



**Planning &
Infrastructure**

***MODIFICATION REQUEST:
DHL Logistics Hub Modification 3
Oakdale Central Industrial Estate, Horsley
Park (08_0066 MOD 3)***

***Minor Modifications to the Site Layout and
Building Designs of Warehouses 2 and 3, Site
2A***

Director-General's
Environmental Assessment Report
Section 75W of the
Environmental Planning and Assessment Act 1979

June 2011

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Published June 2011
NSW Department of Planning & Infrastructure
www.planning.nsw.gov.au

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1. BACKGROUND

On 2 January 2009, the then Minister for Planning approved a Concept Plan and concurrent Stage 1 Project Application from Goodman Pty Limited (Goodman) to establish the Oakdale Industrial Estate (See Figure 1). The Stage 1 Project Application included the construction and operation of two warehouse facilities for DHL. The Estate is located on a 62 hectare site, adjacent to the Sydney Water Pipeline in the Western Sydney Employment Area (WSEA) and is being developed for warehouse, distribution and freight logistics purposes.

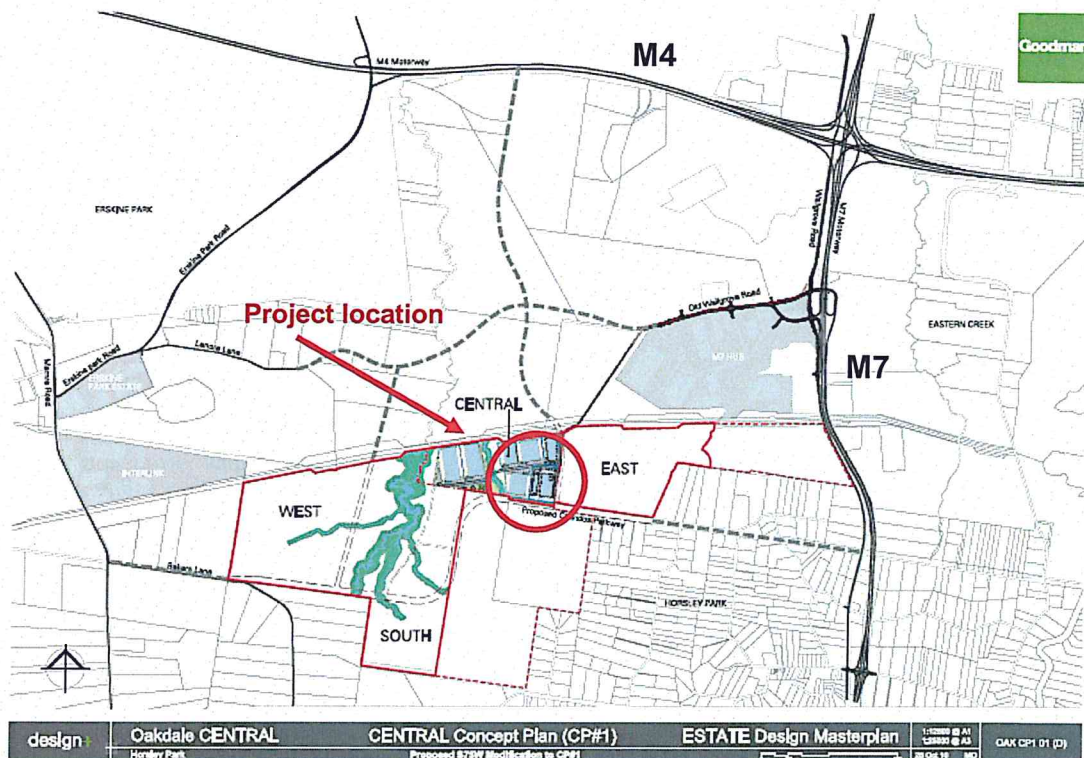


Figure 1: Project Location

On 4 November 2010, the Department approved an application to modify the approved Oakdale Central Concept Plan and DHL Logistics Hub Project, to address design and building layout changes, and to accord with the alignment of adjoining regional road infrastructure within the WSEA SEPP (MOD 1). The project location is shown in Figure 1 (see also Plans at Appendix C).

The Department's approval of the November 2010 modification also amended Goodman's contribution condition in order to be consistent with the Special Infrastructure Contribution (SIC) for the Western Sydney Employment Area.

A condition imposed on the modified project included setting a timeframe for Goodman to enter into a Voluntary Planning Agreement (VPA) to make the necessary contributions.

On 17 February 2011, the Department approved an application to modify the approved DHL Logistics Hub Project in order to amend the timing for entry into the Planning Agreement (MOD 2).

2. PROPOSED MODIFICATION

2.1 Modification Description

The modification involves minor changes to warehouses 2 and 3 on Site 2A. During the detailed design process it has become evident that minor alterations are required to meet the operational requirements of DHL. Plans detailing the proposed modifications are at Appendix C. The key aspects of the proposed modification are listed in Table 1.

Table 1. Key Proposed Modifications (See Appendix C for site and building Plans)

Item No. On Plans	Description	Reason stated for the Amendment
A	Increased hardstand areas	To cater for truck turning circles
A	Revised landscaping layout	To cater for the increase in hardstand areas for the truck turning circles
B	Fences relocated	To cater for tenant's security requirements.
B	New gates at entries	To cater for tenant's security requirements.
H	Rainwater tank moved underground	Moved underground for efficiency.
C	Revised main office layout with increased floor area	Tenant has increased the floor area by 200m ² to provide a training facility for forklift drivers. DHL are providing this to improve the skills of the Western Sydney employment population.
D + I	New hydrant tanks	The water flow is low from the new lead in main, so a hydrant tank is required to ensure there is sufficient water flow when a fire occurs. The tanks are only temporary until the balance of the water main from Horsley Drive is upgraded. This is expected to be completed in the next 12 - 18 months.
E	Chilled water plant	The tenant has changed from an air-cool system to a chilled water system to improve the energy consumption of the building. The plant on the roof is the same, but an additional plant room is required for the cooling towers and pumps. These have been located at the back of the building and will be screened off.
F + J	Sub-station location	Location now defined by Integral Energy.
M	Revised main office elevations	Tenant has increased the floor area by 200m ² to provide a training facility for forklift drivers. DHL are providing this to improve the skills of the Western Sydney employment population. The facade remains the same.
N	Façade colour scheme defined	Colours were not defined on the original consent. The colours have now been noted and finalised.
O	Additional egress doors / location of doors amended	Doors added to cater for fire engineering to ensure safe egress for all occupants.
Q	Mechanical plant on roof	Plant location defined.

Item No. On Plans	Description	Reason stated for the Amendment
K	Revised transport office layout - no change to floor area	Tenant fit-out amended internally to suit staffing needs.
L	Revised dock office layouts and increased floor area	Tenant fit-out amended internally to suit staffing needs.
S	External stair case.	Roof access shown
K	Amendment to the car parking layouts	To accommodate the changes in the office layout and to ensure the number of car parking spaces provided on the site is not reduced.
N/A	A lowering of the floor level of Warehouse 2 by 300mm (SSL of 71.500 compared with the approved SSL of 71.800)	To cater for the stormwater design.

3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

The proposed alterations involve changes to:

- the appearance of the warehouses;
- the site layout; and
- the quantum of office floor space.

3.2 Delegated Authority

On 25 January 2010, the former Minister delegated his powers and functions under section 75W of the EP&A Act to the Director-General in cases where there are less than 25 public submissions (not including submissions from public authorities) in the nature of objections in respect of the modification request. The Minister for Planning and Infrastructure has confirmed this delegation subject also to the local council not objecting to the proposal.

As no public submissions were received (see section 4), the Director-General may determine the modification request under delegated authority.

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

Under Section 75X(2)(f) of the EP&A Act, the Director-General is required to make the modification request publicly available. The modification request was made available on the Department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. The Council was not specifically notified. No submissions were received on the modification request.

5. ASSESSMENT

The Department's consideration of issues associated with the modification is provided below.

5.1 Amendment to site layout, warehouses and offices

The proposal would not significantly alter the design or layout of the DHL buildings. The modification results in minor relocations of elements such as fences additions of

plant such as a chilled water plant and hydrant tanks, amendments to the car parking layout (with no car parking area reduction) and internal reconfigurations and increases in floor areas of offices.

This modification proposal (08_0066 MOD 3) seeks to increase both the warehouse space as well as the office floor area. On site 2A the DHL Project approval (08_0066) was for a single 32350m² warehouse with 1180m² of office space, a subsequent modification (08_0066 MOD 1) increased the total warehouse space on the site to 33941m² over two buildings with 2099m² of office space.

The proposed increase in the total warehouse floor area amounts to 310 m² (the new chilled water plant) while the increase in the main office floor space is approximately 300m² over two levels. These increases should be seen in relation to the total area of the two warehouses on Site 2A which will be 34, 251m². There is no gross floor area for offices specified in the concept plan approval (Oakdale Central Concept Plan 08_0065).

The Department is satisfied that the modifications to the site layout and warehouse and office floor space and configurations are minor and will not increase the environmental impact of the project to any significant degree.

It is recommended that the project approval is amended to reference the updated plans.

5.2 Visual Impact

The visual impacts of the original proposal were assessed in the context of transforming an existing rural area to a strategic employment centre. The conclusion being that the transformation is consistent with the strategic objectives for creating an employment hub in this location.

Visually, the modification would be very similar to the approved project with only minor changes, the most obvious change from the public domain (Old Wallgrove Road) would be the extension of office space along the eastern elevation of Warehouse 2. Other visual changes would be the addition of mechanical plant along the roof of Warehouse 2, the addition of the chilled water plant on the south-eastern corner of Warehouse 2 and external roof access stairs on both warehouses.

Temporary fire hydrant tanks are required to be installed in two locations for the first 18 months of operation until the water main from Horsley Drive is upgraded. These 5m high by 4.5m diameter tanks have the potential to be visually intrusive however they are intended to be screened by landscaping and are a temporary element.

The Department is satisfied that visual impacts will be consistent with the approved concept plan and project application as previously modified. It is recommended that the project approval is amended to reference the updated plans.

5.3 Parking

The increase in warehouse area and office space would require an increase in parking. The concept plan controls require 1 car parking space per 200m² of warehouse and 1 car parking space per 40m² of office. The new total warehouse area is 34251 m² requiring 171 spaces and the new office area is 2193m² requiring

55 spaces equalling a total requirement of 226 spaces. The approved plans provide for 249 spaces which exceeds the requirements. No changes are recommended to the project approval in terms of parking.

6. CONCLUSION

The Department considers this modification will result in minor amendments to the site layout, office and warehouse floor areas and internal office configurations and does not consider that there will be any significant environmental impacts resulting from the proposal.

The modification requires amendment to Condition 2 of the approval in order to replace the approved drawings with drawings numbered OAK PA1 08 (G) dated 15 June 11, OAK PA1 09 (E) dated 21 April 11, OAK PA1 10 (E) dated 21 April 11 and OAK PA1 10B (E) dated 21 April 11.

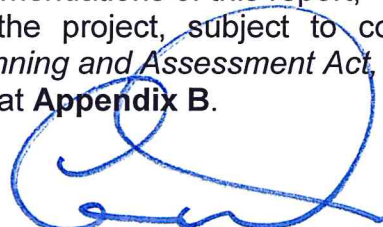
7. RECOMMENDATIONS

It is recommended that the Director-General:

- (A) consider the findings and recommendations of this report;
- (B) **approve** the modification to the project, subject to conditions, under section 75W *Environmental Planning and Assessment Act, 1979*; and,
- (C) sign the Instrument of Approval at **Appendix B**.




Director
METROPOLITAN & REGIONAL PROJECTS NORTH



Executive Director
MAJOR PROJECTS ASSESSMENT

5.7.11



Deputy Director General
DEVELOPMENT ASSESSMENT & SYSTEMS PERFORMANCE

