes

PENRITH DCP	CONTROL	PROPOSAL	COMPLIANCE
	<p>matters include:</p> <p>Quality of building design and materials.</p> <p>Single construction materials may be limited to 50% of wall surface area.</p> <p>External materials to have reflectivity index of less than 20%.</p> <p>Articulation of walls to provided variation in streetscapes.</p>	<p>Appendix A. The schedule shows the modified proposal retains the high-quality materials as approved.</p> <p>The office component is well-articulated and provides visual interest.</p> <p>The modified proposal continues to integrate contextually within the existing industrial precinct.</p> <p>Reflectivity index will not exceed 20%.</p>	
6.3.4 Urban Design	<p>Building elevations oriented towards residential areas shall be minimised.</p> <p>Design and layout of buildings shall give consideration to local climatic conditions.</p>	<p>The modified building form and elevation are unlikely to be seen from the residential area in the north given Warehouse 2/3 will provide screening.</p>	Yes
6.3.5 Signage	<p>Signage to be high-quality</p>	<p>All business identification signage (subject to future DA) will be of high quality and will comply with Council PDCP2006 and SEPP 64.</p>	Yes
6.6 Transport Network			
		<p>A Traffic Assessment Report Appendix B was prepared by GTA Consultants to identify and assess the potential transport impacts arising from the proposed modifications. The assessment finds the modified development will</p>	Yes

PENRITH DCP	CONTROL	PROPOSAL	COMPLIANCE
		comply with the DCP and will have no significant adverse impacts on the surrounding road network.	
C10 Transport, Access and Parking			
Warehouses or distribution centres, including ancillary office	1 space per 100sqm of gross floor area	Total GFA: 7,545sqm 75 car spaces required. 75 car spaces are provided.	Yes

5 Assessment of Key Planning Matters

The proposed modifications are minor in nature and the resultant impacts are considered to be insignificant. The following provides an assessment of the anticipated impacts resulting from the modifications detailed in this Section 75W application.

5.1 BUILT FORM AND DESIGN

The modified development is generally consistent with the approved scheme and will have no discernible impacts on the visual qualities of the Erskine Park Employment Area. There is a minor change to the façade of the approved building however it remains well articulated and provides architectural interest, as shown in the figure below.

FIGURE 3 – PERSPECTIVE EXTRACT



Source: Logos Property Group

5.2 TRAFFIC, PARKING AND ACCESS

A Traffic Assessment Statement (**Appendix B**) was prepared by GTA Consultants to identify and assess the potential transport impacts arising from the proposed modifications. The report was prepared in accordance with relevant legislation and transport policy, and concluded that:

- *The amended office building will have no undue implications on the carpark design and vehicle circulation.*
- *The amended carpark will be generally consistent with the AS2890.1 and 2 design requirements.*
- *The removed carpark egress will have no adverse implications on the carparks circulation, a turning bay has been provided to ensure vehicles have adequate room to turn around.*
- *The left in and left out restriction will provide additional access capacity and improve safety outcomes.*
- *The northernmost dock will be managed by the warehouse' operations team to ensure that access is to be limited to a 12.5 metre truck in the event that the adjoining carpark is fully occupied.*

Adequate sight lines will be maintained for vehicles exiting the car park through the provision of a recessed office building edge.

Based on above, it is considered that the transport and parking impacts of the proposed modification will be insignificant and no further management and/or mitigation measures are required as a result of the proposed modifications.

5.3 STORMWATER

Costin Roe have prepared an updated set of civil engineering plans, including stormwater, erosion and sediment controls, which are accompanied by a report detailing the proposed measures. In summary:

- *The proposed stormwater drainage system for the development will comprise a minor and major system to safely and efficiently convey collected stormwater run-off from the development.*
- *An on-site detention system is currently constructed on the site and allows for attenuation of stormwater from the SRG facility and the proposed Lot 2 development. The objective for water quantity is to attenuate the post development flows to less than or equal to the pre development flows from the site.*
- *Treatment of stormwater flows will be performed by a treatment train which comprises of pit inserts and bio-retention. The bio-retention system is proposed to be constructed within the existing detention basin. The overall treatment train being considered in line with the stormwater quantity being discharged from the SRG facility.*
- *An erosion and sediment control plan is included in the drawings Co11888.04- DA20, and DA25 at **Appendix C**. These plans show the works can proceed without polluting receiving waters. A detailed plan will be prepared after development consent is granted and before works commence.*

The Civil Engineering Plans and Report are attached at **Appendix C**, which show that the proposed modifications are remain capable of achieving adequate stormwater and erosion and sediment outcomes.

6 Conclusion

The proposal seeks to modify the design and configuration of the Warehouse 1 office and access and servicing arrangement for Major Project approval (08_0016). Principally, the modification involves the reconfiguration of the approved office from two storeys to one storey, the removal of the car vehicle exit onto the internal estate road and relocation of the fire services tank.

This application has been prepared in accordance with the Transitional Part 3A provisions and has demonstrated that the proposed modifications are appropriate and can be approved under Section 75W as a modification.

Overall the level of compliance of the modified proposal remains consistent with the relevant environmental planning instruments, policies and guidelines, and the currently approved development.

Please call the undersigned on (02) 8233 7631 should you have any questions regarding this proposal.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'R Macindoe', with a stylized, flowing script.

Ryan Macindoe
Consultant

Appendix A: Architectural Drawings

SYDNEY

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Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000 Australia

t 02 8233 9900 f 02 8233 9966 e info@urbis.com.au w urbis.com.au Urbis Pty Ltd ABN 50 105 256 228

Appendix B: Traffic Statement

SYDNEY

GPO Box 5278 Sydney 2001
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201 Sussex Street
Sydney NSW 2000 Australia

t 02 8233 9900 f 02 8233 9966 e info@urbis.com.au w urbis.com.au Urbis Pty Ltd ABN 50 105 256 228

Appendix C: Civil Engineering Report and Drawings

SYDNEY

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Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000 Australia

t 02 8233 9900 f 02 8233 9966 e info@urbis.com.au w urbis.com.au Urbis Pty Ltd ABN 50 105 256 228