



19 November 2015

Minister for Planning
23-33 Bridge Street
Sydney NSW 2000
Attention: Kate McDonald

Dear Minister

**SSD6078: OAKDALE CENTRAL - – S.96 APPLICATION TO REMOVE CONDITION 34
REQUIREMENT FOR SCREENING TO BE PROVIDED TO WAREHOUSE WATER TANKS**

I refer to Development Consent SSD 6078, which was approved on 18 March 2015 for Oakdale Central, Old Walgrove Road, Horsley Park, for the following development:

“The staged construction and operation of three warehouse, distribution and freight transport facilities on lots 1C, 2B and 3 at Oakdale Central, Horsley Park, and the upgrade of Old Walgrove Road between Milner Avenue and Lenore Drive.

Goodman are in the process of constructing Unit 1C & 2B of Oakdale Central, pursuant to SSD6078 and relevant conditions of consent.

Condition 34 of SSD6078 provides the following screening requirement with respect to water tanks and pump room for Lot 2B and 3:

“Screen fencing and planting shall be provided to screen the water tank and pump room located toward the north-western side of Lot 2B and the water tanks located to the south-eastern corner of Lot 3.”

Pursuant to Section 96(1A) of the Environmental Planning and Assessment Act 1979 (the Act), we hereby seek to amend SSD6078 to remove the requirement in **Condition 34** for screening to the water tank on Lot 2B and 3.

While we note the purpose of **Condition 34** is to ensure that the tank and pump room of Unit 2B is attractively presented to the street, we do not agree it is necessary or appropriate to screen this infrastructure. We therefore seek, through this S.96(1A) application, removal of this condition.

Justification for Modification

The removal of Condition 34 and its requirement to screen the water tanks and pump rooms are justified as follows:

Goodman Group

Goodman Limited | ABN 69 000 123 071
Goodman Funds Management Limited | ABN 48 067 796 641 | AFSL Number 223621
as responsible entity of Goodman Industrial Trust | ARSN 091213 839

Level 17, 60 Castlereagh Street, Sydney NSW 2000 | GPO Box 4703, Sydney NSW 2001 Australia
Tel +61 2 9230 7400 | Fax +61 2 9230 7444

Goodman Logistics (HK) Limited | Company No. 1700359 | ARBN 155 911 149 | a Hong Kong company with limited liability
Suite 2008, Three Pacific Place, 1 Queen's Road East, Hong Kong | Tel +852 2249 3100 | Fax +852 2525 2070

info-au@goodman.com | www.goodman.com

- Goodman architecturally design all warehouse buildings holistically to ensure that all portions of the building, including infrastructure such as water tanks and pump rooms, are attractively designed and integrated into the facility;
- Water tanks and plant rooms are painted or finished in such a way so as to form a modern and attractive architectural feature of the building and should not be hidden behind screening (refer to **Appendix A** for examples of water tank and plan room design);
- The water tank and plant room in Unit 2B has specifically been architecturally designed to not require screening;
- Exposing the tanks and plant rooms resembles architectural trend embracing plant and other infrastructure features of buildings, such as exposing down pipes rather than concealing them behind ceilings in modern industrial style commercial buildings.
- Screening of Unit 2B's water tank and plant room would, in addition to concealing an integrated architectural feature of the facility, prove prohibitively expensive considering the size of these structures.

The following image is an example of an existing water tank and pump room at Oakdale Central. As is demonstrated, this water tank and pump room provides an attractive and integrated architectural feature for the warehouse.



Figure 1 - Existing water tank at Oakdale Central

Please refer to Appendix A for additional examples of water tanks and pump rooms incorporated into the design of Goodman warehouses.

Statutory Provisions

Section 96(1) of the Ac stipulates the following provisions:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

(a) it is satisfied that the proposed modification is of minimal environmental impact, and

The proposal has minimal environmental impact as the proposal merely seeks construction of the water tank and pump room as originally designed by the architects of the approved design. The proposal seeks to remove an unnecessary condition which would otherwise result in additional bulk, scale and cost to an otherwise attractive and integrated feature of the warehouse buildings on Lot 2B and 3 of Oakdale Central.

(b) it is satisfied 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), and

No change is proposed to the approved development as a result of the proposal.

(c) it has notified the application in accordance with:

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

Noted

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Noted

Suitability of the Site for development

The proposed modifications will have no adverse impact on the public's interests.

Conclusion

Pursuant to Section 96(1A) of the Environmental Planning and Assessment Act 1979 (the Act), we hereby seek to amend SSD 6078 to remove **Condition 34**, which imposes the unnecessary requirement to screen water tanks and plant rooms on Lot 2B and 3.

Based on the reasons provided above, we are of the opinion the removal of the conditions is justified.

Yours sincerely

A handwritten signature in black ink, appearing to be "Guy Smith", written over a faint, illegible stamp.

Guy Smith
Planning Manager

Appendix A



Figure 2 - Lytton Motorway Estate, Queensland



Figure 3 - Lytton Motorway Estate, Queensland



Figure 4 - Chifley Business Park, Moorabbin, Victoria