



Statement of Environmental Effects

S.96(1A) Application to vary SSD 6078

**Oakdale Central, Horsley Park (Lot 21 in
Deposited Plan 1173181) (UNIT 2B)**

June 2015

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1 Introduction

This application is submitted to the NSW Department of Planning & Environment (NSW DP&E) by Goodman Property Services (Aust) Pty Ltd and relates specifically to warehouse 2B within the Oakdale Central Estate, Horsley Park.

Approval to State Significant Development (SSD 6078) was granted by the Minister for Planning for the staged construction of three (3) warehouse and distribution facilities pertaining to Lots 1C, 2B and 3 and the upgrade of Old Wallgrove Road. Due to tenant specific requirements, design changes are now required to the approved facility on Lot 2B in order to accommodate their operational needs.

This application represents the fourth modification to SSD 6078. The amendments sought have been assessed against the key Environmental Assessment Requirements throughout this report.

This application seeks the following modifications to Unit 2B, Oakdale Central:

- + Removal of ambient portion of warehouse (**7,200sqm**), and replacement with temperature control space.
- + Increase of the temperature control portion of the warehouse from **20,785sqm** to **26,820sqm**
- + Relocation of dangerous goods store (DG store) from the centre to the south eastern corner of the warehouse
- + Increase in size of the DG Store from **1,495sqm** to **2,660sqm**
- + Reduction in awning size from **4,070sqm** to **3,550sqm**
- + Removal of the truck wash from the south eastern corner of the site
- + Minor modification to warehouse façade, including:
 - Western elevation: addition of an additional metal shutter roller door;
 - Southern elevation: removal of three metal shutter roller doors;
 - Northern elevation: inclusion of indicative signage

Attached to this submission are the following specialist reports and plans:

- + **Appendix 1 - Architectural Plans**
- + **Appendix 2 - Building Code of Australia Report**
- + **Appendix 3 - Fire Safety Strategy**
- + **Appendix 4 - Preliminary Hazard Analysis**

2 Oakdale Central Estate - Background

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.

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.

Table 1 - Previous 75W Modification Applications - Oakdale Central

Modification No.	Date of Approval	Description
Mod 1 to Concept Plan and Project Approval	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	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	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	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	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	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.

Modification No.	Date of Approval	Description
Mod 7 to Project Approval	Withdrawn	
Mod 8 to Project Approval	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	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.
Modification 1 to Oakdale Central (Lots 1C, 2B & 3) SSD 13_6078 - Construction of Warehouse Distribution Centre, changes to building 1C	15 June 2015	Changes to unit 1C: Warehouse 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.
Modification 2 to Oakdale Central (Lots 1C, 2B & 3) SSD 13_6078 MOD 2 - Construction of Warehouse Distribution Centre, changes to warehouse 2B	30 June 2015	Changes to Unit 2B: Building Area reduced from 33,025sqm to 31,080sqm. Building changes to a temperature controlled facility. Dangerous Goods (DGs) store added.

3 Proposed Modifications

The proposed changes to Unit 2B are relatively minor in nature and result from tenant specific requirements to ensure the premises operates as efficiently as possible. The modifications sought to the approved facility on Lot 2B are as follows:

Proposed Modification	Reason for Modification
Removal of ambient portion of warehouse (7,200sqm), and replacement with temperature control space. The temperature control portion of the warehouse will increased from 20,785sqm to 26,820sqm.	<ul style="list-style-type: none"> + The tenant has confirmed it requires all of the warehouse facility (except for the DG store) to be temperature controlled.
Relocation of DG Store from the centre to the south eastern corner of Warehouse 2B	<ul style="list-style-type: none"> + The increase of the temperature control portion of the warehouse requires relocation of the associated infrastructure. It is structurally optimal to have the DG store at the edge of the warehouse rather than the centre as this removes the need to wrap the temperature control infrastructure around the centre. + The relocation of the DG store to the building circumference removes the former requirement to duct air a central DG store location. + This updated location is viewed more favourably by the fire brigade for emergency access than the former central location.
Increase in size of the DG Store from 1,495sqm to 2,660sqm	<ul style="list-style-type: none"> + Additional DG storage space required.
Reduction in awning size from 4,070sqm to 3,550sqm	<ul style="list-style-type: none"> + Enlarged awning not required.
Removal of the truck wash from the south eastern corner of the site	<ul style="list-style-type: none"> + As most of DHL's contractors have truck washing contracts in place with other providers – a truck washing facility is not required at the site. + Condition 10A of the condition of consent for SSD6078 MOD 2, as deals with the proposed truck wash, proposed to be removed.
Minor modification to warehouse façade, including: <ul style="list-style-type: none"> - <u>Western elevation</u>: addition of an additional metal shutter roller door; - <u>Southern elevation</u>: removal of three metal shutter roller doors; 	<ul style="list-style-type: none"> + The relocation of rollers doors are required due to the relocation of the DG store. + The tenant has agreed to indicative building signage, which requires DPE approval.

Proposed Modification	Reason for Modification
- Northern elevation: inclusion of indicative signage	

No changes to Unit 2B are proposed to the:

- + Use
- + Bulk & scale
- + Gross floor area
- + Height
- + Access
- + Vehicle movements
- + Office layout and size

A comparison of the approved versus proposed scheme for unit 2B is included in the following table (changes are highlighted in yellow):

Table 2 - Building specifications comparison table

Specification	Approved design	Proposed design
Site Area	60,010sqm	No change
Total Building Area	31,080sqm	No change
Warehouse Temperature Control	20,785sqm	26,820
Warehouse Ambient	7,200sqm	0sqm
Warehouse DG Store	1,495sqm	2,660sqm
Office	1,200sqm	No change
Dock Office 1	190sqm	No change
Dock office 2	190sqm	No change
Gatehouse	20sqm	No change
Awning	4,070sqm	3,550sqm
Site Cover (excl awning)	52%	No change
Hardstand Area	18,465sqm	No change
Light Duty Area	5,465sqm	No change
Car Park spaces	200	No change

3.1 Dangerous Goods Store

The DG Store is proposed to be modified as follows:

- + Relocated from centre of the warehouse to the south eastern corner

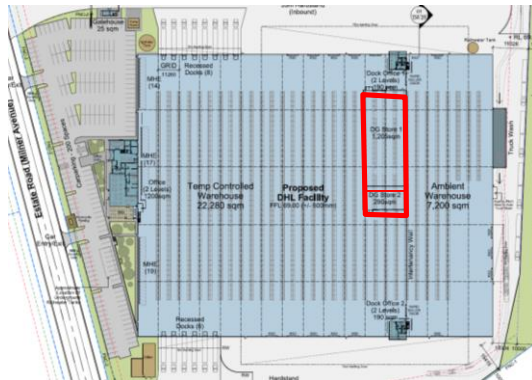
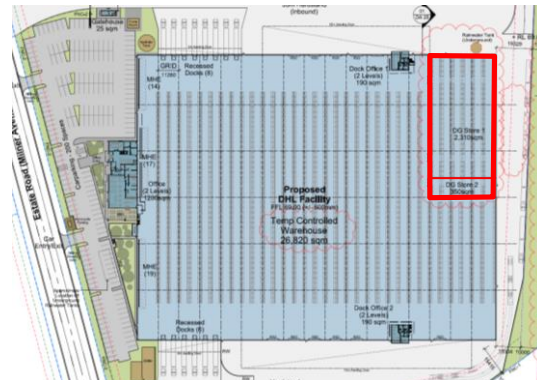


Figure 1 - Approved site plan



Proposed site plan

- + Increase in size from 1,495sqm to 2,660sqm:

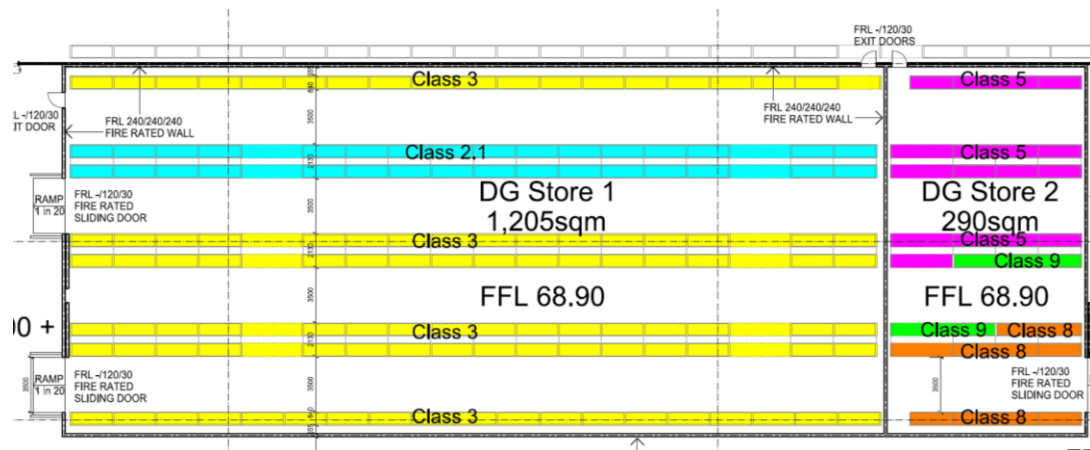


Figure 2 - Approved DG Store layout

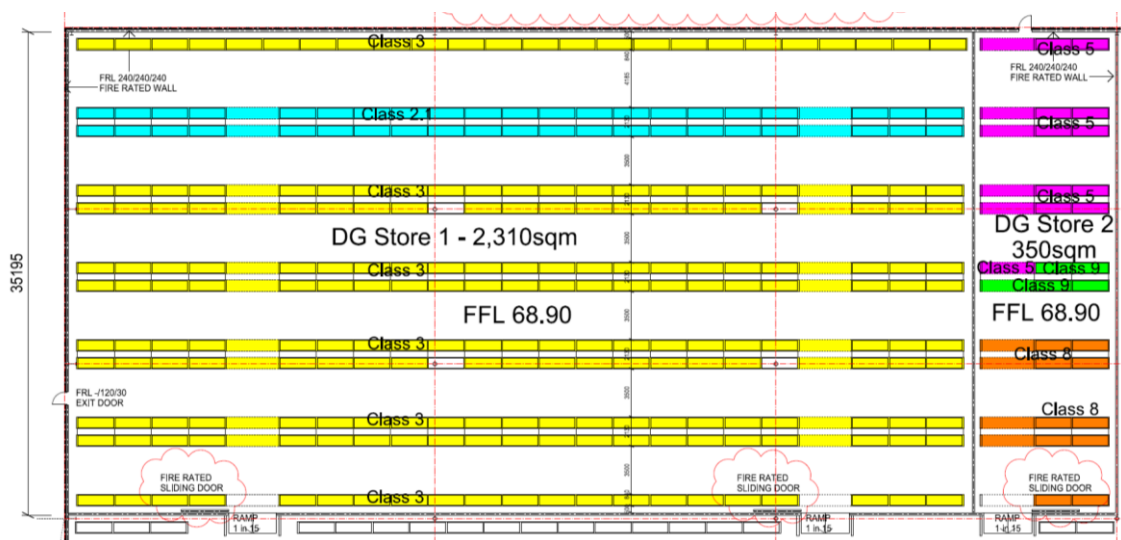


Figure 3 - Proposed DG store layout

- + Proposed change to dangerous goods quantities stored at the site are as follows:

CLASS	PACKING GROUP	QUANTITY (L OR KG)	DG LOCATION
2.1 (aerosols)	N/A	30,000 kg	DGS1
3	II	50,000 L	
3	III	250,000 L	
5.1	II & III	15,000 kg	DGS2
8	II & III	20,000 kg	
9	III	10,000 kg	

Figure 4 - Approved DG store quantities

CLASS	PACKING GROUP	QUANTITY (L OR KG)	DG LOCATION
2.1 (aerosols)	N/A	90,000 kg	DGS1
3	II & III	900,000 L	
5.1	II & III	45,000 kg	DGS2
8	II & III	20,000 kg	
9	III	10,000 kg	

Figure 5 - Proposed DG store quantities

3.1 Building façade

The following minor changes are proposed to the building façade:

- + Western elevation
 - Truck wash removed from the northern portion of the building
 - Addition of an additional metal shutter roller door

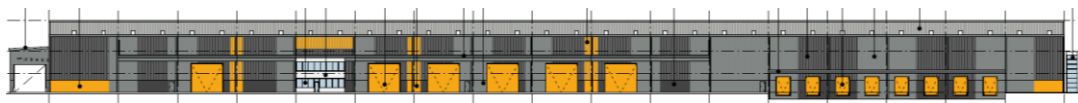


Figure 6 - Approved Western façade

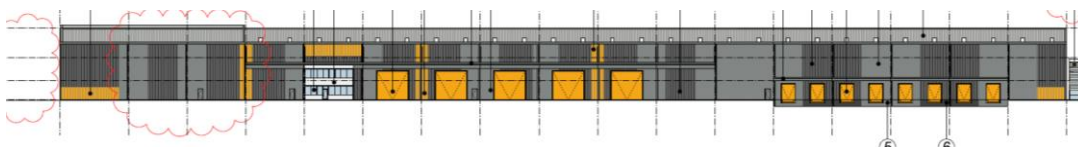


Figure 7 - Proposed Western façade

- + Southern elevation
 - Removal of truck wash
 - removal of three metal shutter roller doors

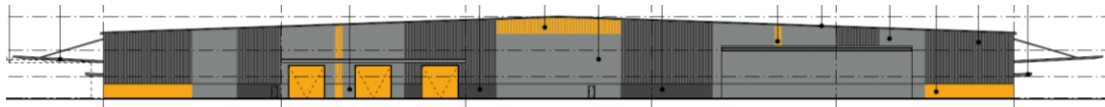


Figure 8 - Approved Southern elevation

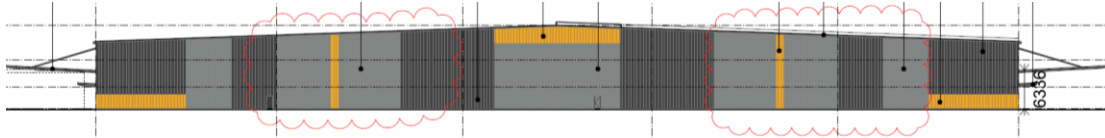


Figure 9 - Proposed Southern facade

+ Northern elevation

- Inclusion of indicative signage



Figure 10 - Approved Northern elevation

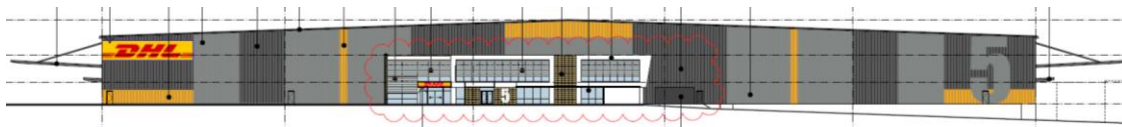


Figure 11 - Proposed Northern elevation

4 Key Issues

In considering the environmental impacts of the proposed modifications and whether the proposal is substantially the same development as the development for which the consent was originally granted, the key issues to be addressed are as follows:

4.1 Land Use

The land use remains as approved, that of a warehouse with associated offices, parking and landscaping.

4.2 Built Form and Design

The proposed modification does not have result in change to the built form, with the same bulk / scale, design language, appearance and finishes as the approved design.

4.2.1 Warehouse facade

The proposed modification to the façade of the building results from the changes to the location of metal roller doors. The proposal also provides indicative signage design for the proposal. The presentation of the elevations however remains as per the approved design.

4.3 Building Code of Australia

There is no proposed changes which may impact the BCA assessment of the site. (**Appendix 2**)

4.4 Fire Engineering

The Fire Safety Assessment, prepared by Rawfire and submitted with the approved Unit 2B scheme (March 2015) has been updated to take into account the updated DG store location and store size (**Appendix 3**). The fire safety assessment does not raise any issues with the proposed modification and the updated design remains satisfactory from a fire safety perspective.

4.5 DG Store – Hazards Analysis

State Environmental Planning Policy No. 33 (SEPP33, Ref. 1) indicates the facility would exceed the threshold criteria for the storage of DGs resulting in a classification for the site of potentially hazardous, and therefore a Preliminary Hazard Analysis (PHA) is required to show the site is not hazardous.

The PHA prepared by Rawrisk and submitted with the approved Unit 2B concept (March 2015), has been updated to reflect the proposed changes to the DG store (**Appendix 4**). The updated PHA does not indicate any additional risk resulting from the proposed changes in the approved DG store's design, location and storage volumes. In summary the PHA concludes:

“The frequency analysis and risk assessment showed that the full warehouse fire would have a fatality risk of 3.53 chances per million per year (pmpy) at the site boundary, with lesser risk at further distances from the boundary. HIPAP No. 4 publishes acceptable risk criteria at the site boundary of 50 pmpy (for industrial sites). Therefore, the probability of a fatality from a full warehouse fire at the site boundary is within the acceptable risk criteria.

Based on the analysis conducted, it is concluded that the risks at the site boundary are not considered to exceed the acceptable risk criteria; hence, the facility would only be classified as potentially hazardous and would be permitted within the current land zoning for the site.”

4.6 Parking, Access and Traffic

There are no changes to the access, traffic movement and parking within the site.

4.7 Landscaping

There is no change to the landscape extent of the proposal.

4.8 Noise & Air Quality

There is no anticipated changes to either noise or air quality impact resulting from the proposed modifications.

5 Statutory Requirements

As the modifications sought are of minor environmental impact, the provisions under Section 96(1A) of the Act apply. The following tests require consideration in this instance:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all),*

Having regard to the above, the proposed Section 96(1A) modifications to the approved scheme is considered to be of minimal environmental impact as there will be no change to Unit 2B with respect to the following:

- + Use
- + Bulk & scale
- + Gross floor area
- + Height
- + Access
- + Vehicle movements
- + Office layout and size

The proposed modification to the size and location of the DG store is internal and minor in nature, and therefore has minimal environmental impact. Likewise, the subtle changes to building elevations will have no unacceptable environmental impact.

The proposal will remain as approved and the industrial nature of the locality will be maintained, consistent with the strategic objectives of the *State Environmental Planning Policy (Western Sydney Employment Area) 2009*, the planning document guiding development on the site.

5.1 Suitability of the Site for Development

No submissions are apparent at the time of writing in accordance with the Act.

5.2 Public Interest

The proposed modification will result in no adverse impact on the public's interests.

6 Conclusion

This Section 96(1A) application seeks minor modifications to approved scheme of Development Consent SSD 6078 as applies to Unit 2B, Oakdale Central, Horsley Park.

The proposed modifications include:

- + Removal of ambient portion of warehouse (**7,200sqm**), and replacement with temperature control space.
- + Increase of the temperature control portion of the warehouse from **20,785sqm** to **26,820sqm**
- + Relocation of dangerous goods store (DG store) from the centre to the south eastern corner of the warehouse
- + Increase in size of the DG Store from **1,495sqm** to **2,660sqm**
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- + Minor modification to warehouse façade, including:
 - Western elevation: addition of an additional metal shutter roller door;
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 - Northern elevation: inclusion of indicative signage

This S.96(1A) remains substantially the same as the approved scheme, with the proposed modifications merely enhancing certain aspects of the design to reflect requirements of proposed tenants of the site.

The proposed changes will not change the use, operation bulk, scale and appearance of the proposal.

Based on the above, the modifications proposed to Unit 2B in Development Consent SSD 6078 is considered worthy of support by the Department.