

ASSESSMENT REPORT

DEXUS QUARRY WEST ESTATE SSD 6801 MOD 1

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD) approval for a warehouse and distribution centre with ancillary office and retail space at the Dexus Quarry West Estate at Pemulwuy.

The application has been lodged by the Dexus Quarry West Subtrust pursuant to section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to amend the location and size of warehouses, offices and retail spaces and lot boundaries.

2. SUBJECT SITE

The subject site is located at Reconciliation Road, Pemulwuy, which is located partly within the Holroyd and Bankstown local government areas (see **Figure 1**), approximately 35 kilometres west of the Sydney central business district.

The site is also located wholly within the former Prospect Quarry and the Greystanes Southern Employment Lands (SEL) and the Greystanes SEL Concept Plan and Project Approval area (MP 06_0181), which permits the redevelopment of land for business park and light industrial uses.

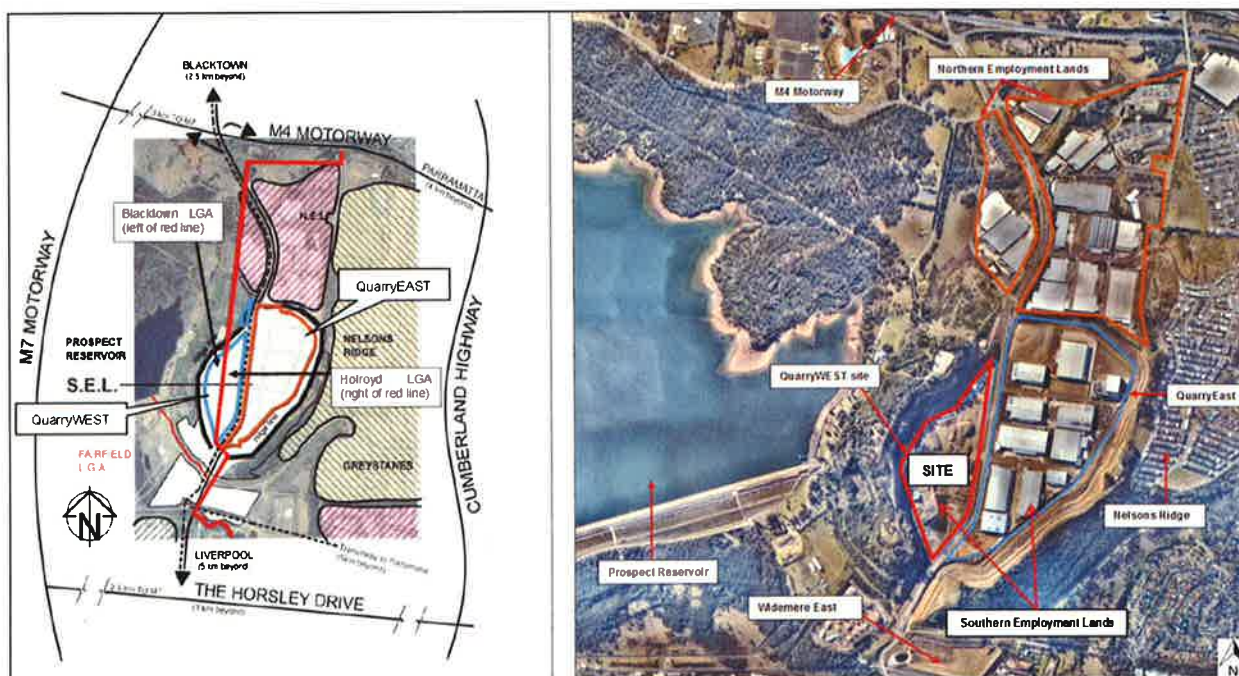


Figure 1: Site Location

Land uses surrounding the site include:

- the Greystanes Northern Employment Lands (NEL) and the M4 Motorway immediately to the north;
- the QuarryEAST, DEXUS Estate immediately to the east;
- the suburb of Nelson's Ridge further to the east, which is separated from the site by Ridgeline Reserve;
- Boral's construction materials recycling facility to the south, and the industrial/manufacturing areas of Wetherill Park further to the south; and
- Prospect Reservoir and Eastern Creek to the west.

3. APPROVAL HISTORY

On 20 October 2015, SSD 6801 was approved under delegation for the construction and operation of a warehouse and distribution centre with ancillary office and retail space, including a supermarket, petrol station and fast food outlet, comprising the following:

- subdivision of the site into eight lots;
- construction of internal roads and site services;
- bulk and detailed earthworks;
- construction and use of facilities in two 'zones', including a logistics campus and service centre for industrial (warehousing and distribution centres) and business (retail) facilities in 'Zone 1', and associated industrial facilities (warehousing and distribution centres) in 'Zone 2'; and
- a total gross floor area across the site of approximately 127,765m².

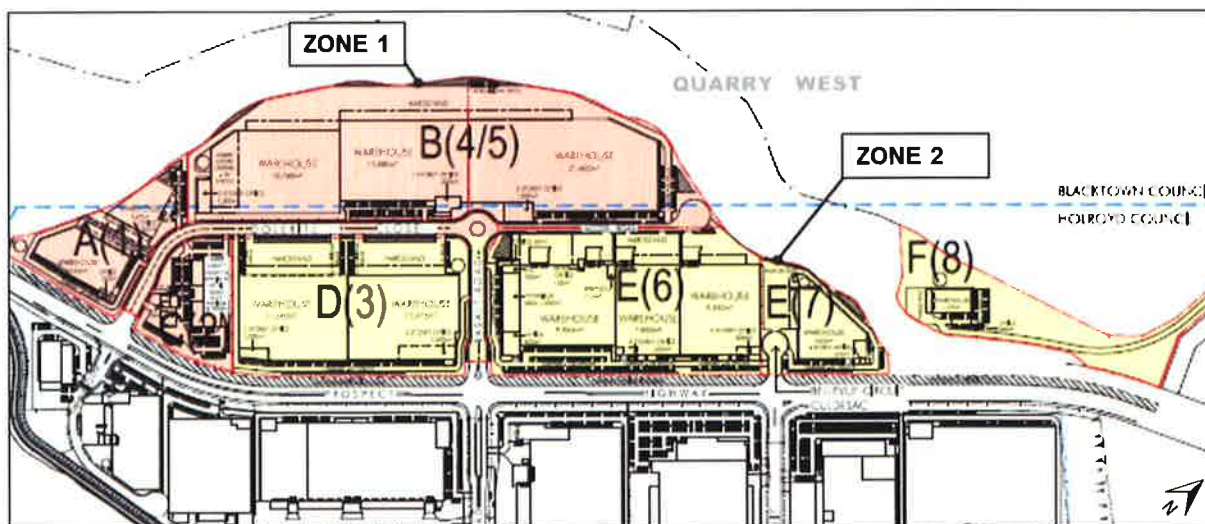


Figure 2: Approved site layout

4. PROPOSED MODIFICATION

On 17 April 2016, the Proponent lodged an application (SSD 6801 MOD1) seeking approval to amend the location and size of warehouses, offices and retail spaces and lot boundaries, including:

- increase of 2,268m² in the area of Precinct A (from 17,003m² to 19,271m²) and corresponding decrease of 2,268m² in the area of Precinct B (from 82,338m² to 80,070m²);
- decrease of 2,890m² of overall warehousing GFA (from 113,320m² to 110,435m²);
- increase of 2,890m² overall office GFA (from 9,725m² to 12,615m²);
- increase of 3,676m² of hardstand area (from 71,784m² to 75,460m²);
- increase of 2,880m² of awning area (from 10,982m² to 13,862m²);
- increase of 517m² of landscaping area (from 38,717m² to 39,234m²);
- division of Warehouse A2 into two warehouses and separation of Warehouse B1 and B2;

- creation of a lot boundary between Warehouse A1 and A2 and Warehouse B1 and B2;
- amendments to the layout and location of warehouses, car parking, landscaping, bio-retention and hardstand areas;
- reduction of 37 car parking spaces (from 989 to 952 spaces); and
- addition of a mezzanine office level within Warehouse E1.

The hours of operation remain as approved, 24 hours a day, seven days a week.

The proposed amendments are shown at **Figures 2 to 7**.

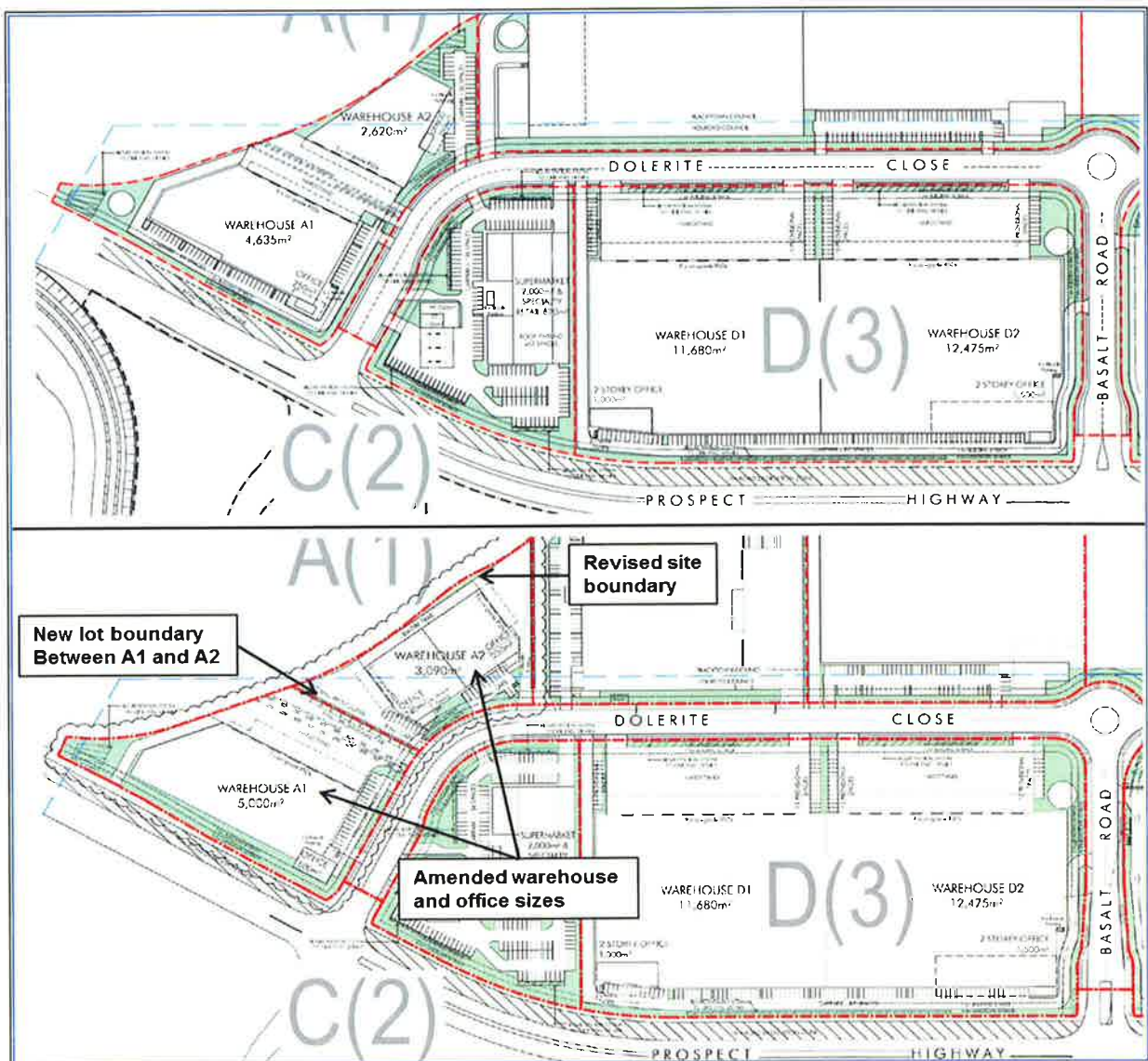


Figure 2: Approved (top) and proposed (bottom) layout of Precinct A



Figure 5: Approved (top) and proposed (bottom) Warehouse B1 and B2 eastern / Dolerite Road elevation

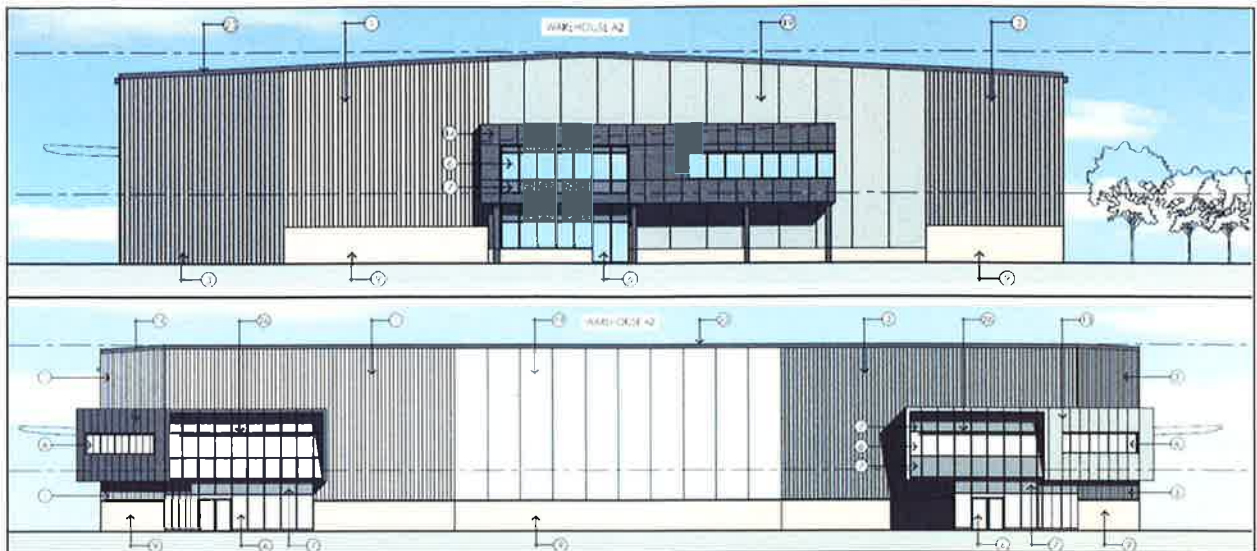


Figure 6: Approved (top) and proposed (bottom) Warehouse A1 north eastern / Dolerite Road elevation

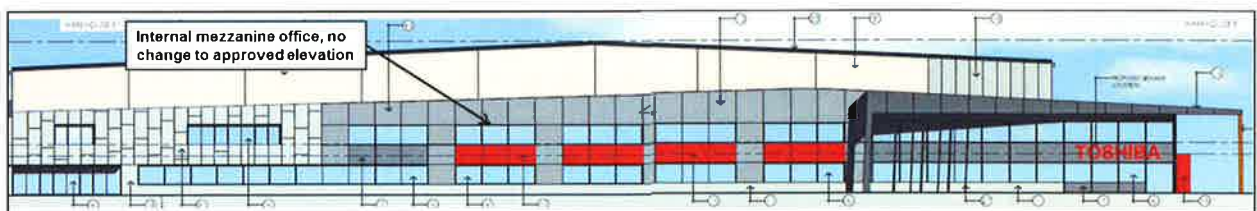


Figure 7: Approved and proposed Warehouse E1 southern / Basalt Road elevation

5. STATUTORY CONSIDERATION

5.1 Modification of 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 three submissions on the proposal. The issues raised in submissions have been considered in Section 7 of this report.

5.2 Environmental Planning Instruments

The following EPIs are relevant to the application:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (State Significant Precincts) 2005 (SSP SEPP);*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;*
- *State Environmental Planning Policy No. 55 – Remediation of Land; and*
- *State Environmental Planning Policy No. 64 – Advertising and Signage.*

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

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Acting Director Modification Assessments, may determine the application 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 Holroyd Council, Blacktown Council and Roads and Maritime Services (RMS) for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

- **Blacktown Council** raised no objection to the proposed modification.
- **Holroyd Council** raised no objection to the proposed modification.
- **RMS** raised no objection to the proposed modification.

There were no public submissions received on the proposal.

7. ASSESSMENT

Table 1: Assessment

Issue	Consideration	Recommendation
<i>SSP SEPP Compliance</i>	<ul style="list-style-type: none"> • The SSP SEPP includes key development standards for the site relating to building height, gross floor area (GFA), floor space ratio (FSR), car parking, design excellence and public utility/infrastructure. • The proponent has provided a detailed SSP SEPP compliance table within the Statement of Environmental Effects, which confirms that the modified development is compliant with the SSP SEPP development standards. • The Department has assessed the proposal against the SSP SEPP development standards and concludes that the proposed amendments to the building locations, design, size and car parking numbers are acceptable and the development will continue to comply with the development standards within the SSP SEPP. 	No additional conditions or amendments necessary.
<i>Consistency with Concept Plan</i>	<ul style="list-style-type: none"> • The Concept Approval includes key requirements / development controls for the site relating to GFA, FSR, infrastructure provision, urban design, built form, car parking, staging, land-uses, subdivision and landscaping. • The proponent has provided a detailed Concept Approval consistency table at Appendix E of the Statement of Environmental Effects, which confirms that the modified development is consistent with 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>Design Excellence</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 size and location of buildings (refer to Figures 5 to 7). • The proposed amendments are minor in nature and do not alter 	No additional conditions or amendments necessary.

Issue	Consideration	Recommendation
	<p>the overall building design approach. In addition the amendments would not reduce the architectural quality of the development or jeopardise the achievement of design excellence.</p> <ul style="list-style-type: none"> • No change is proposed to the height of the buildings. • The Department is therefore satisfied that the proposed modification maintains a high standard of design and continues to achieve design excellence. 	
<i>Amendments to site boundaries and building GFA</i>	<ul style="list-style-type: none"> • The modification seeks approval for the enlargement and reduction in the size of warehouses / office buildings in Precincts A, B and E, which result in an increase of 2,890m² of office space and corresponding decrease of warehouse space. In addition, changes are proposed to the site and lot boundaries in Precinct A and B (refer to Figures 2 to 4). • The Department considers that the amendments would not have any adverse impacts on the functionality or operation of the proposed buildings on-site. The Department concludes that in the context of the entire development, the proposed changes are minor in nature and the modification maintains an acceptable overall layout. 	The Department recommends that Condition B6 be updated to reflect the changes in GFA.
<i>Traffic and car parking</i>	<ul style="list-style-type: none"> • The transport assessment submitted with the application confirms that the proposed modification would not result in a change to the overall traffic generation associated with the development. • The car parking provision has been revised to reflect the amended warehouse and office sizes. The Department notes that although there has been a reduction of 37 car parking spaces (989 to 952 spaces), the modification continues to exceed the minimum number of car parking spaces for the site (890 spaces as required under the SSP SEPP) by 62 spaces. • The location and arrangement of car parking spaces have been amended throughout Precincts A and B in response to the revised building layouts and sizes. The Proponent has confirmed that car parking areas will be designed in accordance with the relevant Australian Standards. • 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.
<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 flora and fauna, heritage, soil erosion, site contamination, ground water and stormwater management. • 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. • 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 application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the proposed amendments to the size of warehouse / office buildings and changes to the lot and site boundaries are minor in nature and the modification maintains an acceptable layout overall;
- the modification maintains a high standard of design in keeping with the industrial nature of the site; and
- the proposal is acceptable in terms of traffic, car parking, built form, geological, hydrological and amenity impacts.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

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

- **considers** the findings and recommendations of this report;
- **approves** the application under section 96 (1A), subject to conditions; and
- **signs** the notice of modification (**Appendix A**).

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 16/6/16

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APPENDIX A: NOTICE OF MODIFICATION

A copy of the notice of modification can be found on the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7635

APPENDIX B: SUPPORTING INFORMATION

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

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7635

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7635