



Prestons Industrial Estate

*State Significant
Development
Modification Assessment
(SSD 7155 MOD 9)*



August 2019

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Cover photo

Aerial view of Prestons Industrial Estate, Landscape and Visual Impact Assessment Report dated 15 August 2018 prepared by Habit8

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Glossary

Abbreviation	Definition
Consent	Development Consent
Council	Liverpool City Council
Department	Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
GFA	Gross Floor Area
LEP	Local Environmental Plan
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
Minister	Minister for Planning and Public Spaces
SSD	State Significant Development



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1. Introduction

This report provides an assessment of an application to modify the State significant development consent (SSD) for the Prestons Industrial Estate at Yarrunga Street, Prestons. The application has been lodged by Urbis Pty Ltd on behalf of Logos Development Management Pty Ltd (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The modification application seeks approval to:

- increase the awning length to Warehouse 1A loading docks by an additional five metres (m)
- increase internal battery charging area used for fork lifts and other onsite equipment from 145 square metres (sqm) to 186 sqm
- include a shade sail which will cover 30 cars in the staff car park on the eastern side of Warehouse 1A
- include a weigh bridge and a boom gate added to the hardstand area at the entry to Warehouse 1A
- include an 1800 millimetre (mm) high masonry fence dividing Warehouses 1A and 1B
- update the external warehouse wall colour and patterns.

1.1 Background

The Applicant is progressively developing the approved Prestons Industrial Estate located at 5-35 Yarrunga Street, 36-36A Kookaburra Road North and 42B Kurrajong Road, Prestons in the Liverpool local government area (LGA) (the site). The site is located near the intersections of the M5 and M7 motorways, 30 kilometres (km) south-west of the Sydney city centre and 6 km south-west of the centre of Liverpool (refer to **Figure 1**).

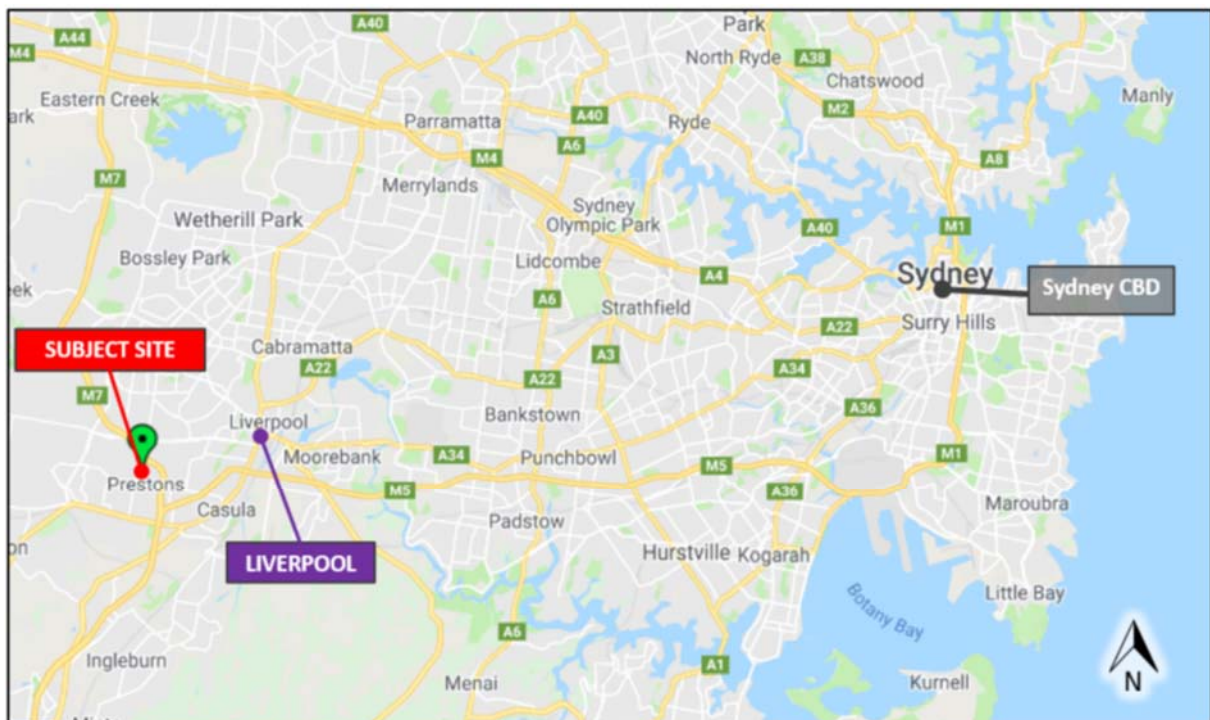


Figure 1 | Site Location

On 24 June 2016, the Prestons Industrial Estate development application (SSD 7155) was approved. SSD 7155 permitted the construction of five warehouse and distribution buildings on the 20-hectare (ha) site over four stages.

A number of modifications to SSD 7155 have expanded the size of the estate to approximately 26 ha and allowed for the estate to comprise six warehouse buildings when fully operational (refer to **Section 1.3**). The Applicant has requested further modifications to Warehouses 1A and 1B to meet the operational needs of the future tenants of the subject warehouses, Intertrading Australia Pty Ltd.

1.2 Site Description and Context

Bulk earthworks and construction of internal access roads and four of the approved six warehouse buildings in the Prestons Industrial Estate have been completed (refer Figure 2). The warehouses which have been constructed to date comprise Warehouses 2, 3A, 3B, 3C, 5 and 6 as shown in Figure 3.

Two high voltage transmission towers are located on the eastern part of the site within a 61 metre (m) wide transmission line easement (shown dotted in Figure 2).

Residential properties are located directly to the south of the Prestons Industrial Estate and to the north-west (refer Figure 2).

The road network surrounding the site includes:

- Bernera Road, a four-lane collector road that runs in a north-south direction and connects with the M7 motorway located 520 m to the north
- Kurrajong Road, a four-lane collector road that runs in an east-west direction along the southern site boundary and connects to Cowpasture Road to the west
- Yarrunga Street, a two-lane local road along the northern site boundary
- Kookaburra Road North, a two-lane local road along the north-western site boundary
- Wulbanga Street, a two-lane cul-de-sac located along the south-western boundary.



Figure 2 | Site Context

The approval and subsequent development of the Prestons Industrial Estate has changed the landscape character of the site from open paddocks in a rural context to industrial. Many of the remaining undeveloped industrial zoned

lots surrounding the site to the north, west and east have been developed over the last few years or have recently been approved to be developed for industrial uses.

1.3 Approval History

Overview of SSD 7155

On 24 June 2016, SSD 7155 was approved by the then Executive Director, Key Sites and Industry Assessments, as delegate for the then Minister for Planning. The development consent was for the construction of an industrial estate in four stages as follows:

- Stage 1: Warehouses 2 and 5 covering 30,005 m² of gross floor area (GFA) and 32,400 m² of GFA respectively with three associated offices, two private access roads from Yarrunga Street and on-site parking
- Stage 2: Warehouse 1 covering 26,950 m² of GFA, a two storey ancillary office space and associated parking
- Stage 3: Warehouse 3 covering 12,280 m² of GFA, a two storey ancillary office space and associated parking
- Stage 4: Warehouse 4 covering 3,285 m² of GFA, a single storey office space, an access road off Bernera Road and associated parking.

The warehouses were intended for the storage, packing and distribution of fast-moving consumer goods. **Figure 3** shows the site layout of the industrial estate, as modified. Warehouses 1A (which is subject to this modification application), 1B and 4 are yet to be constructed.

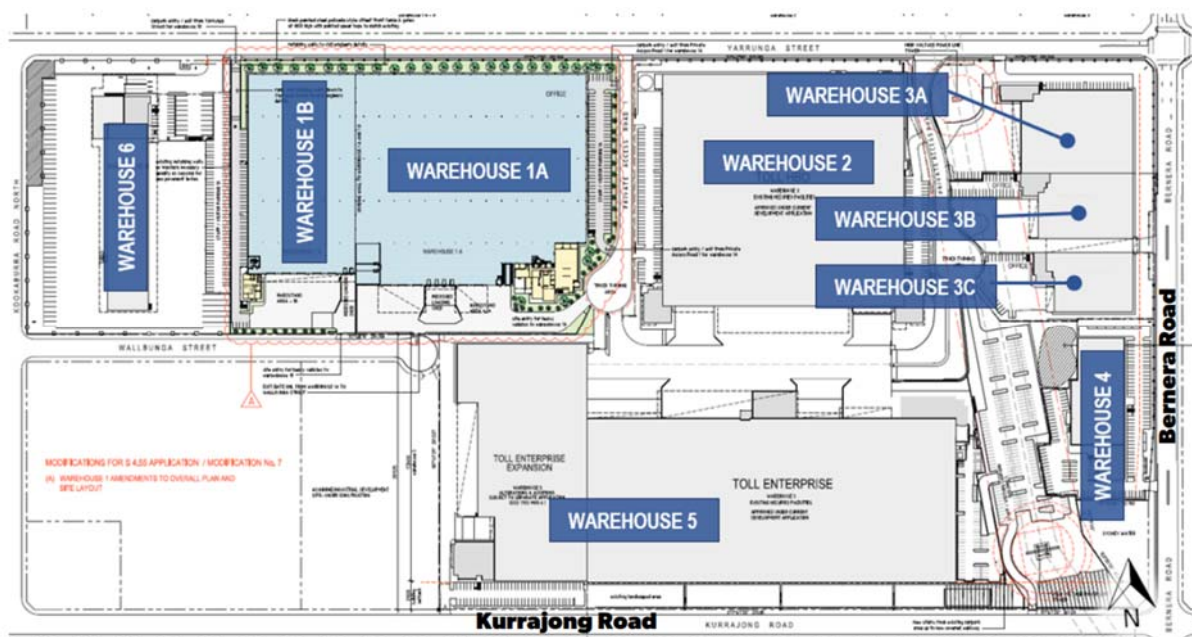


Figure 3 | Approved Site Plan (modified under SSD 7155 MOD 7)

Summary of Modifications to SSD 7155

The development consent has been modified on five occasions and two modifications are yet to be determined (see **Table 1**)

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Amendments to the location of the sprinkler tank and pump room, car parking, removal indoor substations and replacement with external substations, a new battery charge room, removal of sunshades, the car park lift and construction of pergola and shade cloth awning	Department	4.55(1A)	17 November 2016
MOD 2	Alteration to the design of Warehouse 3 and Warehouse 4 and amendments to car parking, stormwater design, landscaping and vehicle access arrangements	Department	4.55(1A)	17 November 2016
MOD 3	Reconfiguration of the layout of the industrial estate to incorporate additional Lots A and B DP 408207, amendments to the design of Warehouse, construction of new Warehouse 6 on new lots, revised construction stages, car parking, servicing and landscaping	Department	4.55(2)	11 January 2018
MOD 4	Seeking to enter a Voluntary Planning Agreement (VPA) with Liverpool City Council (Council) for works to the Bernera Road/Yarrunga Street/Yato Road intersection, currently required under conditions C1-C4	Department	4.55(1A)	Yet to be submitted
MOD 5	Amendments to conditions relating to development contributions and stormwater drainage	Independent Planning Commission	4.55(1A)	Not yet determined
MOD 6	Expansion of the estate by extending Warehouse 5 on Lot 43 DP 2359 onto an adjacent lot (Lot B DP 416483), construction of an ancillary office, hardstand, vehicles access points and car parking and modifications to the fire access arrangements	Department	4.55(2)	21 December 2018
MOD 7	Amendments to the layout of Warehouse 1 to create two separate warehouse tenancies with ancillary office space, modifications to car parking, stormwater design, landscaping and vehicle access arrangements	Department	4.55(1A)	26 February 2019
MOD 8	Created in error and withdrawn	Department	4.55(1A)	Withdrawn



2. Proposed Modification

The Applicant has lodged a modification application under section 4.55(1A) of the EP&A Act to modify the development consent SSD 7155 for the Prestons Industrial Estate to amend the site layout of Warehouse 1A to accommodate the needs of a future tenant. The Applicant is seeking approval to:

- increase the awning length to Warehouse 1A loading docks by an additional five m
- increase internal battery charging area used for fork lifts and other onsite equipment from 145 sqm to 186 sqm (+41 sqm)
- include a shade sail which will cover 30 cars in the staff car park on the eastern side of Warehouse 1A
- include a weigh bridge and a boom gate added to the hardstand area at the entry to Warehouse 1A
- include an 1800 mm high masonry fence to divide Warehouses 1A and 1B in a north south direction
- update the external warehouse wall colour and patterns as shown in **Figure 4**.

The modification is described in full in the Statement of Environmental Effects (SEE) included in Appendix A, and is illustrated in **Figure 5**.

COLOUR SCHEDULE	OFFICE COLOUR SCHEDULE	WAREHOUSE COLOUR SCHEDULE
<div> <div></div> <div> (RD-D1) Paint Finish - Colorbond - Surfsmist external roller shutter doors to warehouse </div> </div> <div> <div></div> <div> (RD-D1) Paint Finish - Colorbond - Timeless Grey external roller shutter doors to warehouse </div> </div> <div> <div></div> <div> (CT-C1) Colorbond Steel - Monument colorbond steel capping / trims and eaves gutter </div> </div> <div> <div></div> <div> (SP-D1) Paint Finish - to match colorbond Windspray painted PVC downpipes </div> </div> <div> <div></div> <div> (EB-P1) Paint Finish - Dulux / Dandelion Yellow (safety yellow) painted external ballards </div> </div> <div> <div></div> <div> (SD-S1) Powdercoat - Dulux / Zeus Monument Matt external aluminium sun shading frames and blades </div> </div>	<div> <div></div> <div> (PF 1) Paint Finish - Dulux / Teabouse office facade fibre cement - main wall colour </div> </div> <div> <div></div> <div> (PF 2) Paint Finish - Dulux / Teabouse office facade fibre cement - feature element </div> </div> <div> <div></div> <div> (PF 3) Paint Finish - prefinished - ke white office feature elements - Vitracore G2 </div> </div> <div> <div></div> <div> (PF 4) Paint Finish - prefinished - Thriller Grey office awning roof feature - Vitracore G2 </div> </div> <div> <div></div> <div> (AP-A1) Powdercoat - Dulux / Zeus Monument Matt external aluminium window glazing frames </div> </div>	<div> <div></div> <div> (CB 1) Colorbond steel - Surfsmist warehouse wall cladding & roller shutter doors </div> </div> <div> <div></div> <div> (CB 2) Colorbond steel - Windspray warehouse wall cladding </div> </div> <div> <div></div> <div> (CB 3) Colorbond steel - Monument warehouse wall cladding / eaves gutters / trims & cappings </div> </div> <div> <div></div> <div> (CB 4) Colorbond steel - Basalt warehouse wall cladding </div> </div> <div> <div></div> <div> (PC-P1) Paint Finish - Dulux / Night Sky painted precast concrete wall panels </div> </div>

Figure 4 | Updated Colour Schedule SSD 7155 MOD 9



3. Strategic Context

The Department has considered the strategic context of the site and is satisfied the proposed modification is consistent with relevant strategic planning documents, including 'A Metropolis of Three Cities - the Greater Sydney Region Plan' (the Greater Sydney Region Plan) and the Western City District Plan.

3.1 Greater Sydney Region Plan

The vision of the Greater Sydney Region Plan seeks to meet the needs of a growing population by transforming Greater Sydney into 'a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City. The vision of the Greater Sydney Region Plan recognises that the city will include 'expansive industrial and urban services lands to the north and east of the Western Sydney Airport' and strategically identifies the site for industrial development.

The Prestons Industrial Estate development is consistent with the goals, directions and actions of the Greater Sydney Region Plan. In accordance with Objective 23, the development will provide growth and investment in an identified industrial precinct, which is well connected to critical infrastructure (e.g. the M7 motorway). As a State significant development, the Prestons Industrial Estate represents around \$149 million capital investment in industrial development in western Sydney.

Objective 14 of the Greater Sydney Region Plan seeks to deliver a well-connected 30-minute city by providing additional jobs closer to where people live. The development is consistent with Objective 14 as it is expected to generate 500 new construction jobs and up to 375 operational jobs on land located directly to the north of an established residential area.

3.2 Western City District Plan

The Western City District Plan (District Plan) is a 20-year plan to manage growth in Western Sydney and acts as a bridge between regional and local planning. The District Plan also guides the implementation of the Greater Sydney Region Plan. The development of the Prestons Industrial Estate is supported at a strategic level by the Western City District Plan and meets the goal of Planning Priority W10 of 'maximising freight and logistics opportunities and planning and managing industrial and urban services land'. The development of the Prestons Industrial Estate would ensure industrial zoned land is retained and developed for industrial purposes and significantly contributes to the Greater Sydney economy.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposed modification:

- would not significantly increase the environmental impacts of the development as approved
- is substantially the same development as originally approved
- would not involve any further disturbance outside the already approved disturbance areas for the development.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(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 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Industry Assessments, may determine the application as Council does not object to the application and no public submissions were received. The proposed modification meets the terms of this delegation.



5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do 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 12 June 2019 and was referred to Liverpool City Council (Council) and Roads and Maritime Services (RMS) for comment.

5.2 Summary of Submissions

During the notification period the Department received a total of two submissions – one from Council and the other from RMS. Neither objected to the modification application. A summary of the submissions is provided below, and a full copy of the submissions is provided at **Appendix A**.

Council did not object to the proposed modification but noted Warehouse 1A would include a small showroom that will display the goods stored within the warehouse for customers. Council recommended a condition to prohibit the retail sale of goods from Warehouse 1A or 1B. The Department acknowledges Council's concerns but notes the consent already contains a condition (Condition B6) which does not permit the Applicant to sell or display any goods for retail to the general public, except for the ancillary sale of spare parts in Warehouse 6. The Department has not recommended any changes to this condition.

RMS did not object to the modification and did not provide any further comments.



6. Assessment

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

- SEE and RTS provided to support the proposed modification (see **Appendix A**)
- the original development application, supporting documents and assessment report and subsequent modification applications
- submissions from RMS and Council (**Appendix A**)
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department's assessment is provided in **Table 2**.

Table 2 | Assessment of Issues

Issue	Findings	Recommended Condition
Built Form and Design	<ul style="list-style-type: none">• The proposed modification would result in minor alterations to the warehouse design including an extension of the awning, increase in the internal battery charging area and update of the external warehouse wall colours and patterns as shown in Figure 4.• The SEE notes that despite a minor increase in the size of the internal battery charging area, this would not alter the overall height, bulk and scale of the development.• Council did not raise any concerns regarding built form and design.• The Department has considered the Applicant's request and considers the overall height, scale and design of the development would not change, but would improve the overall functionality of the site.• The Department's assessment concludes the proposed warehouse design remains consistent with the approved development. No additional conditions are recommended.	No additional conditions are recommended except for update to plans.
Traffic and Access	<ul style="list-style-type: none">• The Applicant is proposing to construct a weighbridge and boom gates on-site to improve security and management of vehicles.• The SEE notes only 50% of large service vehicles leaving the site would be required to use the weighbridge. Boom gates would also be located sufficiently within the site to prevent any off-site queuing.• Council and RMS did not raise any concerns.• The Department notes the consent contains existing conditions to ensure the development does not result in any queuing on the public road network and all heavy vehicles are parked on-site.• The Department has reviewed the Applicant's request and is satisfied the weighbridge and boom gates are sufficiently set back within the site.	No additional conditions are recommended.

Issue	Findings	Recommended Condition
	<ul style="list-style-type: none"> The Department's assessment concludes the proposed modification would result in negligible traffic and access impacts, which can be managed through the existing conditions of consent. No additional conditions are recommended. 	



7. Evaluation

The Department has assessed the proposed modification in accordance with the relevant requirements of the EP&A Act. On balance, the Department considers the proposed modification is appropriate on the basis that the:

- proposed modification would result in minimal environmental impact beyond the approved development
- proposed alterations and additions would not alter the overall height, bulk and scale of the development
- the installation of a weighbridge and boom gate on-site would not result in any off-site queuing
- proposed modification would retain jobs and investment in Western Sydney
- issues raised in submissions have been considered and adequately addressed through the existing conditions of consent to ensure an acceptable level of environmental performance.

The Department is satisfied the modification should be approved, subject to the implementation of the recommended modified conditions in **Appendix B**.



8. Recommendation

It is recommended that the Director, Industry Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report
- **determines** the modification application SSD 7155 MOD 9 falls within the scope of section 4.55(1A) of the EP&A Act
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application
- **modify** the consent SSD 7155
- **signs** the attached modification instrument (**Appendix B**).

Recommended by:



1/8/19

Pamela Morales

Senior Environmental Assessment Officer
Industry Assessments

Recommended by:



Joanna Bakopanos

Team Leader
Industry Assessments



9. Determination

The recommendation is: **Adopted by:**

Chris Ritchie

Director

Industry Assessments

5/8/19.



Appendices

Appendix A – List of Documents

- Statement of Environmental Effects

<https://www.planningportal.nsw.gov.au/major-projects/project/13841>

- Submissions

<https://www.planningportal.nsw.gov.au/major-projects/project/13841>

Appendix B – Notice of Modification