

ASSESSMENT REPORT

OAKDALE CENTRAL LOT 3B SSD 7491 MOD 1

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State Significant Development (SSD) approval for a Dangerous Goods storage facility within the Oakdale Central Industrial Estate (Oakdale Central) at Horsley Park, in the Fairfield local government area (LGA).

The application has been lodged by Goodman Property Services (Aust) Pty Ltd pursuant to section 96 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to amend the approved Gross Floor Area (GFA) of the building and amend the office dock by adding one additional level.

2. SUBJECT SITE

The subject site is located within the Oakdale Central Industrial Estate (**Figures 1 and 2**) approximately 37 kilometres north-west of the Sydney city centre and two kilometres south-west of the Erskine Park Town Centre. The subject site has an area of 5.85 hectare (ha).



Figure 1: Site location

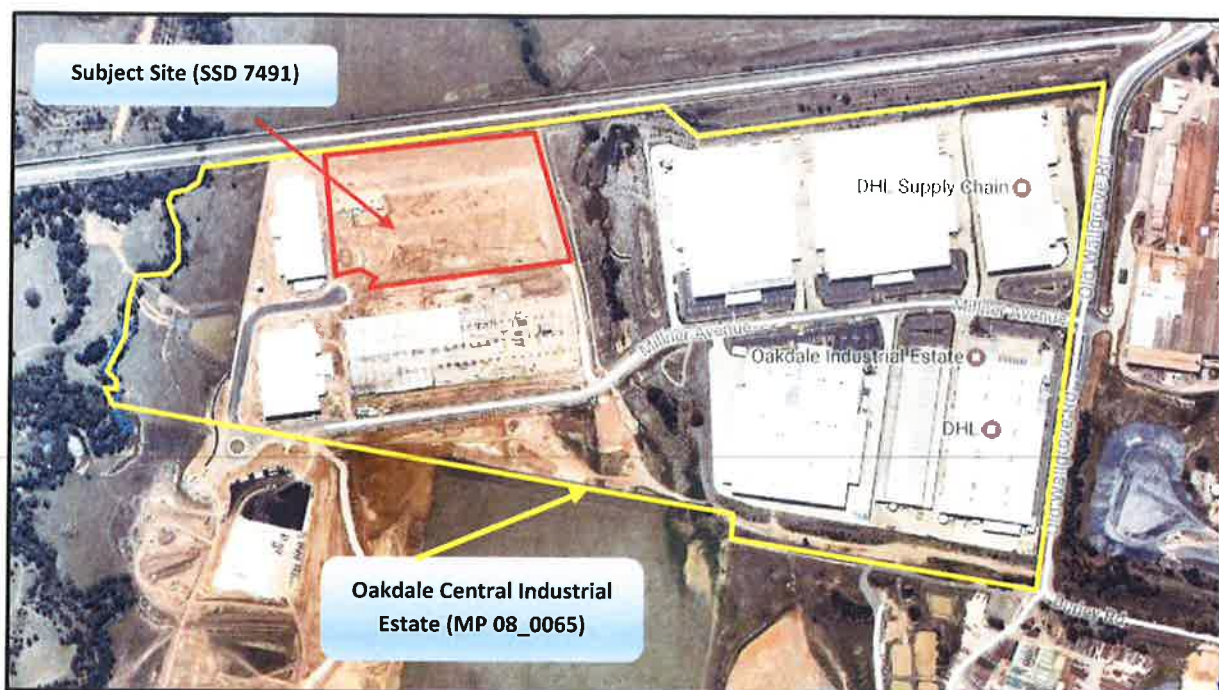


Figure 2: Subject site (Source: Nearmap 2017)

3. APPROVAL HISTORY

3.1 Concept Plan and Project Approval

On 2 January 2009, the then Minister for Planning approved the Oakdale Central Concept Plan (MP 08_0065) (Concept Plan) and a Stage 1 Project Application (MP 08_0066) for the establishment of the Oakdale Central Industrial Estate. The Concept Plan and Project Approval permitted:

- subdivision of the site into 11 lots and five road corridors;
- a range of uses including warehouses, distribution centres and freight logistic facilities;
- upgrade of the Old Wallgrove Road/Wallgrove Road intersection;
- provision of infrastructure and services;
- provision of ancillary development such as child care facilities and neighbourhood shops;
- bulk earthworks; and
- the construction and operation of warehouses on Lots 1A and 2A.

The Concept Approval has been previously modified on six occasions as summarised in **Table 1**.

Table 1: Summary of modifications to the Concept Approval

MOD No.	Summary of Modifications	Approval Date
MOD 1	Amendment to subdivision layout and reduction of the number of estate roads.	4 November 2010
MOD 2	Amendment to subdivision layout, shape and location of stormwater basin, bulk earthworks, pad levels, staging and importation of fill.	5 March 2013
MOD 3	Amendments to subdivision plan and inclusion of vehicle turning head and detention basin.	18 March 2015
MOD 4	Amendments to the building envelopes on Lot 3 and extension of the Estate Road.	9 June 2016
MOD 5	Amendments to building envelopes 34, 38 and 3C within Lot 3.	1 September 2016
MOD 6	Modifications to the layout and configuration of the approved warehouse development on Lot 3.	14 November 2016

3.2 State Significant Development Approval (SSD 7491)

On 16 September 2016, the Executive Director, Industry and Key Site Assessments, granted SSD approval for construction and operation of a Dangerous Goods Storage Facility with a total GFA of 36,635 m² comprised of:

- 35,840 m² of warehousing space including storage space for aerosols, flammable and corrosive substances;
- 700 m² of ancillary office space;
- 95 m² of dock office space;
- minor grading earthworks; and
- 150 car parking spaces and 57 provisional spaces.

This approval has not been modified previously

4. PROPOSED MODIFICATION

The Proponent lodged an application (SSD 7491 MOD 1) seeking approval to:

- increase the maximum GFA applied to the building by 527 m² (as outlined in **Table 2**); and
- increase the size of the approved office dock by one additional level, to improve staff amenities.

Table 2: Summary of proposed modifications

Use	Floor Area – approved (m ²)	Floor Area – proposed (m ²)
Warehouse	35,840	36,198
Office	700	808
Office dock	95	156 (one storey to two storey)
Total	36,635	37,162

Changes to the approved office dock are shown in **Figure 3** and **4**.

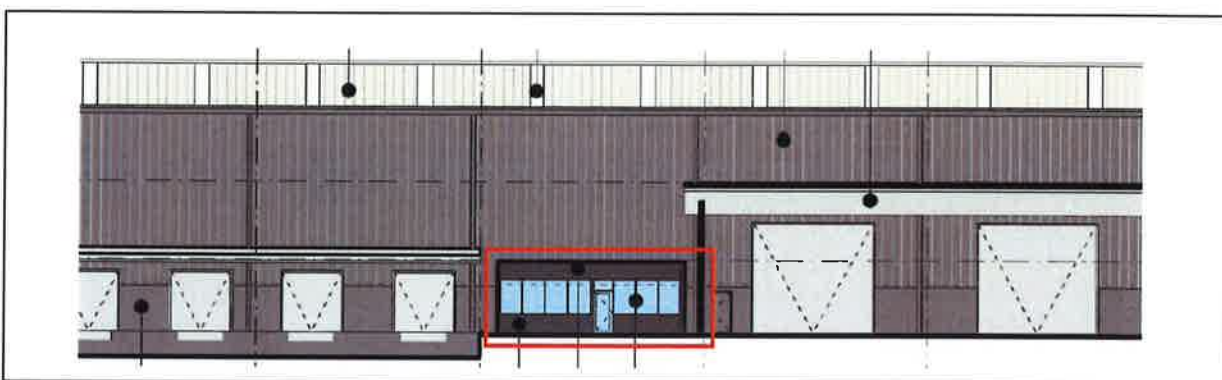


Figure 3: Approved Office Dock (Source: Proponent)

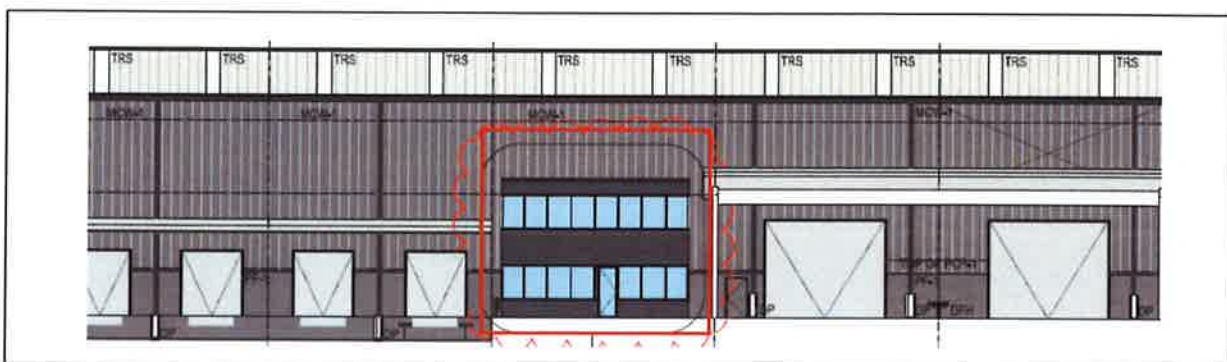


Figure 4: Proposed Office Dock (Source: Proponent)

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:

Table 3: Section 96(1A) matters for consideration

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 no 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 (Infrastructure) 2007;*
- *State Environmental Planning Policy (Western Sydney Employment Area) 2009;*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;*
- *State Environmental Planning Policy No. 55 – Remediation of Land;*
- *State Environmental Planning Policy No. 64 – Advertising and Signage;*
- *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007;*
- *Sydney Regional Environmental Plan No 9 - Extractive Industry (No 2 - 1995);*
- *Sydney Regional Environmental Plan No. 20 Hawkesbury – Nepean River; and*
- *Fairfield Local Environmental Plan 2013.*

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 does not change the proposal's consistency with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the 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 Fairfield City Council (Council) for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

Council do not object to the proposal and no public submissions were received.

7. ASSESSMENT

Table 4: Assessment of Key Issues

Issue	Consideration	Recommendation
<i>Consistency with Concept Approval</i>	<ul style="list-style-type: none"> The Department has assessed the proposal against the Concept Approval applying to the site. The Department notes the proposed changes are minor in nature and do not result in any inconsistencies with the requirements of the Concept Approval. Further discussion in relation to consistency with the car parking requirements and indicative GFA is provided below. The Department is satisfied the proposed changes are acceptable and the proposal would continue to be consistent with the Concept Approval. 	<i>Consistency with Concept Approval</i>
<i>Increase in maximum GFA</i>	<ul style="list-style-type: none"> The proposal seeks approval to increase the GFA of the building by 527 m² (from 36,635 m² to 37,162 m²) or by 1.4%. The proposed change is considered to be minor and it would not result in any discernible change to the built form of the warehouse or any additional impacts beyond those already assessed and approved. Further, as discussed below, sufficient car parking has been provided for the proposal and any changes in traffic generation would be negligible. The Department notes the approved Concept Approval provides an indicative layout and building areas for each site. Although the proposed increase in GFA would result in a minor (1.4%) exceedance of the GFA indicated on the Concept Plans, the Department considers the proposed GFA remains generally consistent with the Concept Approval. The Department's assessment therefore concludes the increase in GFA is minor and acceptable. 	Conditions updated to reflect proposed GFA.
<i>Car Parking and traffic</i>	<ul style="list-style-type: none"> The Concept Approval requires one car space to be provided for every 200 m² of warehouse floor area and one space for every 40 m² of office floor area. Based on the revised GFA, the proposal requires a total of 205 car parking spaces to be provided, comprising, 181 spaces for the warehouse and 24 spaces for the office component. No changes are proposed to the approved car parking on the site, which includes a total of 207 car parking spaces (comprising 150 dedicated spaces on the western side of the building and 57 provisional spaces on its eastern side). The Department's assessment therefore concludes the proposal complies with the minimum car parking requirements outlined in the Concept Approval. 	No additional conditions or amendments necessary.
<i>Office Dock</i>	<ul style="list-style-type: none"> The Proposal seeks approval to add one additional level to the approved office dock as shown in Figure 4. The Department considers the additional office dock level is acceptable as: <ul style="list-style-type: none"> it would be wholly contained within the approved building envelope and therefore would not result in any additional amenity impacts; it would improve the appearance of the warehouse by providing additional glazing and articulation to its northern elevation. The Department's assessment therefore concludes the proposed changes to the office dock are acceptable and would contribute positively to the overall design and internal amenity of the warehouse. 	No additional conditions or amendments necessary.
<i>Hazards and risks</i>	<ul style="list-style-type: none"> The approved building will be used to store a range of Dangerous Goods and the proposal is classified as a 'potentially hazardous industry' under SEPP 33. The proposal does not seek approval to make any changes to the type or quantity of dangerous goods stored on the site. The Department's hazards specialist reviewed the proposed modification and concluded the proposal would not result in any additional hazard risks and the existing conditions of approval would ensure the safe operation of the facility. 	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 proposal is generally consistent with the approved Concept Plan for the site; and
- the proposal would not result in any additional environmental impacts beyond those already assessed and approved.

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

9. RECOMMENDATION

It is RECOMMENDED that the 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**).

Prepared by:
Robin Ward



Natasha Harras
Team Leader
Modification Assessments

 28/6/2017

Anthony Witherdin
Director
Modification Assessments

APPENDIX A: INSTRUMENT OF MODIFICATION

A copy of the instrument of modification can be found on the Department website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8088

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=8088

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8088

3. Response to Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8088