

## ASSESSMENT REPORT

### Section 96(1A) Modification DEXUS QUARRY WEST ESTATE (SSD 6801 MOD 3)

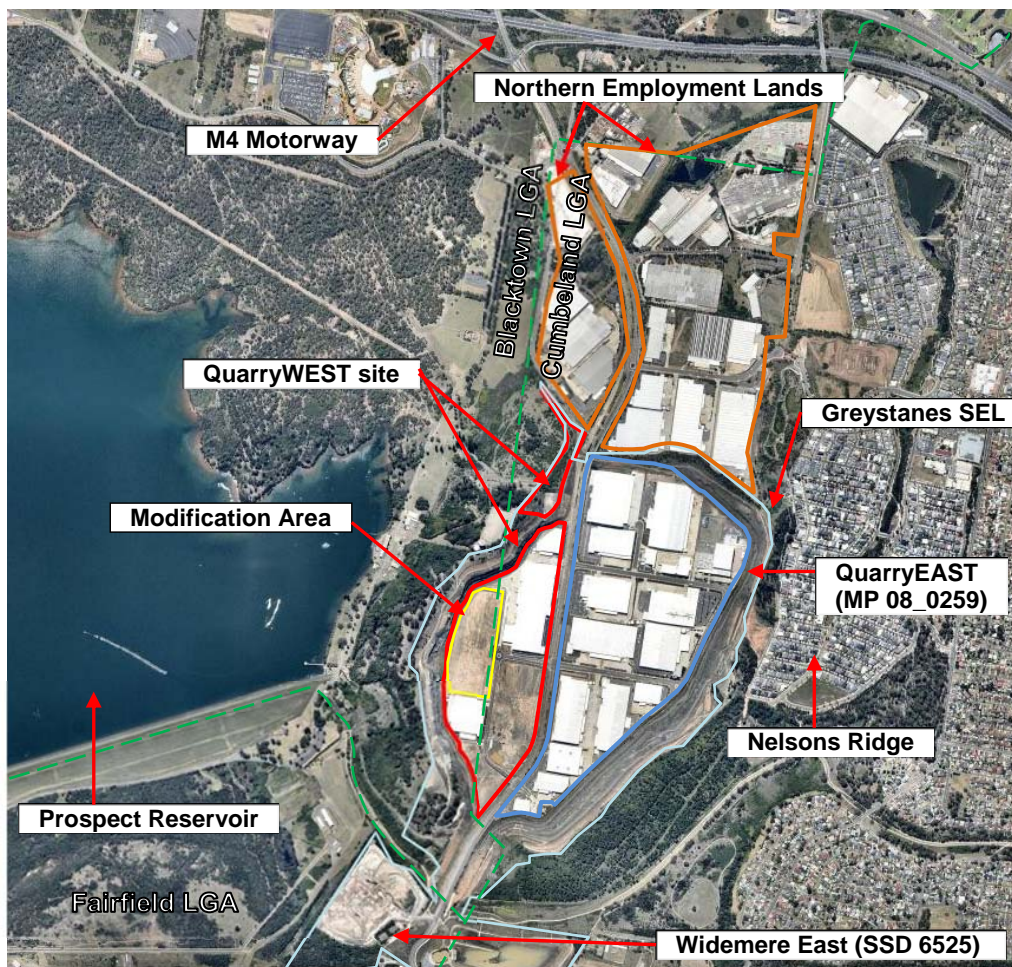
#### 1. INTRODUCTION

This report assesses a modification application by the Dexus Quarry West Subtrust (the Applicant) to the Dexus QuarryWEST Estate (SSD 6801). The application has been lodged pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

#### 2. BACKGROUND

The Applicant manages a number of warehouses at an industrial estate near the Prospect Highway, Pemulwuy. The site is located partly in the Cumberland (formerly Holroyd) and Blacktown local government areas (LGA), approximately 35 km west of the Sydney central business district (see **Figure 1**).

The site is located wholly within the former Prospect Quarry and the Greystanes Southern Employment Lands (Greystanes SEL) which has an existing Concept Plan and Project Approval (MP 06\_0181) permitting the redevelopment of the Greystanes SEL for business park and light industrial uses.



**Figure 1: Site Location and Area of Modification**

Surrounding land uses include:

- the Greystanes Northern Employment Lands (NEL) and the M4 Motorway immediately to the north;
- the DEXUS QuarryEAST Estate immediately to the east (MP 08\_0259);
- 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 (SSD 6525) to the south in the Fairfield LGA which is currently operating;
- the industrial/manufacturing area of Wetherill Park, Fairfield further to the south; and
- Prospect Reservoir and Eastern Creek to the west.

The Applicant has lodged the modification application to amend the layout of Lots B4 and B5 in Precinct B of the estate to facilitate end user requirements for Symbion Health (a future tenant) in warehouse building B2 for the warehousing and distribution of pharmaceutical products.

### 3. APPROVAL HISTORY

On 20 July 2007, the then Minister for Planning granted concurrent Concept Plan and Project Approval for MP 06\_0181 for the use and development of industrial and business park uses within the Greystanes SEL under Part 3A of the EP&A Act.

On 20 October 2016, the Acting Executive Director, Key Sites and Industry Assessments, as delegate of the Minister for Planning, granted development consent for the Dexus QuarryWEST project (SSD 6801) (see **Figure 2**). The development consent permits:

- 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 127,765 m<sup>2</sup>.



**Figure 2:** QuarryWEST Layout as Originally Approved



SSD 6801 has been modified two times. On 16 June 2016, SSD 6801 MOD 1 was approved under delegation to modify the areas of Precincts A, B and E, amend the lot boundaries within the site, the size of warehouses A2, B1 and B2, ancillary offices and retail spaces.

On 20 September 2016, SSD 6801 MOD 2 was approved under delegation to split warehouses B2 and B3 in Precinct B, Zone 1 and amend the warehouse, office, parking and access layouts.

To date the Applicant has constructed or commenced construction of:

- internal roads including Basalt Road, Dolerite Way and Charley Close cul-de-sac, earthworks, infrastructure and services; and
- warehouse buildings in:
  - Precinct E: warehouses E1 to E4; and
  - Precinct B: warehouse B1.

#### 4. PROPOSED MODIFICATION

On 17 February 2017, the Applicant lodged a modification application under section 96(1A) of the EP&A Act to modify the development to amend the layout of warehouses B2 and B3 in Precinct B, located in Zone 1. The modification is described in full in the Statement of Environmental Effects (SEE) included in **Appendix B. Figure 3, Figure 4 and Table 1** below compare the approved and proposed development. Revised architectural finishes are shown in **Figure 5 and Figure 6. Figure 7 and Figure 8** compare the eastern (street) elevations of warehouses B2 and B3.

The proposed modifications would:

- amend the location of driveways, car parking, loading docks and hardstand and circulation areas to accommodate the proposed layout;
- amend the subdivision layout of Precinct B so warehouses B2 and B3 are both located on Lot B(5);
- increase the area of warehouse B2 by 11,030 m<sup>2</sup> (from 13,970 m<sup>2</sup> to 25,000 m<sup>2</sup>);
- increase the office of warehouse B2 by 650 m<sup>2</sup> (from 550 m<sup>2</sup> to 1,200 m<sup>2</sup>);
- reduce the area of warehouse B3 by 14,050 m<sup>2</sup> (from 20,050 m<sup>2</sup> to 6,000 m<sup>2</sup>);
- reduce the office of warehouse B3 by 250 m<sup>2</sup> (from 600 m<sup>2</sup> to 350 m<sup>2</sup>);
- increase the height of warehouse B2 above the 15 m height limit to 17.4 m at the ridgeline;
- introduce the storage of Class 3 Dangerous Goods (DG) in warehouse B2 (see **Table 2**);
- increase the total landscaping on lots B(4) and B(5) by 576 m<sup>2</sup> (from 6,739 m<sup>2</sup> to 7,329 m<sup>2</sup>); and
- provide 66 additional car parking spaces.

The Applicant has advised the proposed modifications are needed to meet tenant requirements for Symbion Health in warehouse B2 for the storage and distribution of pharmaceutical goods. Amendments to warehouse B3 are a consequence of the proposed changes to warehouse B2.

**Table 1: Approved Development as Modified versus Proposed Modifications**

Areas/Measures	Development as Modified	Proposed	Change
Site Area (m <sup>2</sup> )	242,397	242,397	No Change
Warehousing (m <sup>2</sup> )	108,435	105,915	-2,520
Office (m <sup>2</sup> )	11,195	11,595	+400
Total Building Area (m <sup>2</sup> )	124,350	122,230	-2,120
Awning Areas (m <sup>2</sup> )	13,800	15,309	+1,509
Hardstand (m <sup>2</sup> )	76,071	80,029	+3,958
Landscaping (m <sup>2</sup> )	39,441	40,017	+576
Site Cover incl. awning	55%	55%	No Change
Floor Space Ratio	51%	50%	-1%
Car Parks Required (No.)	848	850	+2
Car Parks Proposed (No.)	910	976	+66
Employees (based off 95 % car parking spaces) (No.)	865	927	+62

**Table 2: Proposed Quantities of Dangerous Goods in Warehouse B2**

Material/Substance	Proposed Quantity
Water miscible flammable liquids	9,000 Litres
Non - miscible flammable liquids	1,000 Litres
Aerosols	4,600 Kilograms

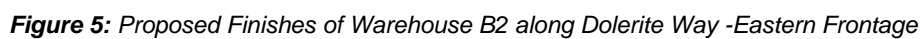
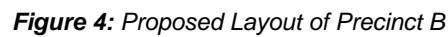
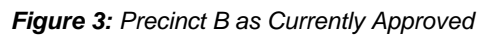




Figure 6: Proposed Architectural Finishes to Warehouse B3

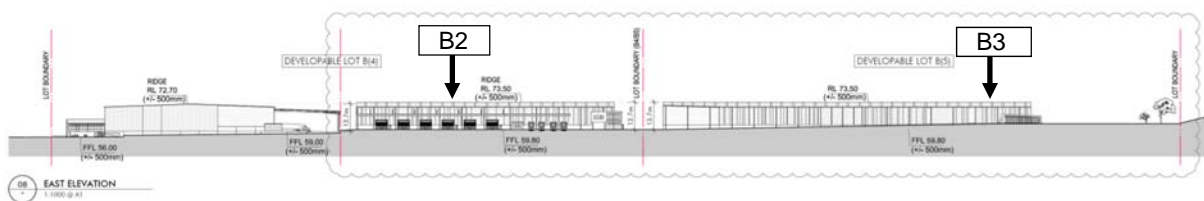


Figure 7: Approved Eastern Elevation of Warehouses B2 and B3

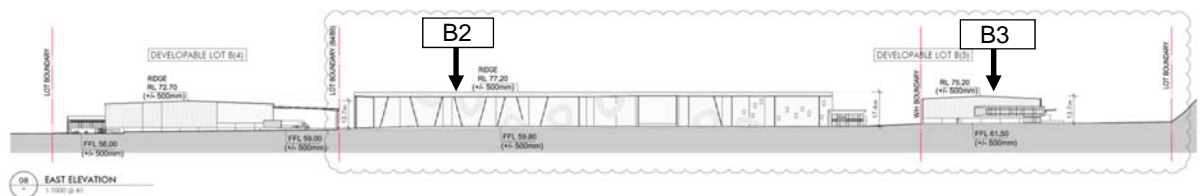


Figure 8: Proposed Eastern Elevation of Warehouses B2 and B3

## 5. STATUTORY CONTEXT

### 5.1 Consent Authority

The Minister for Planning is the consent authority for the application. Under the Minister's delegation of 16 February 2015, the Director, Industry 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 objection.

### 5.2 Section 96(1A)

The Department has reviewed the scope of the modification application and is satisfied it would result in minimal environmental impacts, and relates to substantially the same development as the original development consent on the basis that:

- the primary function and purpose of the approved project would not change as a result of the proposed modification;
- the modification is of a scale that warrants the use of section 96(1A) of the EP&A Act;
- the approved uses on-site would remain unchanged as a result of the proposed modification; and

- any potential environmental impacts would be minimal and appropriately managed through the existing or modified conditions of approval.

Therefore, the Department is satisfied the proposed modification is within the scope of section 96(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 96(1A) of the EP&A Act rather than requiring a new development application to be lodged.

## 6. CONSULTATION

Clause 117(3B) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation does not apply to State significant development. Accordingly, the application was not notified or advertised, however, it was made publicly available on the Department's website on 24 February 2017, and was referred to Blacktown City Council, Cumberland Council and Roads and Maritime Services for comment.

During the notification period, a total of three submissions were received from public authorities. No submissions from the public were received. Of the submissions received, none objected to the development.

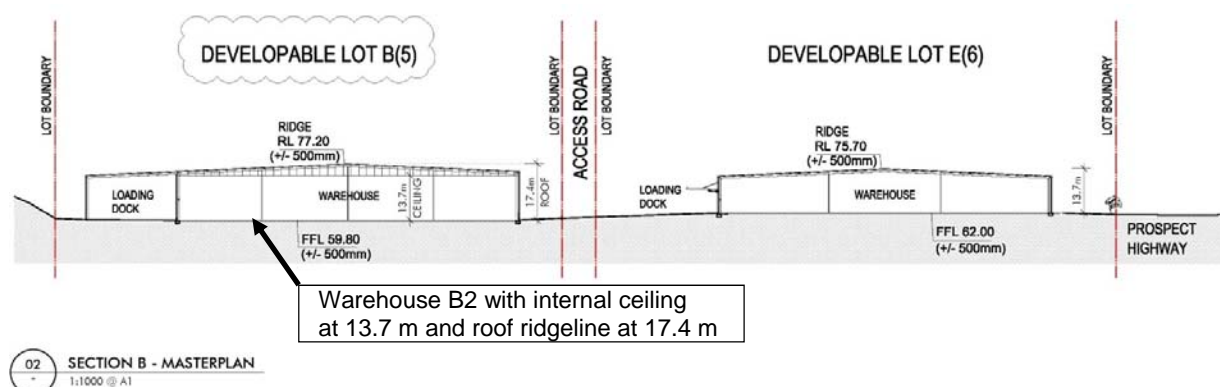
**Blacktown City Council** did not object to the modification application and requested further details of the need for the increased height of warehouse B2.

**Cumberland City Council** did not object to the modification application and did not provide any comments or recommended any modified conditions of consent.

**Roads and Maritime Services** did not object to the modification application and did not raise any issues or recommend any modified conditions of consent.

The Department requested the Applicant provide additional sections and elevations of the revised estate layout and the additional information requested by Blacktown City Council.

On 23 March 2017, the Applicant provided a response on the modification application, which included updated section plans and stormwater plans. The Applicant advised the increased height of warehouse B2 above the height limit under *State Environmental Planning Policy (State Significant Precincts) 2005* (SSP SEPP) is required to accommodate a partially automated, high-density storage system for pharmaceutical products. The storage system has a height of 12.7 m across the entire warehouse. To comply with fire safety requirements a ceiling with sprinklers would be suspended from the warehouse structure at 13.7 m. The warehouse design also incorporates an increased roof pitch of 2.5 degrees to mitigate the risk of potential hail damage to the warehouse. Notwithstanding, under the proposed design only structural elements and the ridgeline of the warehouse roof would exceed the 15 m height limit. The area of the warehouse above the SSP height limit would not contain pharmaceutical goods as part of the proposed operation (see **Figure 9**).



**Figure 9:** Section of Proposed Warehouse B2

## 7. ASSESSMENT

The Department has assessed the merits of the proposed modification. During this assessment, the Department has considered the:



- the SEE and RTS to support the proposed modification (see **Appendix B**);
- the assessment report for the original development application and subsequent modification application(s);
- submissions from the public, State government authorities and Council (**Appendix C**);
- relevant environmental planning instruments, policies and guidelines; and
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department's assessment of the issues associated with the modification application is provided in **Table 3** below.

## 7.1 Assessment Issues

**Table 3: Assessment of Other Issues**

Issue	Assessment	Recommendation
<i>State Environmental Planning Policy (State Significant Precincts) 2005 (SSP SEPP) Compliance</i>	<ul style="list-style-type: none"> <li>• The SSP SEPP includes key development standards for the site relating to building height, GFA, floor space ratio (FSR), car parking, design excellence and public utility infrastructure.</li> <li>• The Applicant provided a detailed SSP SEPP compliance table with the SEE. Notwithstanding the exceedance of the SSP height limit, the compliance table confirms the modified development is compliant with the SSP SEPP development standards.</li> <li>• The Department has assessed the proposal against the SSP SEPP development standards (see <b>Table 4</b> at <b>Appendix E</b>).</li> <li>• The Department's assessment concludes the proposed amendments to building locations, design, size and car parking provision are acceptable and the development would continue to comply with the SSP SEPP development standards.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<i>Consistency with Concept Plan</i>	<ul style="list-style-type: none"> <li>• The Concept Plan includes key requirements and development controls for the site.</li> <li>• The Applicant has provided a detailed Concept Plan compliance table with the SEE which confirms the development, as proposed to be modified, is generally consistent with the Concept Plan.</li> <li>• The Department has assessed the consistency of the modification application with the Concept Plan (see <b>Table 5</b> in <b>Appendix E</b>) and notes the modifications to Precinct B are minor in nature and do not impact on the acceptability of the development as modified.</li> <li>• The Department concludes the development will continue to be consistent with the Concept Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<i>Design Excellence</i>	<ul style="list-style-type: none"> <li>• The modification includes alterations to the façade designs and appearances of warehouses B2 and B3 as a result of the revised estate layout (see <b>Figure 5</b> and <b>Figure 6</b>). Warehouse B2 is proposed to increase in height by 2.4 m to 17.4 m.</li> <li>• The Department considers the proposed amendments are minor in nature and would not reduce the architectural quality of the two warehouse buildings within the development or compromise the objective of design excellence.</li> <li>• The Department also accepts the Applicant's argument for the height exceedance of warehouse B2 over the 15 m height limit under the SSP SEPP (see <b>Appendix F</b>).</li> <li>• The Department is therefore satisfied the proposed modification would ensure the development maintains a high standard of design and continues to achieve design excellence.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<i>Traffic and Car Parking</i>	<ul style="list-style-type: none"> <li>• The proposed modifications would result in a net reduction in warehouse GFA in Precinct B from 43,020, m<sup>2</sup> to 40,500 m<sup>2</sup> and an increase in office GFA from 2,380 m<sup>2</sup> to 2,780 m<sup>2</sup>.</li> <li>• The transport assessment submitted with the application concluded the amended development would generate 842 trips in the AM peak and 1131 trips in the PM peak, which is consistent with the traffic impacts already assessed and approved and would result in a minor reduction in traffic volumes due to the reduction in overall GFA in the development.</li> <li>• The transport assessment also concluded all nearby intersections would continue to operate at a Level of Service B or C during operation and would not change as a result of the proposed modifications.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

Issue	Assessment	Recommendation
	<ul style="list-style-type: none"> <li>The Applicant has advised B-Double class heavy vehicles would access warehouse B2 and driveways and access points would be designed in accordance with AS2890.2.</li> <li>The Department notes the internal estate road network has been designed to accommodate PBS Level 2B vehicles (30 m long) and can therefore accommodate B-Double heavy vehicles.</li> <li>Car parking provision and layout in Precinct B has been revised to reflect the proposed warehouses and office layout. The proposed changes would increase the total number of carpark spaces from 910 to 976 spaces, continuing to exceed the minimum of 848 spaces required by the current estate layout.</li> <li>The Department's assessment concludes the proposed modifications would have minimal impact on the local road network and would continue to provide adequate access to, from and within the site as well as provide sufficient on-site car parking.</li> </ul>	
<i>Stormwater</i>	<ul style="list-style-type: none"> <li>The proposed change to the site layout would alter the location of bio-retention areas and has the potential to impact stormwater flows and flood behaviour.</li> <li>The application includes a review of the civil and stormwater works for the estate.</li> <li>The review concluded that under the revised layout: <ul style="list-style-type: none"> <li>the area disturbed during construction would not increase;</li> <li>stormwater design remains generally consistent with the approved stormwater management system;</li> <li>the proportion of impervious surfaces is generally consistent with the approved estate layout of 17 %;</li> <li>run-off rates would remain consistent with the modified layout; and</li> <li>the minimum bio-retention area of 3,000 m<sup>2</sup> is still provided.</li> </ul> </li> <li>The Department's assessment concludes the changes to the estate layout would have negligible impacts on stormwater and flood behaviour and can be managed through existing conditions of consent.</li> <li>The Department has recommended the updated civil and stormwater plans be incorporated into the development consent.</li> </ul>	<ul style="list-style-type: none"> <li>Include the revised plans in the Instrument of Modification.</li> </ul>
<i>Hazards and Risk</i>	<ul style="list-style-type: none"> <li>The Applicant advised warehouse B2 would store up to 10,000 L of flammable liquids (Class 3 DGs) and up to 4,600 kg of aerosols (Class 2.1 LPG assumed).</li> <li>Existing condition C20 requires the Applicant to ensure the storage of any DGs remains below the screening thresholds outlined under <i>Hazardous and Offensive Development Guidelines: Applying SEPP 33</i> (Applying SEPP 33).</li> <li>The Department has reviewed the proposed DG volumes and notes the separation distances between warehouse B2 and surrounding land uses and the proposed DG quantities are below the screening thresholds in Applying SEPP 33.</li> <li>On this basis, the Department's assessment concludes the introduction of DGs into warehouse B2 can be managed by existing conditions of consent.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<i>Exceedance of Height Limit</i>	<ul style="list-style-type: none"> <li>The Applicant's proposed changes to warehouse B2 would increase its height above the 15 m height limit under the IN2 Light Industrial zone of the SSP SEPP to 17.4 m (2.4 m or a 16 % exceedance).</li> <li>The Applicant submitted a written request to vary the height of buildings development standard in accordance with clause 20 of the Greystanes SEL under the SSP SEPP.</li> <li>The Department has assessed the Applicant's request at <b>Appendix F</b>. In summary, the Department considers the variation is acceptable as it is limited to structural elements of the warehouse, would allow the efficient storage of additional goods and the warehouse would be screened by existing buildings of a similar bulk and scale.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<i>Other Impacts</i>	<ul style="list-style-type: none"> <li>The proposed modification does not involve any changes to the construction, noise or environmental management elements of the development, which are addressed by existing conditions of consent or via administrative amendments to the documents relating to the development.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>



## 8. CONCLUSION

The Department has assessed the proposed modification in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposed modification is appropriate on the basis that:

- the proposed modification will result in minimal environmental impacts beyond the approved estate;
- the proposed amendments will ensure the development remains consistent with the SSP SEPP and Concept Plan (MP 06\_0181); and
- the variation to the building height of warehouse B2 would facilitate end user requirements for an identified tenant in the estate and would not result in any adverse amenity impacts on surrounding land uses or nearby residential receivers.

On this basis, the Department is satisfied the modification should be approved, subject to conditions.


## 9. RECOMMENDATION

It is recommended that the Director, Industry Assessments:

- **consider** the findings and recommendations of this report;
- **consider** the Applicant's written request to vary the height of buildings development standard in Schedule 3, Part 22, Clause 13(b) of *State Environmental Planning Policy (State Significant Precincts) 2005*;
- **be satisfied** of the matters in Schedule 3, Part 22, Clause 20(5)(a) of *State Environmental Planning Policy (State Significant Precincts) 2005* to vary that height standard;
- **approve** the modification application under section 96(1A) of the EP&A Act; and
- **sign** the attached notice of modification (**Appendix A**).

Thomas Piovesan  
Planning Officer  
Industry Assessments

ENDORSED:

 26/4/17.  
Joanna Bakopanos  
Team Leader  
Industry Assessments

 25/4/17.  
Chris Ritchie  
Director  
Industry Assessments

## **APPENDIX A – NOTICE OF MODIFICATION**

See link: [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8265](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8265)

## **APPENDIX B – STATEMENT OF ENVIRONMENTAL EFFECTS**

See link: [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8265](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8265)



## **APPENDIX C – SUBMISSIONS**

See link: [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8265](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8265)

## **APPENDIX D – CONSOLIDATED CONSENT**

## APPENDIX E – CONSISTENCY WITH SSP SEPP AND CONCEPT PLAN MP 06\_0181

The following tables assess the modification application against the development standards of the SSP SEPP (see **Table 4**) and the existing Concept Plan (MP 06\_0181) (see **Table 5**). The Department's assessment concludes the development would continue to comply with the SSP SEPP development standards, with the exception of the proposed building height of warehouse B2.

The Department also notes the approved development contains several departures from the Concept Plan. The only additional departure from the Concept Plan for this modification application is the variation in the height of warehouse B2 (see **Appendix F**). On balance, the Department is satisfied the proposed modifications to the development remain generally consistent with the Concept Plan.

**Table 4: Compliance with Relevant SSP SEPP Development Standards**

SSP SEPP Control	Complies (Y/N)	Comment
<b>13. Height of Buildings</b> The height limits in the Greystanes SEL are: <ul style="list-style-type: none"> <li>• 25 m in the B7 zone; and</li> <li>• 15 m in the IN2 zone.</li> </ul>	N	The proposed modifications would increase the height of warehouse B2 to 17.4 m which is 2.4 m above the SSP SEPP height limit for the Greystanes SEL. The Department's assessment of the Applicant's written request to vary the development standard is at <b>Appendix F</b> of this report.
<b>14. Gross Floor Area</b> Maximum GFA in the B7 zone is 104,000 m <sup>2</sup> , of which: <ul style="list-style-type: none"> <li>• max. of 6,500 m<sup>2</sup> for retail premises, service stations and vehicle repair stations, with a max. pub GFA of 2,500 m<sup>2</sup>;</li> <li>• max. supermarket GFA of 2,000 m<sup>2</sup>;</li> <li>• max. GFA for other uses of 97,000 m<sup>2</sup>; and</li> <li>• min. GFA of 3,000 m<sup>2</sup> for any building containing office premises;</li> </ul> Maximum office GFA in the IN2 zone is: <ul style="list-style-type: none"> <li>• 50 %, for lots within 400 metres of bus stop; and</li> <li>• 30 %, for lots more than 400 metres of bus stop.</li> </ul>	Y	No changes are proposed in the B7 zone. No changes are proposed to retail and services uses. The revised layout of warehouses B2 and B3 have an ancillary office component of less than 30 %.
<b>15. Flood Space Ratio</b> The FSR of the any building within the IN2 zone must not exceed 0.75:1	Y	The revised estate layout has a FSR of 0.5:1, which is under the FSR limit of 0.75:1 under the SSP SEPP.
<b>16. Hotel Accommodation</b>	N/A	No hotel accommodation is proposed.
<b>17. Child Care Centres</b>	N/A	No child care centres are proposed.
<b>18. Car Parking</b> <ul style="list-style-type: none"> <li>• Light industry: 1 space/77 m<sup>2</sup>;</li> <li>• Office: 1 space/40 m<sup>2</sup>;</li> <li>• retail: 1 space/20 m<sup>2</sup>;</li> <li>• industrial: 1 space/77 m<sup>2</sup>; and</li> <li>• warehouse: 1 space/300 m<sup>2</sup>.</li> </ul>	Y	The revised estate layout complies with the SSP SEPP car parking rates and provides a surplus of car parks over the minimum required (see <b>Table 3</b> ).
<b>21. Design Excellence</b> The consent authority must have regard to the following: <ul style="list-style-type: none"> <li>• whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;</li> <li>• whether the form and external appearance of the building will improve the quality and amenity of the public domain; and</li> <li>• whether the building will meet sustainable design principles.</li> </ul>	Y	The revised architectural designs and finishes are consistent with the approved warehouse and office building designs for warehouse B2 and surrounding warehouse buildings in the estate.



SSP SEPP Control	Complies (Y/N)	Comment
<b>22. Architectural Roof Features</b> <ul style="list-style-type: none"> <li>to ensure that architectural roof features are decorative elements only, and</li> <li>to ensure that the majority of the roof features are contained within the prescribed building height.</li> </ul>	N/A	The development does not involve architectural roof elements above the proposed heights, other than as shown on the architectural plans
<b>23. Public Utility Infrastructure</b> Requires infrastructure to be provided, including potable water, electricity, gas and sewerage	Y	All required infrastructure for the Greystanes SEL has been approved under existing approvals (MP 06_0181 and SSD 6801)

**Table 5: Compliance with Relevant Items of Concept Plan MP 06\_0181**

Concept Plan Requirement	Complies (Y/N)	Comment
<b>GFA</b> Maximum GFA of 493,215 m <sup>2</sup> comprised of: <ul style="list-style-type: none"> <li>a maximum of 97,500 m<sup>2</sup> for business park uses; and</li> <li>a maximum of 6,500 m<sup>2</sup> for service retail uses, of which no more than 2,000 m<sup>2</sup> is permitted for supermarket uses.</li> </ul>	Y	The proposed estate layout has a maximum GFA of 122,230 m <sup>2</sup> which complies with the GFA requirements of the Concept Plan.
<b>FSR</b> Maximum FSR of 0.75:1 in the industrial precinct.	Y	The proposed modifications would result in a development FSR of 0.5:1 which as stated in <b>Table 4</b> complies with the FSR control of 0.75:1.
<b>Road Design</b> Compliance with the conceptual road design which comprises: <ul style="list-style-type: none"> <li>a 4-lane 50 m wide north-south central spine (Prospect Highway);</li> <li>a 2-lane 30 m wide east-west boulevard; and</li> <li>local roads with 20 m wide road reserves and 14 m wide carriageways.</li> </ul>	Y	The approved development contains minor variations to the conceptual road design which remain unchanged under this modification application. No changes to the road design are proposed as part of this modification. The Department is satisfied the road design of the proposed modification is consistent with the Concept Plan.
<b>Urban Design</b> The Development is to be consistent with the "Greystanes Estate Southern Employment Lands Urban Design Plan" (UDP).	N	<p>The approved development has several departures from the UDP in regards to streetscape (road corridor width), setbacks, business precinct landscaping coverage and building height.</p> <p>The only additional departure from the UDP is the height exceedance of warehouse B2 (see <b>Appendix F</b>). All other departures from the UDP form part of the approved development as modified.</p> <p>Setbacks for warehouses B2 and B3 would change, but remain consistent with the 4 m landscape and 7.5 m building setbacks.</p> <p>The Department considers the departure of the height of warehouse B2 is acceptable and therefore the development as proposed to be modified would continue to be generally consistent with the urban design provisions of the Concept Plan.</p>
<b>Car Parking</b> <ul style="list-style-type: none"> <li>office: 1 space/40 m<sup>2</sup>;</li> <li>retail: 1/20 m<sup>2</sup>;</li> <li>industrial: 1/77 m<sup>2</sup>; and</li> <li>warehouse: 1/300 m<sup>2</sup>.</li> </ul>	Y	As discussed in <b>Table 3</b> , the revised layout increases the number of car parking spaces provided from 910 to 976 and continues to provide over the minimum required spaces (848 as approved and 850 as modified). The modification will therefore provide sufficient car parking for the revised estate layout.

## APPENDIX F – EXCEPTION TO DEVELOPMENT STANDARD – BUILDING HEIGHT

Schedule 3, Part 22, Clause 13 of the SSP SEPP states the height of a building in the IN2 Light Industrial zone in the Greystone's SEL must not exceed 15 m from the finished ground level. The proposed modifications to the estate would increase the height of warehouse B2 to 17.4 m. This is a 2.4 m (16 %) exceedance of the height limit under the provisions of the SSP SEPP for the Greystanes SEL.

Clause 79B(2A) of the EP&A Act states the Secretary's concurrence is not required for SSD (including this application) and no EPI applying to the site specifies concurrence is required.

The Applicant has submitted a written request to vary the development standard with the SEE (see **Appendix B**), pursuant to Schedule 1, Division 2, Clause 20(4) of the SSP SEPP. In summary, the Applicant considers the variation is reasonable as:

- the QuarryWEST estate is located at the base of a former quarry, and is surrounded by quarry walls between 40 m and 60 m high;
- the warehouse B2 site is at the rear of the QuarryWEST estate next to the western quarry walls, and is well removed from the main public domain areas of the estate and the main public thoroughfare associated with Prospect Highway;
- there are no sensitive visual receivers or residences near warehouse B2 site that would be affected by the moderate height increase;
- the high design standard of warehouse B2 (including materials, colours, design elements and articulation) assists in minimising the scale and bulk of the facility;
- warehouse B2 has a frontage to Dolerite Way, which is an internal estate road that provides access to land users within the estate only;
- the proposed height of warehouse B2 is below the height limit of the B7 zone (i.e. 25 m), located immediately to the east of the site, between the warehouse B2 site and the Prospect Highway;
- the higher building would assist in improving the sustainability of the facility and the QuarryWEST estate, by reducing the footprint of the warehouse;
- the moderately higher building would not adversely affect any other land users within or outside the QuarryWEST estate; and
- the QuarryEAST estate (MP 08\_0259), also within the former quarry, has approved building heights of up to 40 m for similar industrial buildings.

The Department reviewed the Applicant's request and considers the variation is acceptable as:

- the 2.4 m height exceedance is limited to structural roof elements (eaves and trusses) to provide an increased roof pitch to mitigate potential hail damage and facilitate the proposed high density storage system;
- the area above the 15 m height limit would not contain the proposed high-density storage system or pharmaceutical goods;
- the unique context of the site within an former quarry would ensure the exceedance in building height for warehouse B2 does not result in any adverse visual impacts on any nearby land use or residential receivers;
- the location of the exceedance is removed from public areas, located to the rear of the estate and screened by existing structures with similar or higher building heights;
- the taller warehouse would cater for the storage of greater quantities of pharmaceutical goods within the proposed warehouse footprint and use this space more efficiently; and
- the proposed architectural finishes of the warehouse would mitigate the bulk and scale of the building and ensure it continues to exhibit design excellence.

On this basis, the Department has recommended the variation to the height of buildings development standard for the Greystanes SEL under the SSP SEPP, be approved.