



NSW Department of Planning & Environment  
23-33 Bridge Street  
Sydney NSW 2000

**Attention: Natasha Harras**

**Section 96(1A) Modification Application (SSD 6078) MOD 6 – Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181)**

Dear Natasha,

This Modification Application is submitted to the NSW Department of Planning & Environment (NSW DP&E) on behalf of Goodman Property Services (Aust) Pty Ltd and relates specifically to Lot 3 within the Oakdale Central Estate, Horsley Park.

Approval to State Significant Development (SSD 6078) was granted by the Minister for Planning on 18 March 2015 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 shifting market demands and specific user requirements, design changes are now required to the approved facility on Lot 3 in order to accommodate future operational needs.

This application represents the sixth modification to SSD 6078.

The amendments sought have been assessed against the key Environmental Assessment Requirements throughout this report.

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

- **Appendix 1 - Architectural Plans**
- **Appendix 2 - Civil Engineering Drawings & Report**
- **Appendix 3 – Traffic Impact Assessment**
- **Appendix 4 – BCA Report**
- **Appendix 5 – Landscape Plans**
- **Appendix 6 – Fire Safety Statement**
- **Appendix 7 – Waste Management Plan**
- **Appendix 8 – QS Report**

Should you require further information, please contact the undersigned.

Yours Faithfully,

Andrew Cowan  
Associate Director  
Willowtree Planning Pty Ltd

## 1. 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*.

The modifications to the Concept, Project and State Significant approvals are summarised below:

<b>Table 1: Previous Approvals - Oakdale Central</b>		
<b>Modification No.</b>	<b>Date of Approval</b>	<b>Description</b>
Mod 1 to Concept Plan and Project Approval MP08_0065 & mp08_0066	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 MP08_0066	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 MP08_0066	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 MP08_0066	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 MP08_0065 and MP08_0066	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 MP08_0066	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.
Mod 7 to Project Approval MP08_0066	Withdrawn	
Mod 8 to Project Approval MP08_0066	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 MP08_0065	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.
SSD 6078	18 march 2015	The staged construction of three (3) warehouse and distribution facilities and the upgrade of Old Wallgrove Road. A Voluntary Planning Agreement entered into between the

		Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited for the upgrade of Old Wallgrove Road
Mod 1 to SSD 6078	15 June 2015	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.
Mod 2 to SSD 6078	30 June 2015	Building Area reduced from 33,025sqm to 31,080sqm; Building changes to a temperature controlled facility. Dangerous Goods (DGs) store added.
Mod 3 to SSD 6078	30 August 2015	Proposed modifications to Unit 2B as follows: <ul style="list-style-type: none"> <li>a) Reduce ambient portion of the warehouse and replace with temperature control space;</li> <li>b) Relocation of dangerous goods store (DG Store) from the centre to the south eastern corner of the warehouse;</li> <li>c) Increase in size of the DG Store from 1,495sqm to 2,660sqm;</li> <li>d) Reduction of awning size from 4,070sqm to 3,550sqm;</li> <li>e) Removal of the truck wash from the south eastern corner of the site; and</li> <li>f) Minor modification to warehouse facade.</li> </ul>
Mod 4 to SSD	1 December 2015	Deletion of Condition 34 in respect of screening the water pump and tank room located towards the north-western side of Lot 1C & 2B and water tanks in the south-eastern corner of Lot 3.
Mod 5 to SSD 6078	8 June 2016	Four (4) warehouse facilities and extension of the estate road from Milner Avenue to provide access to the future warehouse facilities.  The warehouse areas were approved as follows:  <b>Lot 3A</b> <ul style="list-style-type: none"> <li>- Warehouse 1 (3,448sqm)</li> <li>- Office 1 (725sqm)</li> <li>- Warehouse 2 (2,515sqm)</li> <li>- Office (595sqm)</li> <li>- Car Parking (64)</li> </ul> <b>Lot 3C</b> <ul style="list-style-type: none"> <li>- Warehouse 1 (16,014sqm)</li> <li>- Office (566sqm)</li> <li>- Dock Office (95sqm)</li> <li>- Warehouse 2 (16,095sqm)</li> <li>- Office (561sqm)</li> <li>- Dock Office (95sqm)</li> <li>- Car Parking (194)</li> </ul> <b>Lot 3D</b> <ul style="list-style-type: none"> <li>- Warehouse (7,975sqm)</li> <li>- Office (300sqm)</li> <li>- Car Parking (53)</li> </ul>

Review of the Concept Plan indicates there is nothing which prevents the proposed modifications identified in this application.

State Significant Development 7491 was placed on exhibition on 12 May 2016 and due to cease on 10 June 2016. This application seeks consent for a Dangerous Goods Storage Facility within warehouse 3B.

In addition to the above, it is noted that the bulk earthworks of Lots 1C, 2B and 3 were subject to separate approval from Fairfield City Council (DA652.1/2013) which included extension of the estate road.

The Voluntary Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited was executed on 12 March 2015 and deals with contributions for Oakdale Central and South as well as the upgrade of Old Wallgrove Road as a 'Works in Kind' ("WIK") project.

## 2. PROPOSED MODIFICATIONS

This Modification Application seeks:

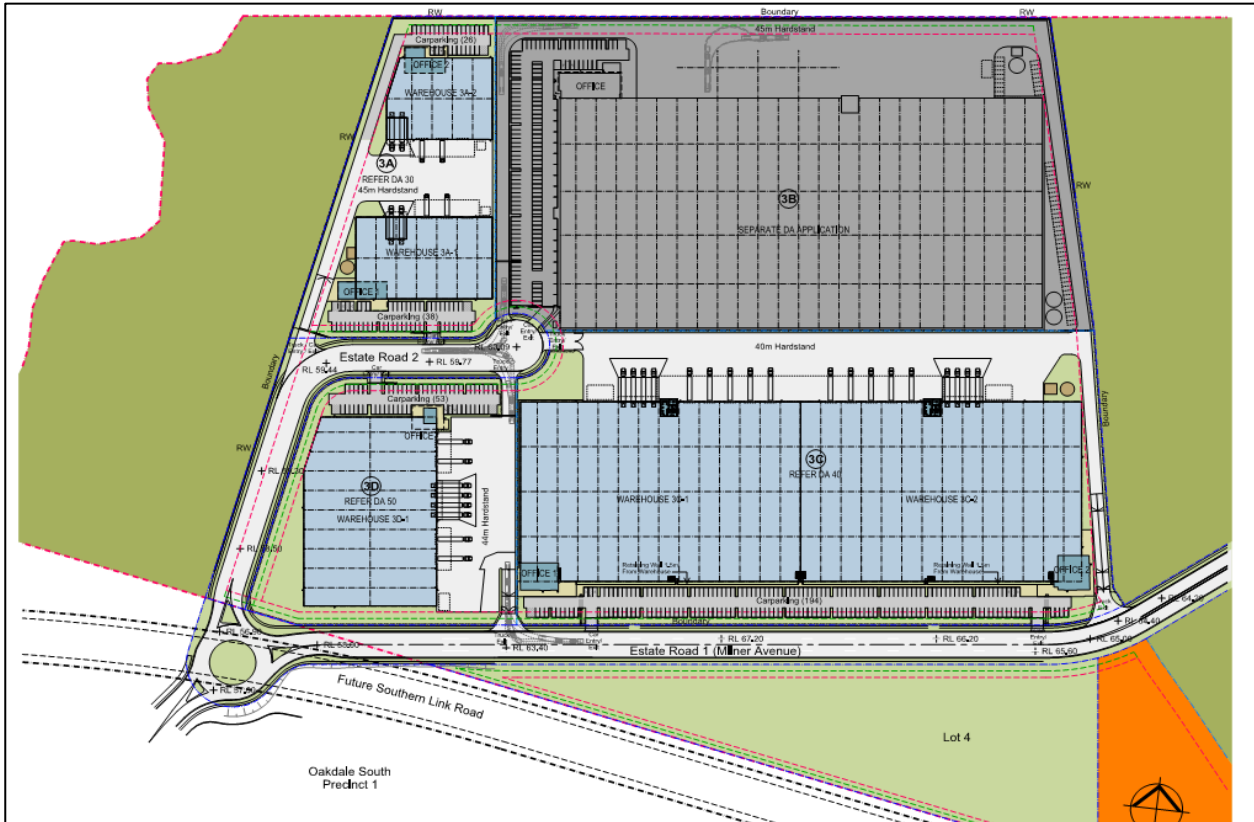
- Consolidation of Warehouse 3A from two separate buildings to a single building with dividing wall such that two separate tenancies, hardstand and car parking areas are maintained.
- Internal separation of Warehouse 3C to form three tenancies (previously two) and provision of separated hardstand area arrangements.

General warehouse and distribution use is sought for the proposed warehouses, consistent with the approved use for the site.

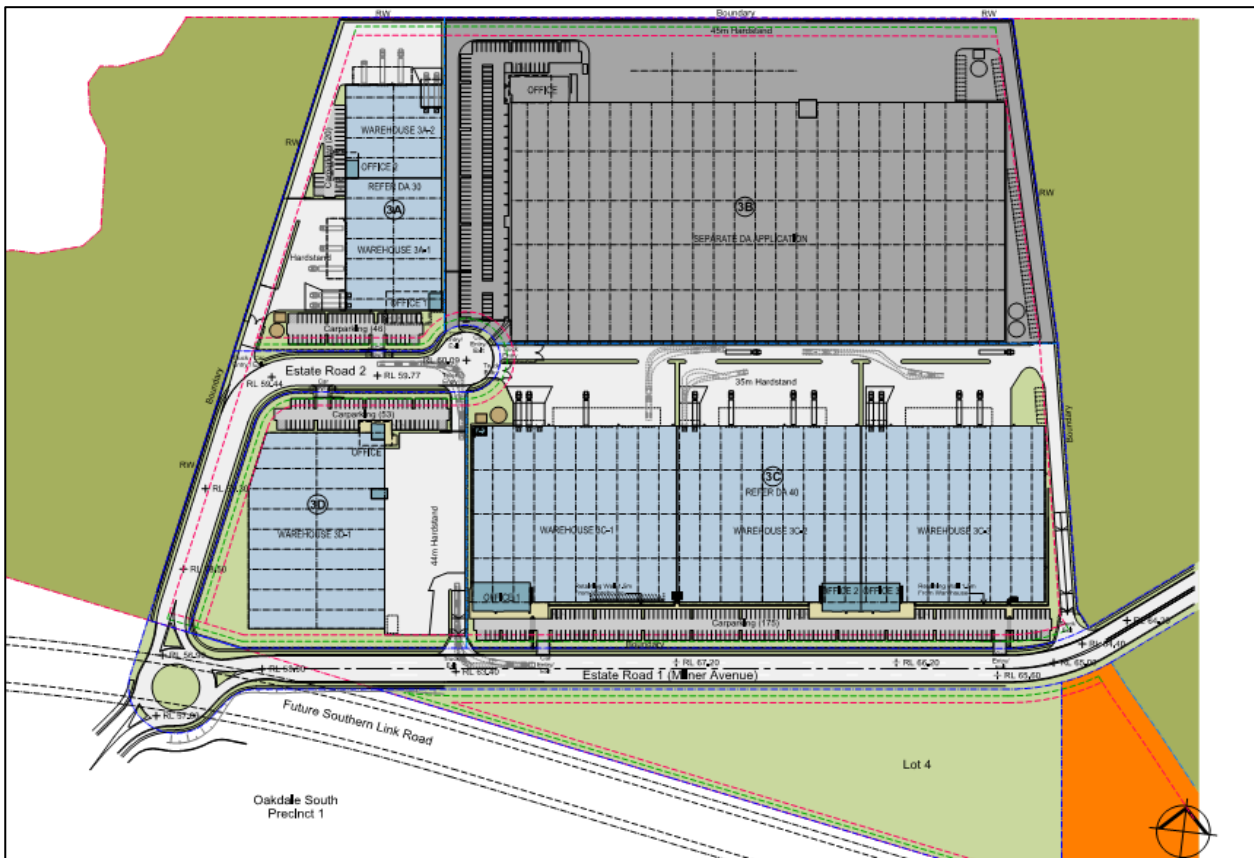
The modifications sought to the approved facilities on Lot 3 are listed below:

<b>Table 2: Schedule of Proposed Changes</b>		
<b>Project Element</b>	<b>Approved</b>	<b>Proposed under Section 96</b>
Warehouse	<p>Construction of warehouse facilities comprising:</p> <p><b>Lot 3A</b></p> <ul style="list-style-type: none"> <li>- Warehouse 1 (3,448sqm)</li> <li>- Office 1 (725sqm)</li> <li>- Warehouse 2 (2,515sqm)</li> <li>- Office (595sqm)</li> <li>- Car Parking (64)</li> </ul> <p><b>Lot 3C</b></p> <ul style="list-style-type: none"> <li>- Warehouse 1 (16,014sqm)</li> <li>- Office (566ssqm)</li> <li>- Dock Office (95sqm)</li> <li>- Warehouse 2 (16,095sqm)</li> <li>- Office (561sqm)</li> <li>- Dock Office (95sqm)</li> <li>- Car Parking (194)</li> </ul> <p><b>Lot 3D</b></p> <ul style="list-style-type: none"> <li>- Warehouse (7,975sqm)</li> <li>- Office (300sqm)</li> </ul>	<p>Modification to warehouses on Lot 3 as follows:</p> <p><b>Lot 3A</b></p> <ul style="list-style-type: none"> <li>- Warehouse 1 (3,825sqm)</li> <li>- Office 1 (550sqm)</li> <li>- Warehouse 2 (2,680sqm)</li> <li>- Office 2 (272sqm)</li> <li>- Car Parking (66)</li> </ul> <p><b>Lot 3C</b></p> <ul style="list-style-type: none"> <li>- Warehouse 1 (11,000sqm)</li> <li>- Office Level 1 (500sqm)</li> <li>- Dock Office 2 Levels (30sqm)</li> <li>- Warehouse 2 (9,690sqm)</li> <li>- Office 2 (500sqm)</li> <li>- Warehouse 3 (9,690sqm)</li> <li>- Office 3 (500sqm)</li> <li>- Car Parking (183)</li> <li>- Provisional Parking Spaces (8)</li> </ul> <p><b>Lot 3D</b></p> <ul style="list-style-type: none"> <li>- Warehouse (7,935sqm)</li> <li>- Office (300sqm)</li> <li>- Dock Office (50sqm)</li> <li>- Car Parking (53)</li> </ul>
Total GFA	48,984sqm	47,522sqm
Site Area	155,900sqm	155,899sqm
Subdivision	Subdivision to create one (1) allotment	Subdivision to create one (1) allotment
Car Parking	<p>Lot 3A – 64 spaces</p> <p>Lot 3C – 194 spaces</p> <p>Lot 3D – 60 Spaces</p>	<p>Lot 3A – 66 spaces</p> <p>Lot 3C – 191 spaces</p> <p>Lot 3D – 53 spaces</p>

The approved and proposed scheme for Lot 3 is provided in the below figures.



**Figure 1: Approved Layout - Lot 3**



**Figure 2: Proposed Layout - Lot 3**

A Separate State Significant Development Application is currently under assessment for Warehouse 3B. The particulars of this proposal are outlined in **Table 3** below.

<b>Table 3: Proposed Development Particulars – SSD Application Warehouse 3B</b>											
<b>Project Element</b>	<b>Comment</b>										
<b>Warehouse Building</b>	<p>The proposal seeks consent for a total GFA of 36,880sqm, for storage and distribution of dangerous goods including the following:</p> <ul style="list-style-type: none"> <li>▪ Ambient warehouse area (35,910sqm);</li> <li>▪ Dangerous Goods Store (7,360sqm);</li> <li>▪ Reworking area (850sqm);</li> <li>▪ Temperature control store (3,580sqm);</li> <li>▪ Office and amenities (950sqm).</li> </ul>										
<b>Dangerous Goods</b>	<p>The proposal includes the construction of a 'fit for purpose' Dangerous Goods store within the warehouse. The following commodities will be stored within the DG store:</p> <table border="1"> <thead> <tr> <th><b>Class</b></th><th><b>Quantity</b></th></tr> </thead> <tbody> <tr> <td>Class 2 (Aerosols)</td><td>14,428 m3 (12,768 pallets) (note: only 25% of reported volume is Class 2.1 which is approximately 1,984 tonnes of LPG – using a gas density of 550 kg/m3), palletised in cartons. Note: according to Schedule 15 of the Work Health and Safety Regulation (Ref. 11) the limit for a Major Hazard Facility (MHF) is 200 tonnes of LPG; hence, this facility would be classified as a Major Hazard Facility which requires additional assessment in the form of a Safety Case, licensing fees and potential delays in gaining approval.</td></tr> <tr> <td>Class 3 (Flammable)</td><td>1,824 m3 (2,352 pallets), palletised in cartons.</td></tr> <tr> <td>Class 8 (corrosive substances)</td><td>1,862 m3 (1,391 pallets), palletised in cartons.</td></tr> <tr> <td>Class 9 (Miscellaneous)</td><td>313 m3 (265 pallets), palletised in cartons.</td></tr> </tbody> </table>	<b>Class</b>	<b>Quantity</b>	Class 2 (Aerosols)	14,428 m3 (12,768 pallets) (note: only 25% of reported volume is Class 2.1 which is approximately 1,984 tonnes of LPG – using a gas density of 550 kg/m3), palletised in cartons. Note: according to Schedule 15 of the Work Health and Safety Regulation (Ref. 11) the limit for a Major Hazard Facility (MHF) is 200 tonnes of LPG; hence, this facility would be classified as a Major Hazard Facility which requires additional assessment in the form of a Safety Case, licensing fees and potential delays in gaining approval.	Class 3 (Flammable)	1,824 m3 (2,352 pallets), palletised in cartons.	Class 8 (corrosive substances)	1,862 m3 (1,391 pallets), palletised in cartons.	Class 9 (Miscellaneous)	313 m3 (265 pallets), palletised in cartons.
<b>Class</b>	<b>Quantity</b>										
Class 2 (Aerosols)	14,428 m3 (12,768 pallets) (note: only 25% of reported volume is Class 2.1 which is approximately 1,984 tonnes of LPG – using a gas density of 550 kg/m3), palletised in cartons. Note: according to Schedule 15 of the Work Health and Safety Regulation (Ref. 11) the limit for a Major Hazard Facility (MHF) is 200 tonnes of LPG; hence, this facility would be classified as a Major Hazard Facility which requires additional assessment in the form of a Safety Case, licensing fees and potential delays in gaining approval.										
Class 3 (Flammable)	1,824 m3 (2,352 pallets), palletised in cartons.										
Class 8 (corrosive substances)	1,862 m3 (1,391 pallets), palletised in cartons.										
Class 9 (Miscellaneous)	313 m3 (265 pallets), palletised in cartons.										
<b>Car Parking</b>	150 car parking spaces.										
<b>Access</b>	<p>Access to Warehouse 3B will be provided from the approved internal estate road to a perimeter driveway adjacent to the Warehouse 3B boundary (note: the estate road is approved to the round-about only. Approval will be sought to extend it into the site to terminate in a cul-de-sac and the boundary of Site 3B. This new estate road is proposed to be dedicated to Fairfield Council on completion). This will facilitate access for heavy vehicles to the loading docks at the rear of the site. Access routes have been designed in accordance with Australian Standards to accommodate B-Double Vehicle movements. Overall, access, servicing arrangements will be provided in accordance with the relevant Australian Standards.</p> <p>Separate access for cars has been provided to the car parking area in order to avoid vehicle conflict.</p>										
<b>Primary Land Use</b>	Warehousing and Distribution of Dangerous Goods.										
<b>Bulk Earthworks</b>	Bulk earthworks for Lot 3 were approved by Fairfield Council under DA652.1/2013. Only minor regrading is required under the subject application to facilitate construction of Warehouse 3B.										
<b>Infrastructure and Services</b>	All infrastructure and services will be provided as per SSD 6078.										

<b>Operational Jobs</b>	150 Operational jobs
<b>Construction Jobs</b>	250 construction jobs

Based on the modifications carried out to date, the following documentation is to form part of SSD 6078:

<b>Table 4: Plans and Documentation</b>				
<b>Architectural</b>				
<b>Drawing No.</b>	<b>Description</b>	<b>Author</b>	<b>Revision No.</b>	<b>Date</b>
DA 01	Cover Sheet/Location Plan	SBA Architects	U	07 June 2016
DA 02	Estate Master Plan	SBA Architects	AB	15 June 2016
DA 03	Indicative Staging Diagram	SBA Architects	P	7 June 2016
DA 04	Subdivision Plan	SBA Architects	N	7 June 2016
DA 05	Estate Signage	SBA Architects	N	7 June 2016
DA 06	Land Use Plan	SBA Architects	p	7 June 2016
DA 07	Lot 3 Master Plan	SBA Architects	N	15 June 2016
<b>Lot 1C</b>				
1C DA-10	Site Plan/Floor Plan	SBA Architects	p	18 April 2013
1C DA-11	Roof Plan	SBA Architects	F	11 April 2015
1C DA-12	Office Plan	SBA Architects	F	18 may 2015
1C DA-13	Dock Office Plans	SBA Architects	E	18 may 2015
1C DA-14	Elevations	SBA Architects	J	18 may 2015
1C DA-15	Sections	SBA Architects	E	7 April 2015
<b>Lot 2B</b>				
2B DA-20	Site Plan / Floor Plan	SBA Architects	T	9 June 2015
2B DA-21	Roof Plan	SBA Architects	H	9 June 2015
2B DA-22	Office Plans	SBA Architects	J	9 June 2015
2B DA-23	Dock Office Plan	SBA Architects	F	9 June 2015
2B DA-24	Elevations	SBA Architects	N	9 June 2015
2B DA-25	Sections	SBA Architects	E	9 June 2015
2B DA-31	DG Store	SBA Architects	C	9 June 2015
<b>Lot 3A</b>				
3 DA-30	Site Plan / Floor Plan	SBA Architects	K	15 June 2016
3 DA-31	Roof Plan	SBA Architects	F	7 June 2016
3 DA-32	Warehouse 1 Office Plans	SBA Architects	F	7 June 2016
3 DA-33	Warehouse 2 Office Plans	SBA Architects	F	7 June 2016
3 DA-34	Warehouse 1 Elevations	SBA Architects	F	7 June 2016
3 DA-35	Warehouse 2 Elevations	SBA Architects	F	7 June 2016
3 DA-36	Warehouse Elevations	SBA Architects	F	7 June 2016
3 DA-37	Section	SBA Architects	F	7 June 2016
<b>Lot 3C</b>				

3 DA-40	Site Plan/Floor Plan	SBA Architects	L	7 June 2016
3 DA-41	Roof Plan	SBA Architects	F	7 June 2016
3 DA-42	Warehouse 1 Office Plans	SBA Architects	G	7 June 2016
3 DA-43	Warehouse 2 & 3 Office Plans	SBA Architects	F	7 June 2016
3 DA-44	Warehouse 2 & 3 Office Upper	SBA Architects	F	7 June 2016
3 DA-45	Warehouse 1 Elevations	SBA Architects	F	7 June 2016
3 DA-46	Warehouse 2 & 3 Elevations	SBA Architects	F	7 June 2016
3 DA-47	Warehouse Elevations	SBA Architects	F	7 June 2016
3-DA-48	Warehouse Elevations	SBA Architects	F	7 June 2016
3-DA-49	Warehouse Section	SBA Architects	F	7 June 2016
<i>Lot 3D</i>				
3 DA-50	Site Plan/Floor Plan	SBA Architects	D	17 Feb 2016
3 DA-51	Roof Plan	SBA Architects	B	17 Feb 2016
3 DA-52	Office Plans	SBA Architects	B	17 Feb 2016
3 DA-53	Office Elevations	SBA Architects	B	17 Feb 2016
3 DA-54	Warehouse Elevations	SBA Architects	B	17 Feb 2016
3 DA-55	Section	SBA Architects	B	17 Feb 2016
<i>Landscape</i>				
<i>Drawing No.</i>	<i>Description</i>	<i>Author</i>	<i>Revision No.</i>	<i>Date</i>
<i>Lot 1C</i>				
003	Building 1C – Landscape Plan	Site Image	C	10 March 2015
004	Building 1C – Landscape Sections and Detail plan	Site Image	C	10 March 2015
<i>Lot 2B</i>				
005	Building 2B – Landscape Plan	Site Image	C	10 March 2015
006	Building 2B – Landscape Sections	Site Image	C	10 March 2015
007	Building 2B – Landscape Sections	Site Image	C	10 March 2015
<i>Lot 3</i>				
00	Lot 3A Landscape Plan	Site Image	B	2 June 2016
101	Lot 3A Landscape Plan	Site Image	B	2 June 2016
102	Lot 3A Landscape Plan	Site Image	B	2 June 2016
501	Landscape Details	Site Image	B	2 June 2016
101	3C Landscape Plan	Site Image	B	31 May 2016
102	3C Landscape Plan	Site Image	B	1 June 2016
103	3C Landscape Plan	Site Image	A	25 May 2016
104	3C Landscape Plan	Site Image	B	1 June 2016
105	3C Landscape Plan	Site Image	C	1 June 2016
106	3C Landscape Plan	Site Image	A	31 May 2016
501	3C Landscape Details	Site Image	B	1 June 2016
101	3D Landscape Plan	Site Image	B	1 June 2016
102	3D Landscape Plan	Site Image	A	31 May 2016



103	3D Landscape Plan	Site Image	A	27 May 2016
501	3D Landscape Details	Site Image	B	1 June 2016
<i>Civil Engineering</i>				
<i>Drawing No.</i>	<i>Description</i>	<i>Author</i>	<i>Revision No.</i>	<i>Date</i>
<i>Lot 1C</i>				
C001	Cover Sheet and Locality Plan	AT&L	C	11 March 2015
C002	Notes and Legends	AT&L	B	21 Oct 2013
C003	Oakdale General Arrangement	AT&L	C	11 March 2015
C004	Sediment, Erosion and Standard Details	AT&L	B	21 Oct 2013
C100	Lot 1C General Arrangement	AT&L	C	11 March 2015
C101	Lot 1C Typical Sections	AT&L	C	11 March 2015
C102	Lot 1C Typical Sections 2	AT&L	C	11 March 2015
C105	Lot 1C Site Works and Stormwater Drainage Plan Sheet 1	AT&L	C	11 March 2015
C106	Lot 1C Site Works and Stormwater Drainage Plan Sheet 2	AT&L	C	11 March 2015
C107	Lot 1C Site Works and Stormwater Drainage Plan Sheet 3	AT&L	C	11 March 2015
C108	Lot 1C Site Works and Stormwater Drainage Plan Sheet 4	AT&L	C	11 March 2015
C110	Lot 1C Sediment and Erosion Control Plan	AT&L	C	11 March 2015
C111	Lot 1C Pavement Plan	AT&L	C	11 March 2015
C115	Lot 1C Cut/Fill Plan	AT&L	C	11 March 2015
<i>Lot 2B</i>				
C200	Lot 2B General Arrangement Plan	AT&L	C	11 March 2015
C201	Lot 2B Typical Sections Sheet 1	AT&L	C	11 March 2015
C202	Lot 2B Typical Sections Sheet 2	AT&L	C	11 March 2015
C203	Lot 2B Typical Sections Sheet 3	AT&L	C	11 March 2015
C205	Lot 2B Site Works and Stormwater Drainage Plan Sheet 1	AT&L	C	11 March 2015
C206	Lot 2B Site Works and Stormwater Drainage Plan Sheet 2	AT&L	C	11 March 2015
C207	Lot 2B Site Works and Stormwater Drainage Plan Sheet 3	AT&L	C	11 March 2015
C208	Lot 2B Site Works and Stormwater Drainage Plan Sheet 4	AT&L	C	11 March 2015
C209	Lot 2B Site Works and Stormwater Drainage Plan Sheet 5	AT&L	C	11 March 2015
C211	Lot 2B Sediment and Erosion Control Plan	AT&L	C	11 March 2015
C212	Lot 2B Pavement Plan	AT&L	C	11 March 2015
C215	Lot 2B Cut/Fill Plan	AT&L	C	11 March 2015

<i>Lot 3</i>				
C001	Cover Sheet and Locality Plan	AT&L	H	29 Feb 2016
C008	Estate Road No.2 Typical Section and Service Trench Details	AT&L	D	29 Feb 2016
C300	General Arrangement Plan	AT&L	G	30 May 2016
C301	Typical Section Sheet 1	AT&L	G	30 May 2016
C302	Typical Sections Sheet 2	AT&L	G	30 May 2016
C303	Typical Sections Sheet 3	AT&L	G	30 May 2016
C304	Typical Sections Sheet 4	AT&L	G	30 May 2016
C305	Site Works and Stormwater Drainage Plan Sheet 1	AT&L	G	30 May 2016
C306	Site Works and Stormwater Drainage Plan Sheet 2	AT&L	G	30 May 2016
C307	Site Works and Stormwater Drainage Plan Sheet 3	AT&L	G	30 May 2016
C308	Site Works and Stormwater Drainage Plan Sheet 4	AT&L	G	30 May 2016
C309	Site Works and Stormwater Drainage Plan Sheet 5	AT&L	F	29 Feb 2016
C310	Site Works and Stormwater Drainage Plan Sheet 6	AT&L	G	30 May 2016
C311	Site Works and Stormwater Drainage Plan Sheet 7	AT&L	G	30 May 2016
C315	Sediment and Erosion Control Plan sheet 1	AT&L	G	30 May 2016
C316	Sediment and Erosion Control Plan sheet 2	AT&L	G	30 May 2016
C317	Sediment and Erosion Control Plan sheet 3	AT&L	G	30 May 2016
C318	Sediment and Erosion Control Plan sheet 4	AT&L	G	30 May 2016
C320	Pavement Plan Sheet 1	AT&L	G	30 May 2016
C321	Pavement Plan Sheet 2	AT&L	G	30 May 2016
C322	Pavement Plan Sheet 2	AT&L	G	30 May 2016
C323	Pavement Plan Sheet 4	AT&L	G	30 May 2016
C330	Estate Road No. 2 Longitudinal Section	AT&L	F	29 Feb 2016

### 3. ENVIRONMENTAL ASSESSMENT

Director Generals Requirements were issued on 4 October 2013 for SSD 6078 for the construction of 3 warehouse and distribution facilities. The key Environmental Assessment requirements as they relate to the modified proposal for Lot 3 are addressed below.

#### 3.1 Traffic and Transport

An Addendum Traffic Impact Assessment (TIA) prepared by Ason Group (**Appendix 3**) has been undertaken to identify the traffic and parking implications of the proposal in the context of existing conditions, prior approvals and anticipated development.

The proposed modification requires a minimum provision of 243 spaces to service the proposed development on Lot 3A and 3C, with Warehouses Lot 3B and 3D being already assessed under separate application (and therefore not considered in Ason Group's assessment). In response the application proposes the provision of 257 spaces thereby complying with the relevant controls.

It is noted that Lot 3C is some 7 spaces under the requirement (providing 183 car parking spaces), however this is overcome by way of provisional spaces (8 spaces). The original approval under SSD granted a total of 502 spaces for Lot 1C, 2B and 3. Under the subject modification, this is sought to be reduced to 501 spaces.

The Concept Plan and RMS rates applicable to the proposal are summarised in the below.

Lot	Area Type	Warehouse (m <sup>2</sup> )	Parking Rate	Parking Required	Parking Provided
3A	Warehouse	6,311	1 space / 200m <sup>2</sup> GFA	31.6	66
	Ancillary Office	822	1 space / 40m <sup>2</sup> GFA	20.6	
	<i>Sub-total</i>	<i>7,133</i>		<i>52</i>	
3C	Warehouse	30,380	1 space / 200m <sup>2</sup> GFA	151.9	175
	Ancillary Office	1,560	1 space / 40m <sup>2</sup> GFA	39.0	
	<i>Sub-total</i>	<i>31,940</i>		<i>191</i>	
3D	Warehouse	7,935	1 space / 200m <sup>2</sup> GFA	39.7	53
	Ancillary Office	350	1 space / 40m <sup>2</sup> GFA	8.8	
	<i>Sub-total</i>	<i>8,285</i>		<i>48</i>	
<b>Total</b>	<b>Warehouse</b>	<b>44,626</b>	<b>1 space / 200m<sup>2</sup> GFA</b>	<b>223.1</b>	<b>294</b>
	<b>Ancillary Office</b>	<b>2,732</b>	<b>1 space / 40m<sup>2</sup> GFA</b>	<b>68.3</b>	
	<b>Building Area</b>	<b>47,358</b>		<b>291</b>	

**Figure 3: Concept Plan Parking Requirements**

The future traffic generation of the approved development was assessed and approved having regard for the traffic generation rates adopted by the RMS in its assessment of regional road upgrades within the Western Sydney Employment Area (WSEA). The modeling undertaken by GHD adopted a peak 2-hour traffic generation rate of 21 trips per hectare of developable land (or 10.5 trips per developable hectare per peak hour). Application of this rate to the subject site (which includes a total site area of approximately 15.59 hectares which is unchanged from the previous assessment) results in a peak hour traffic generation of 164 vehicle movements per hour.

As such, the proposal will not result in a net increase in overall traffic generation from that previously approved. Accordingly, the traffic impacts considered and assessed as part of the original SSD application

remain valid and do not warrant further traffic modeling or analysis as a result of the Section 96 modifications.

The following aspects of the design are noted in relation to car park, access and service vehicles:

- *The proposed car park accesses have been designed with a clear width of 6.5m, which complies with the minimum requirements of AS2890.1.*
- *Parking aisles have generally been designed with a minimum clear width of 6.5m, which exceeds the requirements for a User Class 1A and is therefore considered acceptable. A minimum width of 5.8m is required for User Class 1A employee parking under AS890.1.*
- *All staff and visitor parking spaces are designed in with a minimum space length of 5.5m and minimum width of 2.5m thereby complying with the requirements of AS2890.1 for a User Class 2.*
- *Parallel parking spaces are designed with a length of 6.3m which is considered acceptable having regard for the generous aisle width of 6.5m.*
- *Disabled parking spaces are designed in accordance with AS890.6, including the provision of an adjacent 'shared area'.*
- *The internal design of the service areas has been undertaken in accordance with the requirements of AS2890.2 for the maximum length vehicle, which may vary, accessing each dock. Generally, docks are designed for access by 19m semi-trailers, however a number of docks serving the Warehouse 3A hardstand will be limited to 12.5m rigid trucks. All recessed docks are suitable for use by 19m articulated trucks.*
- *A minimum clear head height of 4.5m is provided within all areas traversed by service vehicles.*
- *A minimum bay width of 3.5m is provided for all service bays.*

Accordingly, the parking proposed will ensure that all parking demands generated by the proposal are accommodated on-site and will place no demand on on-street parking. The proposed parking provision is therefore supportable on traffic planning grounds.

### **3.2 Soil and Water**

An updated Civil Design Report prepared by AT&L is attached at **Appendix 2**.

All stormwater runoff from Lots 3 will drain into the bio-retention basin to the west of Lots 3. This basin has been designed and sized to take into account the OSD required within both lots so no OSD is required within each individual lot.

The stormwater management strategy will remain generally consistent with that approved under SSD 6078.

### **3.3 Biodiversity**

The amended design shall not result in any encroachment on the biodiversity lots within the estate. Sufficient landscaping will be provided, that is generally consistent with the approved scheme, thus ensuring sufficient onsite planting and pervious areas.

### **3.4 Noise**

#### *Construction Noise*

The construction noise generated will not differ from that considered under SSD 6078. The recommendations as provided in the SLR Report dated October 2013 will be adhered to along with the Management and Mitigation Measures that have been committed to by Goodman.

#### *Operational Noise Emissions*

Based on the minor scope of amendments, the proposal shall not exceed the noise thresholds established for the precinct and therefore acceptable in this respect.

### **3.5 Air Quality and Odour**

#### *Construction & Operational Phase Impacts*

All air quality impacts will be mitigated as outlined in the SLR Report submitted with SSD 6078 and the Management and Mitigation Measures committed to by Goodman. The amendments sought under the subject application do not warrant further consideration in this respect.

### **3.6 Heritage**

The amended design will not result in any adverse impact in respect of heritage. All impacts in this respect have been sufficiently addressed as part of SSD 6078 and the preceding Concept Plan for the estate.

### **3.7 Visual**

The proposed development which is the subject of this Modification Application has been considered acceptable in terms of the visual impact on the locality for the following reasons:

- The proposed buildings will be the same height as the approved building being 13.7m.
- Development to the east is part of Goodman's Oakdale Central estate, which incorporates uses for warehousing purposes. The visual impact from this aspect is considered to be acceptable as it will be generally consistent with the surrounding built form and approved land uses.
- To the west is a significant undevelopable riparian corridor, on land owned by Goodman. It is anticipated that there will be minimal visual impact from this area as it is undevelopable.
- Overall, the change to warehouses does not represent a significant departure from that approved under MOD 5 and as such the visual impact is considered minor.

It is considered that the extent of changes proposed will not adversely affect the interface with the surrounding lands, or the aesthetic value of within the streetscape as viewed from Milner Avenue.

The materials and colour scheme will be generally consistent with the approved scheme under SSD 6078 despite the creation of separate facilities.

Landscaped buffers will be maintained to Milner Avenue to provide opportunity for mature vegetation that will contribute to the visual amenity.

### **3.8 Waste Management**

The findings and recommendations of the Waste Management Plan prepared by SLR that was submitted with SSD 6078 remain unchanged for the subject proposal.

Nonetheless, a revised Waste Management Report has been prepared by SLR Consulting which details the proposed strategy for each proposed facility.

### **3.9 Fire Safety and Building Code of Australia**

A revised Fire Safety Strategy prepared by Rawfire (**Appendix 6**) and Building Code of Australia Report by Blackett Maguire + Goldsmith (**Appendix 4**) have been included as part of this modification application.

The findings and recommendations of this report conclude that the modified proposal is generally consistent with SSD 6078.

## **4. LEGISLATIVE FRAMEWORK**

### **4.1 Environmental Planning & Assessment Act 1979**

Section 96 of the *Environmental Planning & Assessment Act 1979* makes provision to modify a Development Consent that has been granted pursuant to Part 4 of Act. The proposal as submitted to NSW DP&E is considered to satisfy the provisions of Section 96(1A) of the Act in that the changes proposed will result in minimal environmental impact.

The relevant provisions are addressed below:

*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*

Comment: The proposal is considered to result in minimal environmental impact as the underlying land use for the purpose of warehousing and distribution is to remain unchanged. Stormwater, traffic, noise, air quality and construction impacts will all be managed, consistent with the findings and recommendations of SSD 6078 (MOD 5 – previously determined).

*(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), and*

Comment:

- The underlying use of the land, being for warehousing and distribution purposes will remain as originally approved.
- The overall GFA proposed for Lot 3 will be not be increased, thus the intensity and scale of the development is not considered greater than that originally approved.
- The height of the building will remain at 13.7m, consistent with the approval granted under SSD 6078.
- Car parking provided for each facility will be compliant with the Concept Plan requirements.
- Traffic generation will not be increased beyond that previously modeled.

*(c) it has notified the application in accordance with:*

*(i) the regulations, if the regulations so require, or*

*(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent*

Comment: For the purpose of this application and the provisions set out in the *Environmental Planning & Assessment Regulation 2000*, notification of the application is not required.

### **4.2 State Environmental Planning Policy (Western Sydney Employment Area) 2009**

The proposed development (as modified) will provide employment generating activities within WSEA consistent with the underlying objectives of the Plan. The Principal Development Standards and miscellaneous provisions prescribed under the SEPP are addressed below in respect of the proposed modifications.

#### *Height of Buildings*

The building height of the approved facility is to remain unchanged from SSD 6078 (being 13.7m).

### *Design Principles*

The design changes seek to provide a more efficient layout that improves the functionality of the site for the intended purpose. It is considered that the proposal (as modified) represents a high quality design that will set a desirable precedent for future development in the locality. The overall scale and character of the proposal is representative of a modern day warehouse and logistics hub that will operate in an environmentally sustainable manner.

### *Preservation of trees and vegetation*

No trees are proposed to be removed under the subject modification application.

## **4.3 State Environmental Planning Policy (Infrastructure) 2007**

As the proposal does not seek to increase vehicle movements and the overall warehouse GFA will not be increased, referral to RMS is not required. The conditional requirements provided under SSD 6078 are able to be complied with.

## **4.4 State Environmental Planning Policy No.55 – Remediation of Contaminated Land**

Contamination of the site has previously been dealt with under the Concept Plan and subsequent application for earthworks. No further consideration is required as part of this Modification Application.

## **4.5 Fairfield Local Environmental Plan 2013**

As the site is located within the WSEA, the provisions of *Fairfield Local Environmental Plan 2013* do not apply.

## **4.6 Fairfield City Wide Development Control Plan 2013**

It is noted that Section 11 of *State Environmental Planning Policy (State and Regional Development) 2011* states:

### **11 Exclusion of application of development control plans**

*Development control plans (whether made before or after the commencement of this Policy) do not apply to:*

*(a) State significant development*

Furthermore, the Concept Plan approval sets the specific controls for the estate in terms of building setbacks, site coverage and parking provision. The proposal (as modified) generally complies with the controls specified.

## **4.7 Oakdale Central Concept Plan**

The following controls apply to the estate as approved under the Concept Plan.

<b>Table 5: Oakdale Central Controls</b>			
<b>Control</b>	<b>Provision</b>	<b>Compliance</b>	<b>Comment</b>
Lot Dimensions	- Min lot area 5,000m <sup>2</sup> - Min built area 2,500m <sup>2</sup>	Yes	All lots exceed minimum areas
Site Coverage	- Max 65%	Yes	All facilities comply with maximum site coverage
Building Setbacks	- 20m link road - 15m collector road - 7.5m estate road - 5m rear setbacks	Yes	All facilities comply with setback requirements

	(2.5m landscaping)		
Car Parking Provision	<ul style="list-style-type: none"> <li>- Warehouse 1 per 200sqm</li> <li>- Office 1 per 40sqm</li> </ul>	All facilities comply with the Concept Plan rates (243 spaces required, 255 spaces provided). It is noted that Lot 3C is some 7 spaces below the required number of spaces, however the shortfall is overcome through provisional spaces (8 spaces).	

## 5. CONCLUSION

The subject Modification Application seeks consent to construct and operate separate facilities located on Lot 3 and shall not result in any unacceptable environmental impacts on the surrounding environment. As detailed throughout this report, the changes sought will result in the development being substantially the same as that for which consent was originally granted. Notable aspects of the proposal which confirm the development will be substantially the same include and shall result in minimal environmental impact:

- **Primary Land Use** – The warehousing and distribution use of the site is not proposed to change.
- **Gross Floor Area** – The overall Gross Floor Area is sought to increase.
- **Car Parking** – All facilities shall provide sufficient car parking as per the Concept Plan controls.
- **Setbacks** – Sufficient setbacks shall be maintained ensure landscaped buffers can be achieved and separation is such that the visual amenity of the public domain is not compromised.
- **Traffic Generation** – Traffic generation shall not increase beyond that originally modeled for SSD 6078.

Overall, the modified scheme will provide for a more suitable layout that responds to the requirements of the future tenant resulting in increased efficiencies for the site. The proposal does not result in intensification of the site or any variation to the approved use. The employment generating potential of the site will be retained, consistent with the objectives of the SEPP WSEA 2009. Overall the modifications are considered minor.

Accordingly, it is requested that DP&E support the application.



## **Appendix 1**

### Architectural Plans

## **Appendix 2**

### Civil Engineering Drawings and Design Report

## **Appendix 3**

### Traffic Impact Assessment

## **Appendix 4**

### BCA Report

## **Appendix 5**

### Landscape Plans

## **Appendix 6**

### Fire Safety Statement

## **Appendix 7**

### Waste Management Plan

## **Appendix 8**

### QS Report