

ASSESSMENT REPORT

OAKDALE CENTRAL WAREHOUSE AND DISTRIBUTION CENTRE MP 08_0065 MOD 5 and SSD 6078 MOD 6

1. INTRODUCTION

This report is an assessment of a request to modify the Concept Plan Approval (MP08_0065) and the State Significant Development approval (SSD 6078) for the Oakdale Central warehouse and distribution centre (Lots 1C, 2B and 3) at Horsley Park, within the Fairfield local government area (LGA). The applications have been lodged by Willow Tree Planning, on behalf of Goodman Property Services (Aust) Pty Ltd (the Applicant), pursuant to section 75W and section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The applications seek approval to provide six rather than five warehouse tenancies on Lot 3 and associated internal and external alterations.

2. SUBJECT SITE

The site is known as Oakdale Central Industrial Estate and is located on Old Wallgrove Road at Horsley Park within the Western Sydney Employment Area (WSEA). The site is located approximately 15 kilometres (km) west of Parramatta CBD and 3km west of the M7 Motorway and Western Sydney Parklands. The nearest residential properties are approximately 2kms to the north west of the site. (**Figure 1**).

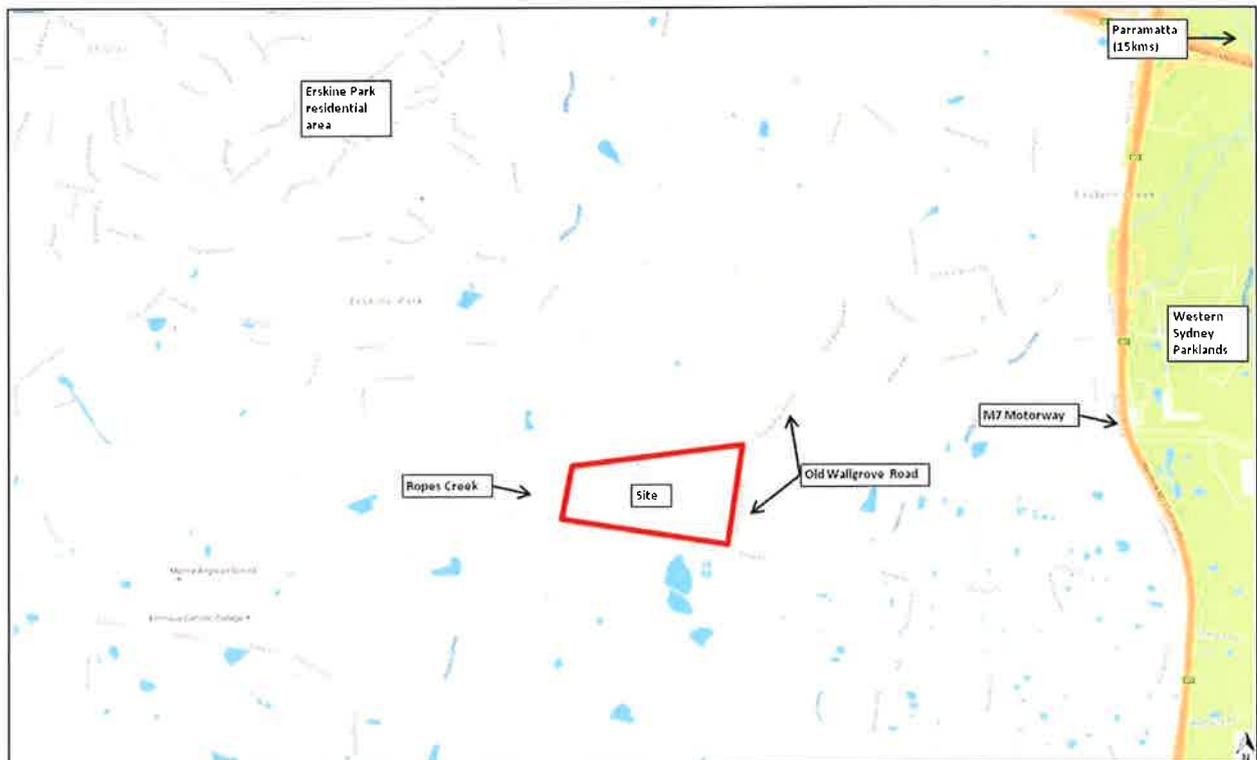


Figure 1: Location Plan

The land to the north and south is a mixture of industrial uses and vacant paddocks. A large water pipeline and easement runs along the northern boundary of the site. Ropes Creek is located to the west and a quarry and industrial uses are located to the east.

The warehouses and buildings located within Lots 1 and 2 have been constructed and are accessed off a central east/west estate road that also connects to Lot 3.



Figure 2: Aerial view of the site (outlined in red) and its immediate surroundings

3. APPROVAL HISTORY

On 2 January 2009, the then Minister for Planning approved the Oakdale Central Concept Plan (MP 08_0065) which permitted a range of employment generating uses including warehouses, distribution centres and freight logistics facilities (Concept Approval).

On 18 March 2015, SSD 6078 was approved under delegation for the construction and operation of three warehouse buildings on Lots 1C, 2B and 3 and supporting infrastructure (SSD Approval).

The Concept Approval has been previously modified on four occasions and the SSD Approval has been previously modified on five occasions, as summarised in **Tables 1 and 2**.

Table 1: Summary of modifications to the Concept Approval

MOD No.	Summary of Modifications	Approval Date
MP08_0065 MOD 1	Amendment to subdivision layout and reduction of the number of estate roads.	4 November 2010
MP08_0065 MOD 2	Amendment to subdivision layout, shape and location of stormwater basin, bulk earthworks, pad levels, staging and importation of fill.	5 March 2013
MP08_0065 MOD 3	Amendments to subdivision plan and inclusion of vehicle turning head and detention basin.	18 March 2015
MP08_0065 MOD 4	Amendments to the building envelopes on Lot 3 and extension of the Estate Road.	9 June 2016

Table 2: Summary of modifications to the SSD Approval

MOD No.	Summary of Modifications	Approval Date
SSD 6870 MOD 1	Amendments to the layout of the warehouse on Lot 1C	15 June 2015
SSD 6870 MOD 2	Amendments to the layout of the warehouse on Lot 2B and the inclusion of a Dangerous Goods Store (DGS)	30 June 2015
SSD 6870 MOD 3	Internal and external amendments to the warehouse on Lot 2B and an increase in the size of the DGS	3 August 2015
SSD 6870 MOD 4	Deletion of Condition 34 of the approval which requires screening and landscaping of the water tanks and plant rooms on Lot 2B	1 December 2015
SSD 6870 MOD 5	Modification to replace one warehouse on Lot 3 with five smaller warehouses (3A1, 3A2, 3C1, 3C2 and 3D), exclusion of part of Lot 3 from the approval site, and an extension to the Estate Road from Millner Avenue	8 June 2016

The approved layout is shown at **Figure 3**

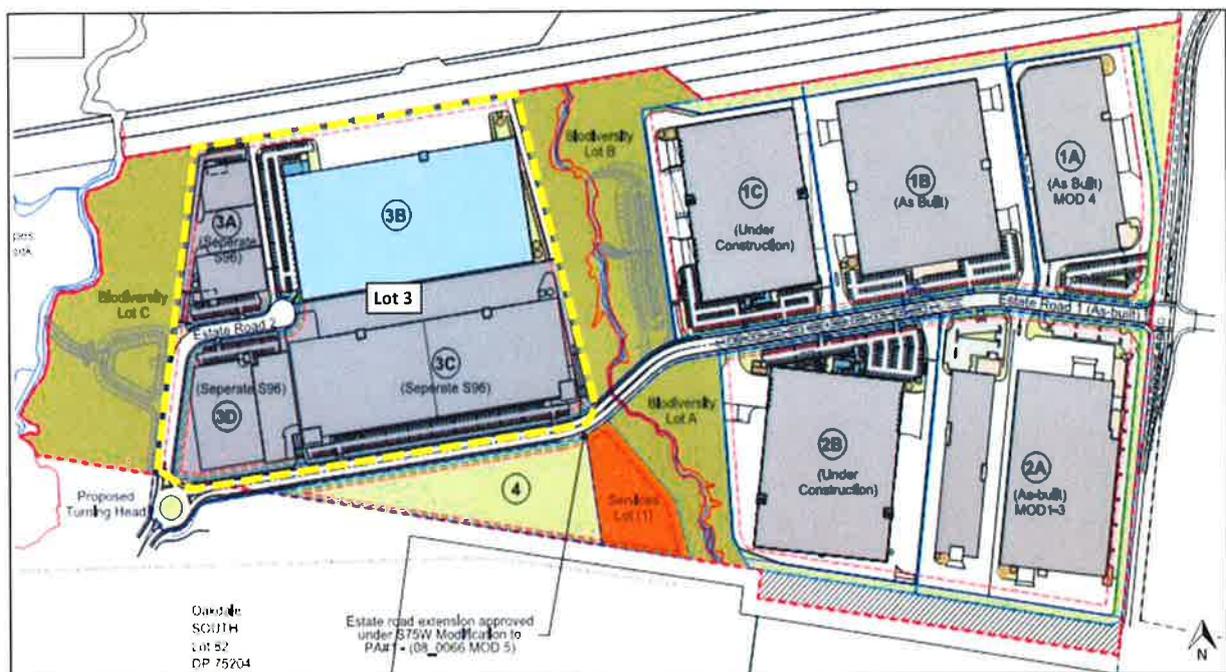


Figure 3: Concept Approval site layout plan

The Department is currently assessing a SSD application relating to Warehouse 3B, within Lot 3, for a proposed dangerous good facility (SSD 7491).

4. PROPOSED MODIFICATIONS

The Applicant has lodged two applications (MP 08_0065 MOD 5 and SSD 6078 MOD 6) seeking the following modifications to the layout and configuration of the approved warehouse development on Lot 3:

- consolidation of Warehouse 3A-1 and 3A-2 from two to one building (retaining two tenancies);
- division of Warehouse 3C-1 and 3C-2 into three tenancies;
- reduction of 1,462m² GFA;
- relocation and reconfiguration of car parking areas and reduction of 1 car parking space;
- reconfiguration and division of hardstand areas; and
- relocation of sprinkler tanks and pump rooms.

The proposed modifications would result in a total of seven warehouses, contained within four separate buildings on Lot 3.

The Applicant has advised the proposed modifications are sought due to shifting market demands and specific user design and layout requirements.

A detailed description of the proposed modification is contained in **Table 3** and a comparison between the approved and proposed site layout is shown at **Figures 4 and 5**.

Table 3 Summary of Proposed Changes

Project Element	Approval	Proposed	Difference +/-
Warehouse Lot 3	Warehouse 3A <ul style="list-style-type: none"> • Warehouse 3A1 – 3,448m² • Office 3A1 – 725m² • Warehouse 3A2 – 2,515m² • Office 3A2 – 595m² 	Warehouse 3A <ul style="list-style-type: none"> • Warehouse 3A1 3,825m² • Office 3A1 550m² • Warehouse 3A2 2680m² • Office 3A2 272m² 	+377 -175 +165 -323
	Warehouse 3C <ul style="list-style-type: none"> • Warehouse 3C1 16,014m² • Office 3C1 566m² • Dock Office 3C1 95m² • Warehouse 3C2 16,095m² • Office 3C2 561m² • Dock Office 3C2 95m² 	Warehouse 3C <ul style="list-style-type: none"> • Warehouse 3C1 11,000m² • Office 3C1 500m² • Dock Office 3C1 30m² • Warehouse 3C2 9,960m² • Office 3C2 500m² • Dock Office 0m² • Warehouse 3C3 9,960m² • Office 500m² 	-5,014 -66 -65 6,135 -61 -95 +9,960 +500
	Warehouse 3D <ul style="list-style-type: none"> • Warehouse 7,975m² • Office 300m² 	Warehouse 3D <ul style="list-style-type: none"> • Warehouse 7,935m² • Office 300m² • Dock Office 50m² 	-40 0 +50
	Warehouse 3B Not part of this application	Warehouse 3B Not part of this application	N/A
	Total GFA	48,984m ²	47,522m ²
Site Area	155,900m ²	155,899m ²	-1m²
Subdivision	Subdivision to creation 1 allotment	Single allotment retained	No change
Car Parking	Lot 3A – 64 spaces Lot 3C – 194 spaces Lot 3D – 53 spaces	Lot 3A – 66 spaces Lot 3C – 191 spaces Lot 3D – 53 spaces	+2 spaces -3 spaces 0
	Total – 311 spaces	Total – 310 spaces	-1 spaces

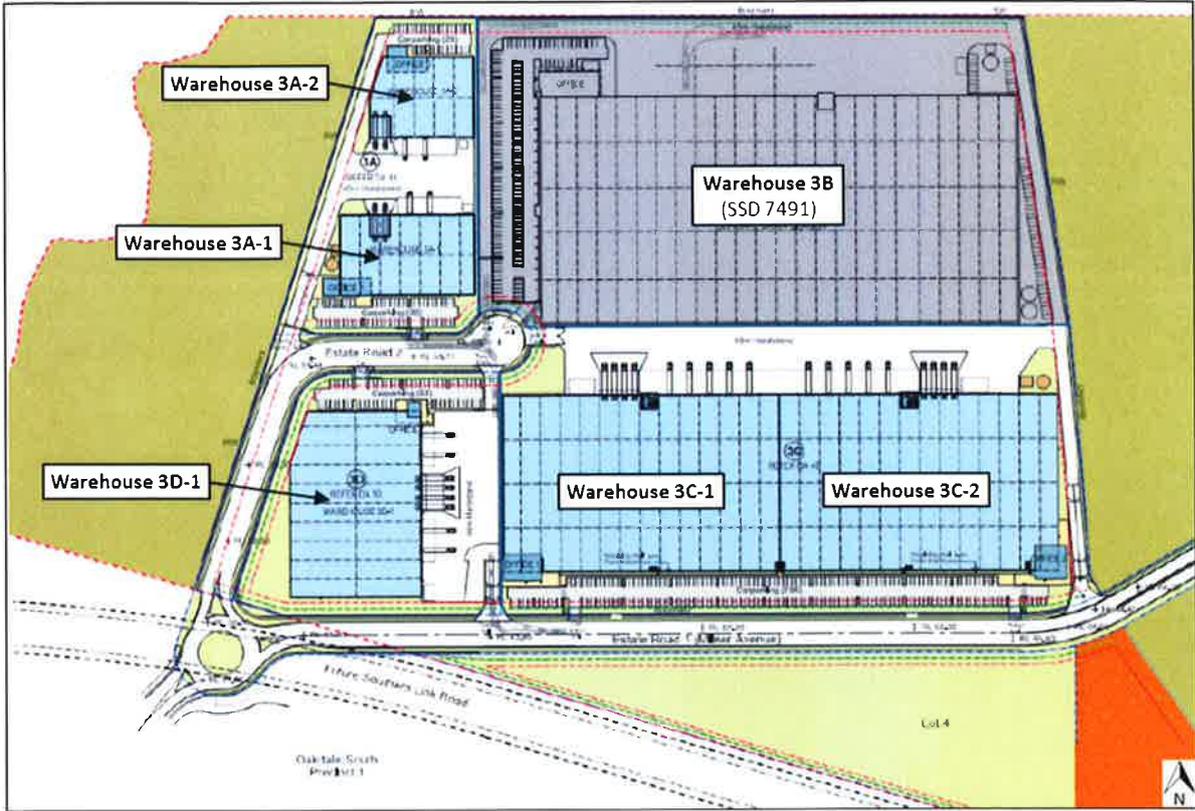


Figure 4: Approved Lot 3 site layout

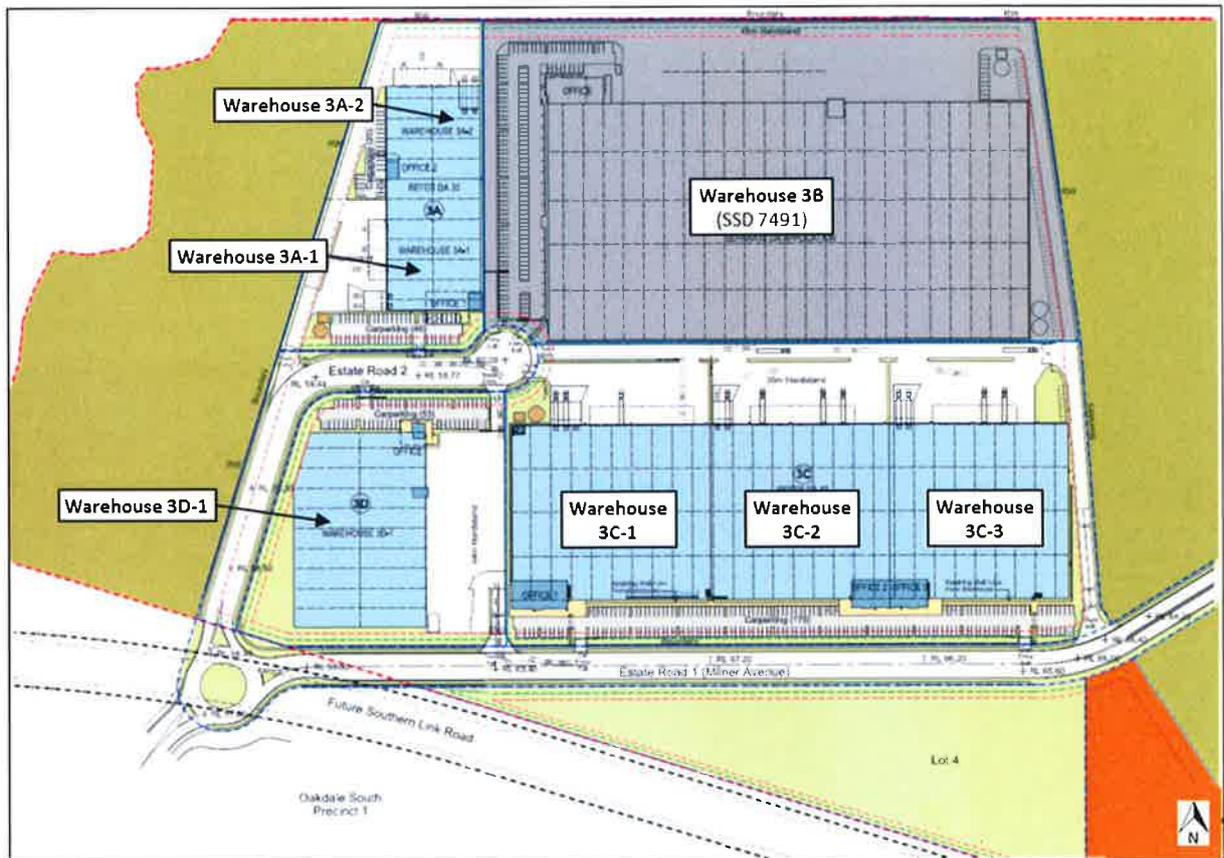


Figure 5: Proposed Lot 3 site layout

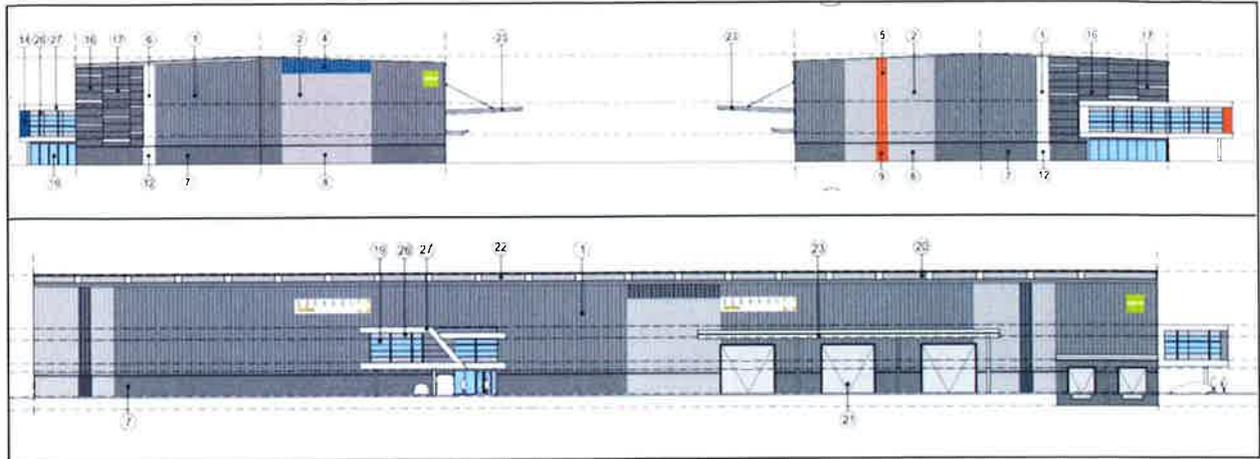


Figure 6: Approved (top) and proposed (bottom) western elevation of Warehouses 3A-1 and 3A-2

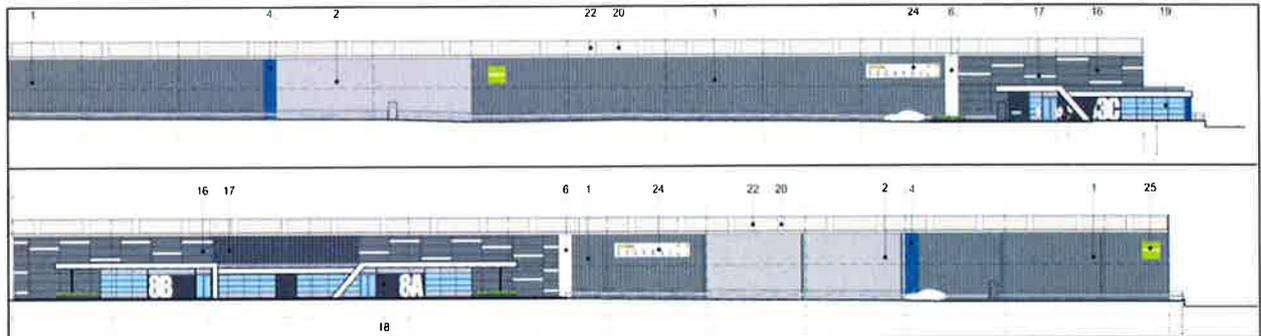


Figure 7: Part of the approved (top) and proposed (bottom) southern (estate road) elevation of the 3C Warehouses.

5. STATUTORY CONSIDERATION

5.1 Section 75W – Concept Plan Modification

The Concept Plan was originally approved under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Although Part 3A was repealed on 1 October 2011, the project remains a ‘transitional Part 3A project’ under Schedule 6A of the EP&A Act, and hence any modification to this approval must be made under the former Section 75W of the Act.

The Department is satisfied the proposed changes are within the scope of Section 75W of the EP&A Act, and do not constitute a new application.

5.2 Section 96 - Modification of SSD Approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
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).	The proposed modification seeks approval for minor changes and does not result in any additional adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received two submissions on the proposal. The issues raised in submissions have been considered in Section 7 of this report.

5.3 Environmental Planning Instruments (EPIS)

The following EPIs are relevant to the application:

- Fairfield Local Environmental Plan 2013;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Western Sydney Employment Area) 2009;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 33 - Hazardous and Offensive Development;
- State Environmental Planning Policy No. 64 - Advertising and Signage;
- State Environmental Planning Policy No. 55 - Remediation of Land;
- Sydney Regional Environmental Plan 2013; and
- Sydney Regional Environmental Plan No.20 Hawkesbury - Nepean River.

The Department undertook a comprehensive assessment of the redevelopment against the abovementioned EPIs in its original assessment. The Department has considered the above EPIs in relation to the modification applications and is satisfied the modification is generally consistent with the EPIs.

5.4 Consent Authority

The Minister for Planning is the consent authority for the applications. However, the Acting Director Modification Assessments, may determine the applications under delegation as:

- the relevant local council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to Fairfield Council and Water NSW for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

- **Fairfield Council** raises no objection to the proposal.
- **Water NSW** advised it has no objection to the proposal and requested that all relevant conditions, particularly those relating to the installation of traffic barriers and security fencing and incident notification to ensure protection of the Warragamba Pipelines corridor to the north of the site, are carried over to the modified consent. Water NSW did not propose any variation of existing conditions.

There were no public submissions received on the proposal.

7. ASSESSMENT

7.1 Other Issues

Table 4: Assessment

Issue	Consideration	Recommendation
<i>Modifications to the Concept Approval</i>	<ul style="list-style-type: none">• The application seeks approval to amend building envelopes and associated hardstand as shown at Figures 4 and 5.• The Department has assessed the proposed modifications to Lot 3 and has concluded that:<ul style="list-style-type: none">• the revised building envelopes on Lot 3 are generally consistent with the type of development contemplated under the approved Concept Plan and Design Guidelines;• the visual impacts of the amended building envelopes would be generally consistent with the approved warehouse development; and• the modification would retain the employment generating	No additional conditions or amendments necessary.

<i>Issue</i>	<i>Consideration</i>	<i>Recommendation</i>
	<p>potential of the site, consistent with the State Environmental Planning Policy (Western Sydney Employment Area) 2009.</p> <ul style="list-style-type: none"> • The Department notes Council raised no objection to the proposed modifications. • The Department is satisfied that the location and reconfiguration of warehouses would allow the Applicant to respond to market demands without resulting in any significant additional impacts. • On this basis, the Department's assessment concludes that the proposed modifications to the Concept Approval are acceptable. 	
<i>Consistency of SSD modification with Concept Approval</i>	<ul style="list-style-type: none"> • The Concept Approval includes key requirements / development controls for the site relating to lot dimensions, site coverage, minimum setbacks, and car parking. • The Applicant has provided a Concept Approval consistency table with the modification application, which confirms that the modified development is consistent with the development controls of the Concept Approval. • The Department has assessed the proposal against the relevant requirements / development controls of the Concept Approval. The Department notes that the proposed modifications are minor in nature and do not impact on the acceptability of the development. • The Department concludes that development will continue to be consistent with the Concept Approval. 	No additional conditions or amendments necessary.
<i>Contributions</i>	<ul style="list-style-type: none"> • The Applicant is required to pay section 94 contributions to Fairfield City Council based on 1% of capital investment value (CIV) of the proposal. • The minor amendments to the size and location of the warehouse buildings on Lot 3 have altered the CIV of the project. • An updated Quantity Surveyors (QS) report has been provided with the application, which shows the value of works on Lot 3 has increased by \$4,000, from \$33,970,900 to \$33,974,900. • The Department recommends Condition 20 of Schedule 2 be updated to ensure development contributions are levied in accordance with the revised CIV. 	The Department has recommended Condition 20 of Schedule 2 be updated to ensure development contributions are levied in accordance with the revised CIV.
<i>Design</i>	<ul style="list-style-type: none"> • The proposal includes alterations to the design and appearance of the warehouse and office buildings as a result of the proposed amendments to the location and separation of buildings (refer to Figures 4 to 7). The proposal also includes the relocation of sprinkler tanks and pump rooms. • No change is proposed to the height of the buildings. • The Department considers that the proposed amendments are minor in nature and do not alter the overall building design approach. In addition the amendments would not reduce the architectural quality of the development or jeopardise the achievement of a high standard of warehouse design. • The Department is therefore satisfied that the modification maintains a high standard of design. 	No additional conditions or amendments necessary.
<i>Amendments to GFA</i>	<ul style="list-style-type: none"> • The modification seeks approval for the enlargement and reduction in the size of buildings A, C and D in Lot 3, which result in an overall decrease of 1,462m² of warehouse and office space. • The Department considers that the amendments would not have an adverse impact on the functionality or operation of the proposed buildings. The Department concludes that in the context of the entire development, the proposed changes are minor and the modification maintains an acceptable overall layout. 	No additional conditions or amendments necessary.
<i>Traffic and car parking</i>	<ul style="list-style-type: none"> • The car parking provision has been revised to reflect the amended warehouse and office sizes which results in a reduction of one car parking space. The modification continues to exceed the minimum number of car parking spaces for the site by 16 spaces (294 spaces are required and 310 are proposed). • The proposed modification would not result in a change to the overall traffic generation associated with the development. • The location and arrangement of car parking spaces has been amended throughout Lot 3 in response to the revised building layouts and sizes. The Department considers the new configuration to be acceptable. • The Department is therefore satisfied the proposal will continue to provide for sufficient on-site parking and the car parking areas are of an acceptable layout. 	No additional conditions or amendments necessary.

Issue	Consideration	Recommendation
<i>Flooding and Stormwater management</i>	<ul style="list-style-type: none"> The modification does not propose material alterations to site levels. The Department is satisfied no unacceptable flooding impacts would arise from the proposed modifications. Updated stormwater drainage plans have been submitted to reflect the revised site layout. Stormwater management has been designed to meet Council requirements and the Department is satisfied the proposal would result in no adverse stormwater or flooding impacts. 	No additional conditions or amendments necessary.
<i>Other impacts</i>	<ul style="list-style-type: none"> The proposed modification does not involve any changes to the construction or environmental management aspects of the proposal including noise, biodiversity, heritage, soil erosion and site contamination. In addition, the proposed modification does not involve any changes to the operational aspects of the proposal including air quality, noise, hazards or waste management. Existing conditions relating to the installation of traffic barriers and security fencing and incident notification to ensure protection of the Warragamba Pipelines corridor are retained and unaltered. The Department is therefore satisfied that the modification is acceptable and notes that the proposal includes a suite of conditions which would appropriately manage and mitigate any residual impacts associated with the proposal. 	No additional conditions or amendments necessary.

8. CONCLUSION

The Department has assessed the modification applications and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modifications are acceptable as they would:

- enable the site to respond to market demand, without reducing the employment generation of the site;
- be generally consistent with the Oakdale Central Concept Approval;
- not result in any additional impacts in terms of traffic, parking, noise or flooding; and
- not result in any unacceptable visual impacts.

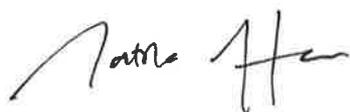
9. RECOMMENDATION

It is **RECOMMENDED** that the Acting Director, Modification Assessments, as delegate of the Minister for Planning:

- consider** the findings and recommendations of this report;
- approve** MP 08_0065 MOD 5 under section 75W of the *Environmental Planning and Assessment Act 1979*;
- approve** SSD 6078 MOD 6 under section 96(1A) of the *Environmental Planning and Assessment Act 1979*, subject to conditions; and
- sign** the notices of modification (**Appendix A**).

Prepared by:
Michael Woodland
Consultant Planner

Endorsed by:



Natasha Harras
Team Leader
Modification Assessments

Approved by:



Anthony Witherdin
Acting Director
Modification Assessments

APPENDIX A: NOTICE OF MODIFICATION

The following notices of modification can be found on the Department of Planning and Environment's website as follows:

1. Concept Approval (MP08_0065 MOD 5)

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7724

2. SSD Approval (SSD 6078 MOD 6)

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7721

APPENDIX B: SUPPORTING INFORMATION

The supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Concept Approval (MP08_0065 MOD 5)

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7724

2. SSD Approval (SSD 6078 MOD 6)

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7721