



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

04 February 2019

The General Manager
Penrith City Council
PO Box 60
Penrith NSW 2751

Dear Alan,

STATEMENT OF ENVIRONMENTAL EFFECTS | SUBDIVISION - PART OF OAKDALE WEST ESTATE

This Statement of Environmental Effects (SEE) has been prepared by Urbis Pty Ltd on behalf of Goodman Property Services (Australia) Pty Ltd (the 'applicant') to accompany a Development Application (DA) to subdivide part of the Oakdale West Industrial Estate at Kemps Creek, Penrith (the site) to create four (4) new development lots along with four (4) new road lots.

This SEE has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and the relevant provisions of the *Environmental Planning and Assessment Regulations, 2000*.

The following documentation is provided in support of this DA:

- Completed Development Application form including owner's consent;
- Draft Subdivision Plan (Appendix A);
- Contamination Assessment (Appendix B);
- Geotechnical and Hydrological Report (Appendix C);
- Salinity Management Plan (Appendix D);
- Soil Salinity and Agressivity Investigation (Appendix E); and
- Electronic copies of the complete development application.

This SEE includes a description of the site and surrounding context; details of the proposal; an assessment of the proposed development against Section 4.15 of the *Environmental Planning and Assessment Act 1979*, and an assessment of the likely impacts.

The SEE concludes that the proposal is a suitable development for the site that will not result in any unreasonable impacts. Council should therefore have no hesitation in approving the application, subject to appropriate conditions.

OWE Subdivision SEE

1. SITE AND LOCALITY

1.1. THE SITE

The site, known as the Oakdale West Industrial Estate (OWE), Kemps Creek, is legally described as Lot 11 in DP 1178389 and is located within the Penrith local government area (LGA). The site has an area of 154.12 ha and is roughly rectangular in shape, with an irregular eastern boundary that follows the alignment of a creek line.

The site is bound to the north by the Water NSW Pipeline, to the east by the Ropes Creek riparian corridor and to the south and west by adjoining rural lands.

Figure 1 – Aerial Photograph of the Site



Source: Nearmap

1.2. SURROUNDING CONTEXT

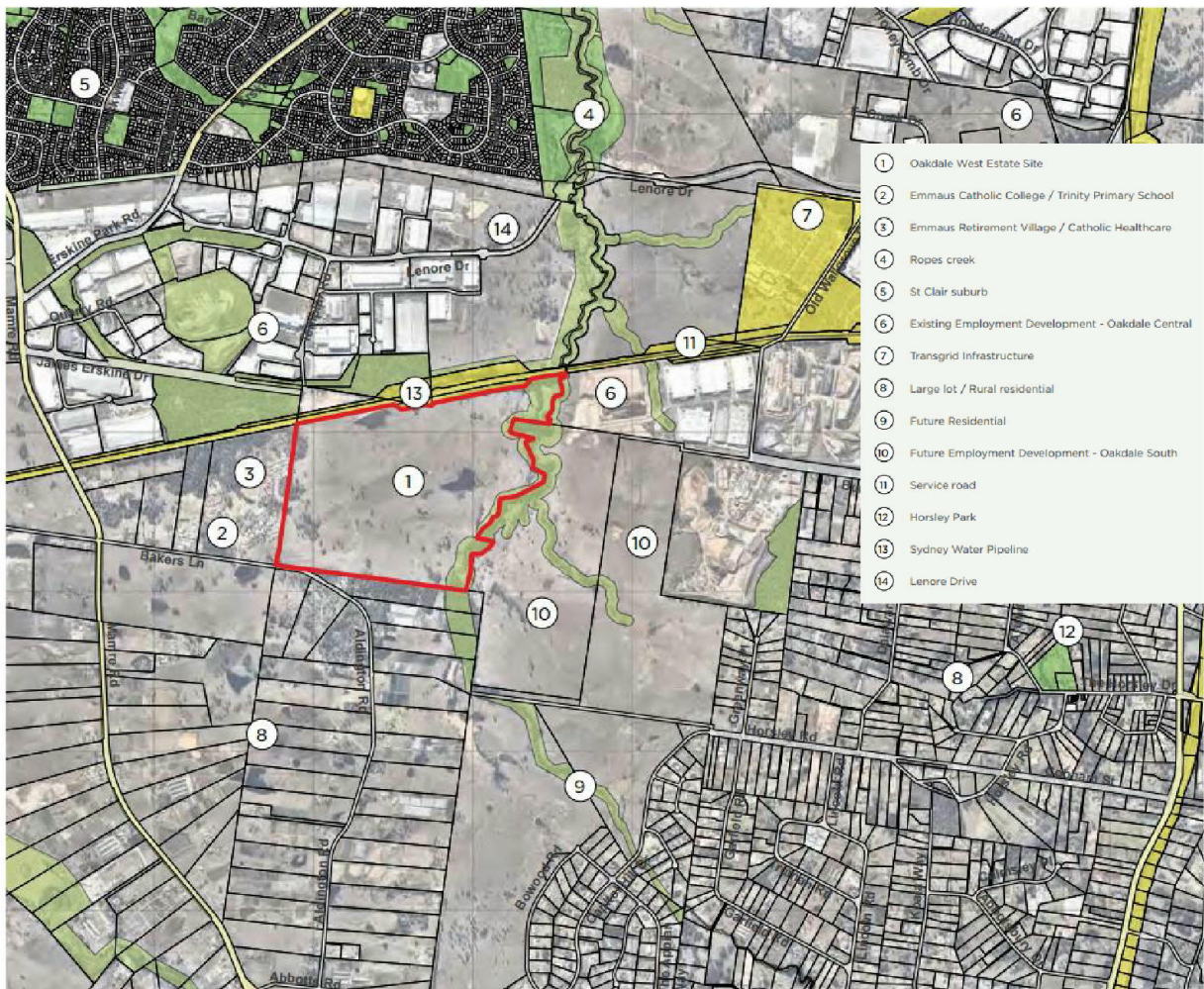
The site is located within the Western Sydney Employment Area (WSEA) approximately 22km from Parramatta CBD, 26km from Penrith and 44km from Sydney CBD. The site is surrounded by the following:

Table 1 – Surrounding Context

Direction	Description
North	To the north of the site is the Water NSW Pipeline with industrial lands within the Western Sydney Employment Area beyond.

Direction	Description
South	To the south is rural residential properties and Aldington Road.
East	To the east beyond Ropes Creek is the Oakdale Central and Oakdale South Estates containing a range of warehousing, distribution and logistics facilities.
West	To the west are rural residential land holdings that also include a number of sensitive uses such as an aged care facility (Catholic Health Care) and three schools – Mamre Anglican School, Emmanuel Catholic College and Trinity Primary School.

Figure 2 – Surrounding Context, Site Highlighted in Red



Source: e8urban

2. PROJECT BACKGROUND

The OWE exists as predominantly cleared, rural land previously used for low intensity cattle grazing, which ceased in 2017. Remnant native vegetation is concentrated along the eastern site boundary along the riparian corridor, with some small remaining patches of vegetation in the north-west corner of the site. OWE forms part of the broader 'Oakdale Estate' being developed under the Goodman and Brickworks Limited joint venture.

There is currently a State Significant Development Application (SSDA) under final assessment with the NSW Department of Planning & Environment (DPE). The application (SSD 7348) is for the staged development of the OWE for a warehousing and distribution hub including a Concept Proposal and Stage 1 DA comprising estate-wide earthworks, infrastructure and services, construction and use of warehouse buildings is proposed Precinct 1. This subdivision application will facilitate the proposed future development of the Oakdale West Estate.

3. PROPOSED DEVELOPMENT

Development consent is sought to subdivide OWE, Kemps Creek to enable the creation of four (4) new development lots and associated road lots. The new lots are proposed to be legally defined as follows:

Table 2 – Proposed New Lots

Lot Name	Site Area (ha)	Type
101	18.67	Development Lot
102	3.262	Development Lot
103	1.258	Development Lot
104	1.312	Road Lot
105	2.929	Road Lot
106	3.396	Road Lot
107	0.693	Road Lot
108	122.5	Development Lot

The proposed subdivision is to be carried out in accordance with the Draft Subdivision Plan attached at Appendix A.

4. SECTION 4.15 ASSESSMENT

The following planning assessment has been undertaken in accordance with the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The relevant matters for consideration are addressed below.

4.1. ENVIRONMENTAL PLANNING INSTRUMENTS

4.1.1. State Environmental Planning Policy (Western Sydney Employment Area) 2009

The WSEA SEPP is the principal environmental planning instrument governing development at the site. The proposal does not propose building forms and WSEA SEPP does not contain a minimum lot size requirement. The other relevant provisions of the WSEA SEPP are discussed in Table 2 below.

The development of future physical works including built form, road access and services will be provided pursuant to the separate OWE SSDA currently under assessment or future detailed built form proposals.

Table 3 – Relevant Provisions of the WSEA SEPP

Clause	Requirement	Response
Clause 3	Aims to protect and enhance the land within the WSEA for employment purposes.	The proposal seeks consent to subdivide the land for the future OWE. This will facilitate the future development of the OWE for employment uses, consistent with the overarching aim of the WSEA SEPP.
Clause 10	The OWE is zoned IN1 – General Industry and E2 – Environmental Conservation pursuant to this clause.	Subdivision is permissible with consent.
Clause 14	Land to which the Policy applies may be subdivided only with consent.	As the proposal involves the creation of additional lots, consent is required.
Clause 18	Requires that a DCP be in place before consent can be granted for development within the WSEA.	Penrith DCP 2014 applies to the subject site, specifically those provisions related to subdivision and the Erskine Business Park. Clause 18(6) of the SEPP recognises the provisions of this DCP for the purposes of the clause. The requirement for a DCP is therefore satisfied.
Clause 24	The consent authority must not grant consent to the carrying out of	The proposed subdivision will enable the future development of the land for

Clause	Requirement	Response
	<p>development involving the subdivision of land unless it has considered the following:</p> <ul style="list-style-type: none"> • the implications of the fragmentation of large lots of land, • whether the subdivision will affect the supply of land for employment purposes, • whether the subdivision will preclude other lots of land to which this Policy applies from having reasonable access to roads and services. 	<p>employment uses specific to the OWE. It will not result in land fragmentation or isolation, and will be aligned with future infrastructure and services delivery (undertaken via a separate DA).</p>

4.1.2. Local Planning Matters

There are no local environmental planning instruments applicable to the OWE. The OWE lies within the Penrith LGA in the 'Erskine Business Park' precinct. Penrith Development Control Plan 2014 (DCP 2014) establishes development controls for the Erskine Business Park.

However, as part of the Concept Proposal under assessment for the OWE, a set of development controls have been drafted. The proposed controls have been designed to be consistent with those applied at Oakdale Central and Oakdale South and to respond to the particular constraints and characteristics of the OWE.

In addition, the following consultant reports have been prepared in conjunction with this subdivision application:

- Contamination Report prepared by AECOM (Appendix B);
- Geotechnical and Hydrological Report prepared by PSM Consult Pty Ltd (Appendix C);
- Salinity Management Plan prepared by PSM Consult Pty Ltd (Appendix D); and
- Soil Salinity and Agressivity Investigation prepared by PSM Consult Pty Ltd (Appendix E).

The reports address the general subdivision controls outlined in the Penrith DCP 2014, specifically, in relation to land management. The abovementioned reports demonstrate that the site is suitable for future industrial land use that will be facilitated by the proposed subdivision. As mentioned, there are no physical works proposed as part of this application.

Refer to Table 4 below for the relevant subdivision layout controls extracted from the Penrith DCP 2014 and the proposed OWE development controls:

OWE Subdivision SEE



Table 4 – Relevant Subdivision Controls

Control	Penrith DCP 2014	OWE Development Control	Proposed Subdivision	Compliance
Minimum Lot Size	10,000sqm	5,000sqm	All development lots have a site area of 10,000sqm or more.	Yes
Minimum Frontage (street)	60m (excluding cul-de-sacs)	40m (excluding cul-de-sacs)	The proposed subdivision will enable the creation of development and road lots. All development lots will have a minimum street frontage of 60m or more.	Yes
Minimum Width (at the building line)	N/A	40m	N/A	N/A

The proposal is consistent with the objectives, controls and technical standards contained within the Penrith DCP 2014.

4.2. LIKELY ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS

The proposed works are minor in scale and do not propose any physical development works. The draft subdivision plan locates roads across the land that align with the masterplan currently being assessed by NSW DPE. Roads on the draft plan of subdivision align with and connect to the location of the proposed Western North South Link Road and future Southern Link Road, ensuring future road access to the development lots 101, 102, 103 and Part 108.

4.3. SUITABILITY OF THE SITE

The proposed works are considered highly suitable for the site as:

- The proposal accords with the objectives of all relevant planning controls and is permissible with consent;
- The proposal will have no adverse environmental impacts to the site;
- The proposal will not result in any changes to the physical appearance of the site or create an undesirable precedent within the Oakdale West Industrial Estate; and
- The proposal will enable the future delivery of employment generating uses within the OWE in accordance with SSD 7348.

4.4. SUBMISSIONS

It is acknowledged that any submissions received by Council in response to this proposal will be considered under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.



4.5. PUBLIC INTEREST

The proposed development is considered to be in the public interest, as the proposal accords with the principles and objectives of all relevant planning controls and it has been demonstrated that no social, environmental or economic impacts will result from the proposal.

5. CONCLUSION

This SEE has been prepared by Urbis Pty Ltd on behalf of Goodman Property (Australia) Pty Ltd to support a DA to subdivide part of the Oakdale West Industrial Estate, Kemps Creek to create three new development lot and a series of road lots.

As demonstrated within this report and the attached documentation, the proposal is considered to be satisfactory under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. As such, it is recommended that approval be granted.

If you have any questions please don't hesitate to contact me on 8233 9938.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Dayle Bennett".

Dayle Bennett
Consultant



APPENDIX A – DRAFT SUBDIVISION PLAN

OWE Subdivision SEE



APPENDIX B – CONTAMINATION ASSESSMENT

OWE Subdivision SEE

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APPENDIX C – GEOTECHNICAL & HYDROLOGICAL REPORT



APPENDIX D – SALINITY MANAGEMENT PLAN



APPENDIX E – SOIL SALINITY & AGGRESSIVITY INVESTIGATION