



29 August 2018

Chris Ritchie
Director Industry Assessment
Department of Planning & Environment
23-33 Bridge Street
SYDNEY NSW 2000

Dear Chris,

**ASICS FACILITY, SYDNEY BUSINESS PARK (SSD 9153) – RESPONSE TO SUBMISSIONS –
ADDITIONAL INFORMATION**

1 Introduction

Marsden Park Developments Pty Ltd (Sydney Business Park) is proposing to develop a world-class warehouse and retail facility on behalf of ASICS Oceania Pty Ltd (ASICS) in the Marsden Park Industrial Precinct in Western Sydney. The facility would be used to store and distribute ASICS' range of shoes and sporting goods, and would include a showroom and retail outlet for display and sale of goods to the public. It would also accommodate ASICS' Australian administrative headquarters.

The Environmental Impact Statement (EIS) for the ASICS Facility development was publicly exhibited by the Department of Planning & Environment (the Department) from 26 April to 23 May 2018.

The Department received 8 submissions in response to the exhibition, all from government authorities or service providers, namely:

- Blacktown City Council (Council);
- Department of Industry (DoI);
- Endeavour Energy;
- Environment Protection Authority (EPA);
- Roads and Maritime Services (RMS); and
- Sydney Water;
- Transgrid; and
- Transport for NSW (TfNSW).

None of the submissions objected to the proposed development.

A Response to Submissions (RTS) was submitted to the Department in July 2018, providing a response to the issues raised in submissions (as well as the Department's additional information requests). The RTS included some relatively minor changes to the layout of the ASICS Facility. The revised layout is reproduced on **Figure 1**.

The Department subsequently referred the RTS to the applicable government authorities and service providers for further comment. None of the authorities or service providers provided any further comments that require a response or additional information, with the exception of Transgrid which raised continued concerns regarding the proposed development within its easement on the site.

An additional response to the issues raised by Transgrid is provided below.

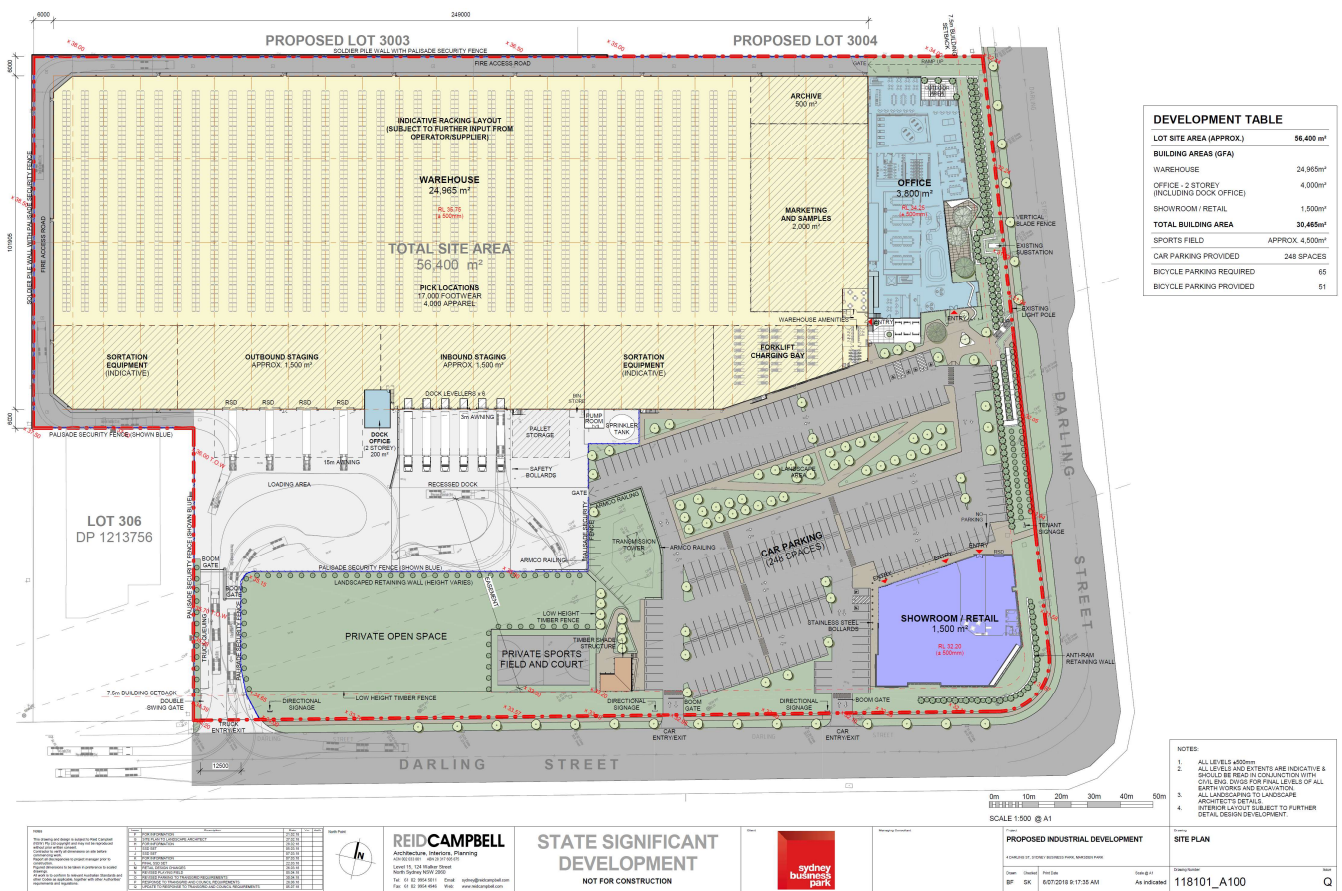


Figure 1: ASICS Facility Site Plan – As Proposed in RTS

2 Transgrid Issues

A detailed outline of the issues raised by Transgrid in its submissions on the proposed ASICS Facility development is provided in **Appendix A**, however the key outstanding issues since submission of the RTS can be summarised as:

- parking spaces should not be located within 17 metres of the transmission line centreline;
- parking spaces should not be located within 20 metres of the transmission line structure;
- the private sports field and court should not be located within 17 metres of the transmission line centreline; and
- suitable access should be provided to Transgrid's easement and infrastructure.

It is noted that these requirements, particularly the first three, are a significant departure from what Transgrid has permitted in its easements in the surrounding area in recent years. For example, the NewCold Facility directly to the south-west of the site, approved in February 2018 (SSD 6799 Mod 1), has considerable parking directly below the transmission line centreline and adjacent to the transmission line structure¹.

These changes to application of Transgrid's policy have significant economic implications for development on the site, and for development in the wider Sydney Business Park and Western Sydney employment areas.

¹ Whilst this approval was a modification to an approved development, the modification application involved a considerable intensification of parking within the easement.



Notwithstanding, Sydney Business Park and ASICS have sought to address Transgrid's issues through further refinement of the layout and design of the ASICS Facility. These changes are outlined below.

3. Additional Response

A detailed response to each of the issues raised by Transgrid in its submissions is provided in **Appendix A**. As outlined, Sydney Business Park has further revised the layout and design of the ASICS Facility (see **Figure 2**), including:

- removing all parking spaces within 17 metres of the transmission line centreline;
- removing all parking spaces within 20 metres of the transmission line structure (with the exception of some minor encroachments), and minimising thoroughfares as far as practicable;
- removing the private sports field and court from within 17 metres of the transmission line centreline; and
- ensuring suitable access is provided to Transgrid's easement and infrastructure, including:
 - removing the boom gates to the car park; and
 - removing the Armco railing around the car park adjacent to the transmission structure base.

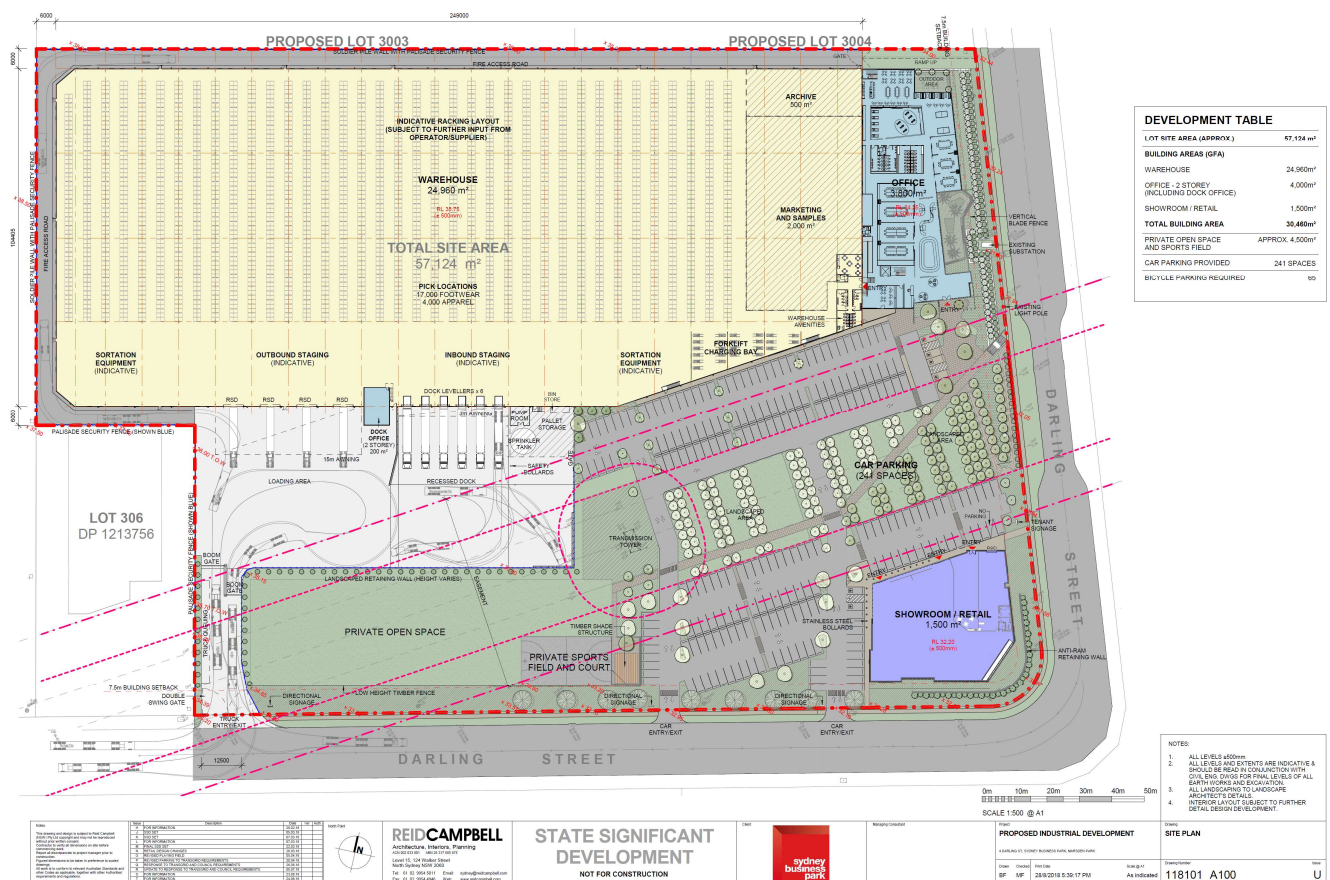


Figure 2: ASICS Facility Site Plan – As Revised



These changes have required the site to be extended to the north by approximately 2.5 metres, which has increased the site area by approximately 724m². The extension area is within Lots 303 and 304 in DP 1213756, which are owned by Sydney Business Park (Ganian Pty Ltd) and form part of the original DA application area.

The changes have also required a minor reduction in the warehouse area (ie. reduced by 5m², to 24,960m²), and a small reduction in the number of parking spaces (ie. reduced by 2 spaces from the original application, to 241 spaces). As outlined in the RTS, this parking supply remains adequate to satisfy the parking demand generated by the proposal (ie. some 232 spaces, based on the rates adopted by the Department in its correspondence).

Revised architectural, landscape and civil design plans reflecting the layout changes are provided in **Appendices B, C and D** respectively.

The changes to the layout and design of the ASICS Facility do not result in any significant change to the development's consistency with applicable environmental planning instruments, or its environmental impacts.

4 Conclusion

Sydney Business Park and PJEP trust that the information provided in this additional information adequately addressed the comments made in Transgrid's submissions on the proposed development.

Having regard to all the salient environmental, social and economic issues, it is considered that the proposed development represents continued orderly use of the land. It is respectfully requested that the Minister for Planning (or his delegate), having due regard for the information submitted in this document, grants approval to the proposed ASICS Facility in Sydney Business Park.

Should you have any enquiries in relation to this matter, please do not hesitate to contact me on 0400 392 861.

Yours faithfully,

PJEP – Environmental Planning

Phil Jones

Principal Environmental Planner

Cc: Sydney Business Park, ASICS

Attachments:

Appendix A
Appendix B
Appendix C
Appendix D

Response to Transgrid Submissions
Revised Architectural Design Plans
Revised Landscape Design Plans
Revised Civil Design Plans and Report



APPENDIX A



APPENDIX B



APPENDIX C



APPENDIX D