

ASSESSMENT REPORT

Section 96(1A) Modification Oakdale Central Industrial Estate, Lots 1C, 2B & 3 (SSD 6078 MOD 8)

1. INTRODUCTION

This report assesses a modification application by Goodman Property Services (Aust) Pty Ltd (the Applicant) to the Oakdale Central Industrial Estate (Lots 1C, 2B and 3), in the Fairfield local government area (LGA). The application has been lodged pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2. BACKGROUND

The Oakdale Central Industrial Estate is located on Old Wallgrove Road, Horsley Park in the Fairfield LGA (see **Figure 1**). The subject site is within the Western Sydney Employment Area (WSEA), and located 15 kilometres (km) west of Parramatta's Central Business District (CBD). The site is located approximately 3 km west of the M7 Motorway, and 3.5 km south of the M5 Motorway.

The site is bound by a large water pipeline and easement to the north, whilst there is a quarry and several industrial uses located to the east. Ropes Creek is located to the west, and land to the south of the site is characterised by a mixture of industrial uses and vacant paddocks. The nearest residential dwellings are located approximately 500 metres (m) to the east of the site in Horsley Park, and 1.5 km to the north-west in Erskine Park (see **Figure 2**).

The warehouses located within Lots 1 and 2 have been constructed, whilst warehouses on Lots 3A, 3C and 3D are currently under construction. Each lot is accessed off Milner Avenue, which runs through the centre of the site. Development of Lot 3B is subject to a separate approval (SSD 7491).

The subject site is shown in **Figure 1** and **Figure 2**, and the approved Master Plan for Lot 3 (as modified) is shown in **Figure 3**.

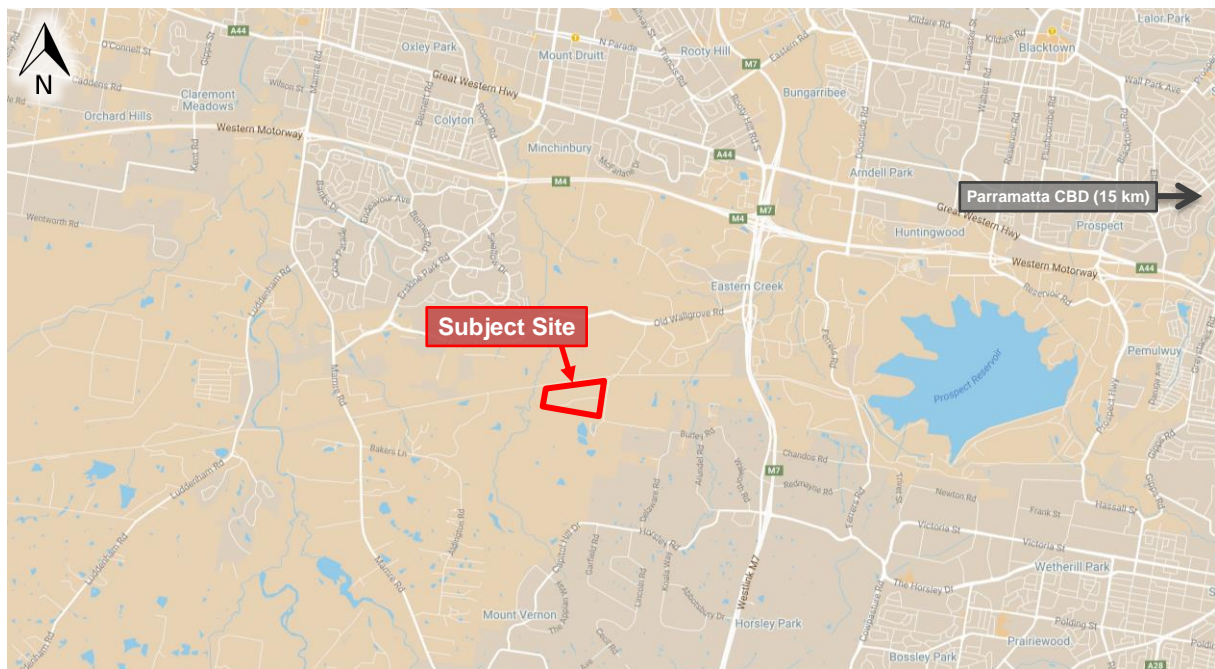


Figure 1: Site Context

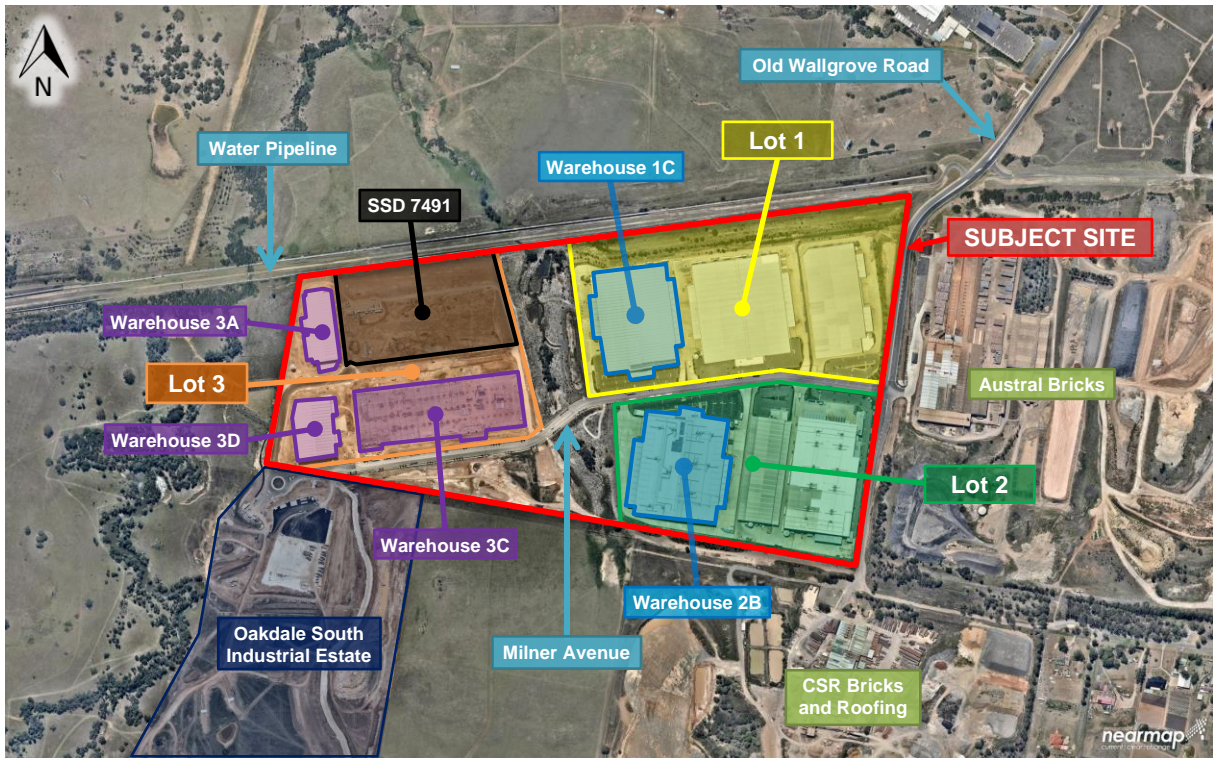


Figure 2: Site Location

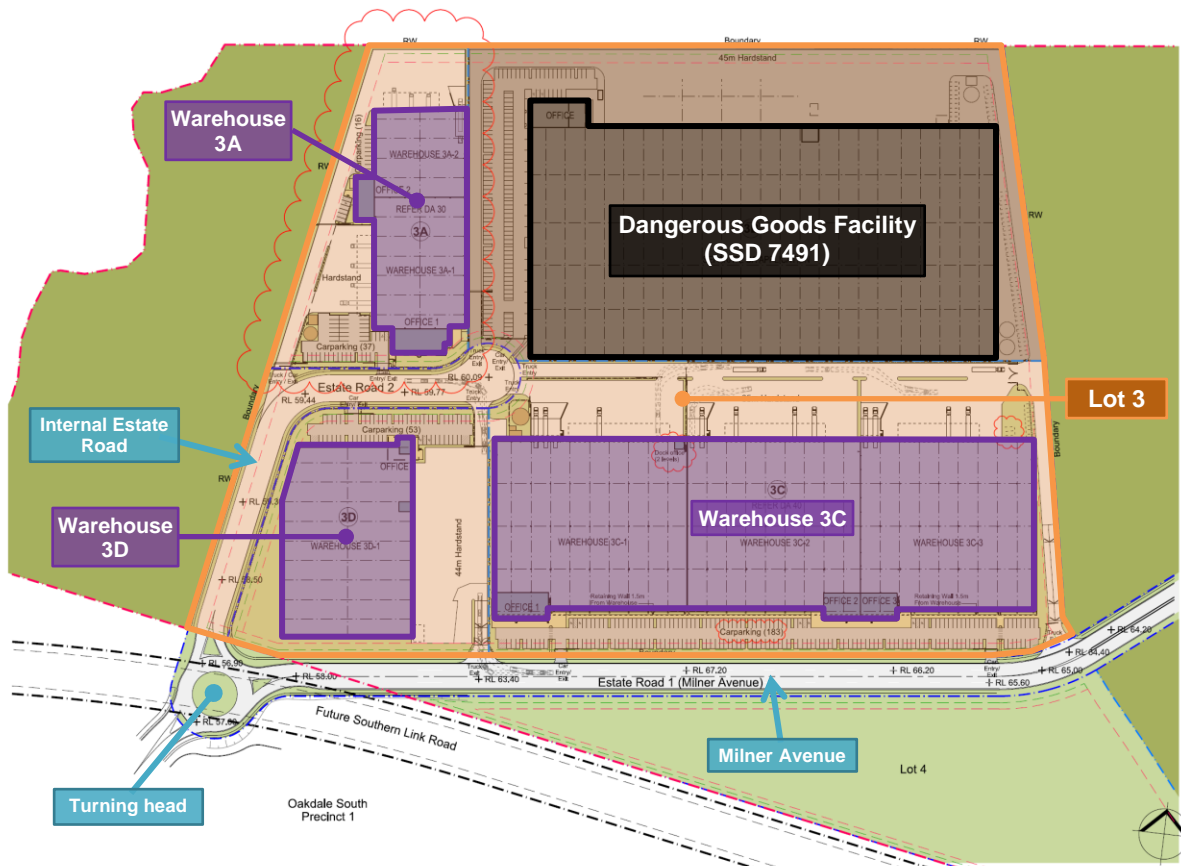


Figure 3: Approved Master Plan for Lot 3

3. APPROVAL HISTORY

On 2 January 2009, the then Minister for Planning approved the Oakdale Central Concept Plan (MP 08_0065) which permitted a range of employment generating uses including warehouses, distribution centres and freight logistics facilities. The Concept Plan has been modified on six separate occasions.

On 18 March 2015, development consent was granted by the then Executive Director, Infrastructure and Industry Assessments for the construction and operation of three warehouse buildings on Lots 1C, 2B and 3 of the Oakdale Central Industrial Estate (SSD 6078). The development consent permits the following works:

- construction and operation of three warehouse buildings on Lots 1C, 2B and 3;
- upgrading of Old Wallgrove Road between Lenore Drive and Milner Avenue to a four-lane road, to be completed in two stages;
- use of the site's existing bio-retention basins for on-site detention purposes; and
- construction of a turning head for the development, located outside the Concept Plan area.

SSD 6078 has been modified on seven previous occasions. A summary of each modification is provided in **Table 1**.

Table 1: Summary of modifications to the development consent

MOD Number	Summary of Modifications	Approval Date
SSD 6078 MOD 1	Amendments to the layout of the warehouse on Lot 1C.	15 June 2015
SSD 6078 MOD 2	Amendments to the layout of the warehouse on Lot 2B and the inclusion of a Dangerous Goods Store (DGS).	30 June 2015
SSD 6078 MOD 3	Internal and external amendments to the warehouse on Lot 2B and an increase in the size of the DGS.	3 August 2015
SSD 6078 MOD 4	Deletion of Condition 34 of the approval which requires screening and landscaping of the water tanks and plant rooms on Lot 2B.	1 December 2015
SSD 6078 MOD 5	The modification included: <ul style="list-style-type: none"> • replacement of one warehouse on Lot 3 with five smaller warehouses (3A-1, 3A-2, 3C-1, 3C-2 and 3D); • exclusion of part of Lot 3 from the approval site; • a condition requiring Lot 3 remain a single allotment; and • extension of the internal estate road from Millner Avenue. 	8 June 2016
SSD 6078 MOD 6	The modification included: <ul style="list-style-type: none"> • consolidation of Warehouse 3A-1 and 3A-2 into one building (retaining two tenancies); • division of Warehouse 3C-1 and 3C-2 into three tenancies; • reduction of 1,462m² gross floor area (GFA); • relocation and reconfiguration of car parking areas and reduction of 1 car parking space; • reconfiguration and division of hardstand areas; and • relocation of sprinkler tanks and pump rooms. 	1 September 2016
SSD 6078 MOD 7	The modification included: <ul style="list-style-type: none"> • minor amendments to the GFA of Warehouses 3A-1, 3A-2 and 3C; • a reduction in Warehouse 3A-1's office area and minor changes to its design; • amendments to the number and type of docks at Warehouse 3A-1 and 3A-2; • reduction in the number of car parking spaces for Warehouse 3A-1 and 3A-2; • introduction of additional car parking spaces to Warehouse 3C; and • relocation of dock offices in Warehouse 3A-1 and 3C-1. 	14 November 2016

4. PROPOSED MODIFICATION

The Applicant has lodged a modification application (SSD 6078 MOD 8) under section 96(1A) of the EP&A Act to modify the estate signage strategy and warehouse design of the Oakdale Central Industrial Estate (Lots 1C, 2B and 3). The modification seeks to:

- update estate signage across the entire Oakdale Central precinct;
- adjust the office layout of Warehouse 3C-1 on Lot 3C;
- inclusion of additional loading docks for Warehouses 3C-2 and 3C-3 on Lot 3C;
- amend the façades of warehouses on Lot 3A, 3C and 3D, including the introduction of new colour treatment and cladding material; and
- update the landscaping treatment in the south-western corner of Lot 3D, to replace an existing grassed area with rows of planted trees and shrubbery.

The Applicant has advised the proposed updates to the estate signage strategy are necessary to align with estate signage proposed for the Oakdale South and Oakdale West industrial estates, and to provide a simplified, legible wayfinding system for visitors to the estate.

In addition, the Applicant has advised the enlarged recessed loading docks for both Warehouse 3C-2 and 3C-3 are required to allow additional trucks to be loaded or unloaded, increasing accessibility for potential future tenants. Petbarn, a future tenant of the development, has also requested minor amendments to the office layout and gross floor area (GFA) of Warehouse 3C-1, to reflect its employee and operational requirements.

Minor colour and cladding amendments to the façade design of Warehouses 3A, 3C and 3D have been requested to improve the presentation of the buildings from public vantage points. The introduction of additional trees, shrubs and groundcover within the south-western corner of Lot 3D seek to provide a more attractive boundary between the Oakdale Central and Oakdale South precincts.

The modification is described in full in the Statement of Environmental Effects (SEE) included in **Appendix B** and is illustrated in **Figure 4** and **Figure 5**. A detailed overview of the proposed modification is also provided in **Table 2**.

Table 2: Proposed Modification Components

Description	Proposed Modification
<i>Updated Estate Signage</i>	The modification seeks to update estate signage across the entire Oakdale Central precinct (see Figure 4 and Figure 5). The new signage would consist of a white, pylon-style design, and would remain substantially the same size as what has previously been approved. It is noted the proposed updates would not include façade building identification signage, which has been approved previously.
<i>Office Expansion and Redesign</i>	The modification seeks to amend the approved office layout for Warehouse 3C-1, to reflect Petbarn's employee and operational requirements (see Figure 5). The amended layout would increase the GFA of the office from 500m ² to 600m ² . As a result of the increase in GFA, it is also proposed to increase the number of car parking spaces for Lot 3C from 193 to 194 spaces, in accordance with the parking provisions for the site.
<i>Additional Warehouse Docks</i>	The modification seeks to increase the number of recessed loading docks for Warehouse 3C-2 and 3C-3 from two (2) each to four (4) each. An additional standard loading dock is also proposed for Warehouse 3C-3 (see Figure 5).
<i>Warehouse Façade Design</i>	The modification seeks to amend the façade design of Warehouse 3A, 3C and 3D to enhance the presentation of the buildings. The amendments include: <ul style="list-style-type: none"> • the addition of white-coloured stripes to the western, northern and eastern façades of Warehouse 3A; • the addition of profiled 'Kingspan Colorbond' cladding to the eastern and southern façades of Warehouse 3C; and • the addition of copper-coloured stripes to the western and southern façades of Warehouse 3D.
<i>Landscaping Design on Lot 3D</i>	The modification seeks to amend the landscaping design on Lot 3D, to create a more attractive boundary between the Oakdale Central and Oakdale South precincts. The updated landscaping would also improve the appearance of Warehouse 3D from the roadway. The updated landscaping would replace a large, grassed area with an arrangement of trees, shrubs and groundcover interfacing with the Milner Road roundabout boundary.



Figure 4: Proposed estate signage strategy across Lots 1 and 2

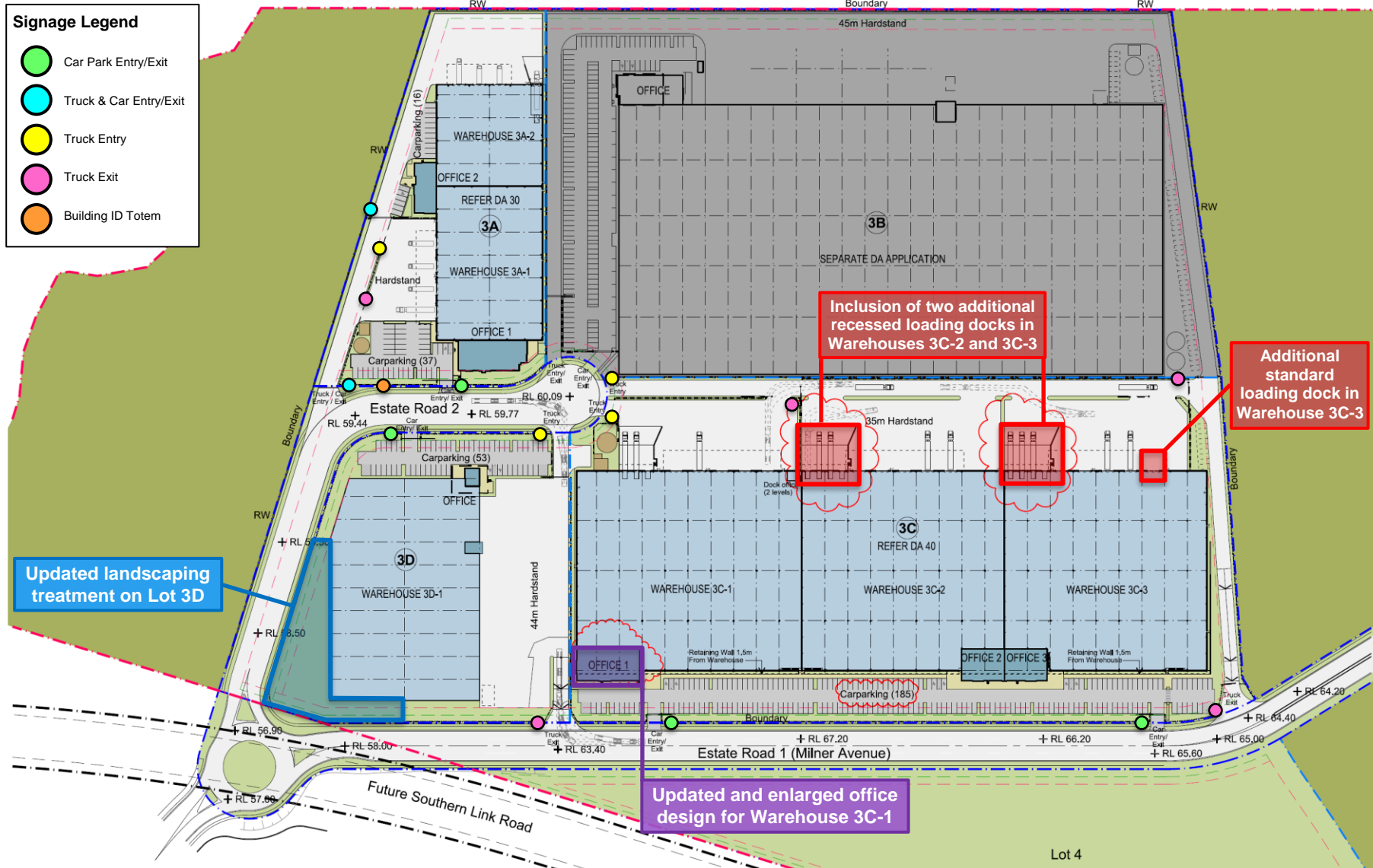


Figure 5: Proposed modifications to Lot 3

5. STATUTORY CONTEXT

5.1 Consent Authority

The Minister for Planning is the consent authority for the application. Under the Minister's delegation of 16 February 2015, the Director, Industry 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.

5.2 Section 96(1A)

The Department has reviewed the scope of the modification application and is satisfied that the proposed modification would result in minimal environmental impacts, and relates to substantially the same development as the original development consent on the basis that:

- the primary function and purpose of the approved project would not change as a result of the proposed modification;
- the modification is of a scale that warrants the use of section 96(1A) of the EP&A Act;
- the approved operations of the development would remain unchanged as a result of the proposed modification; and
- any potential environmental impacts would be minimal and appropriately managed through the existing or modified conditions of approval.

Therefore, the Department is satisfied the proposed modification is within the scope of section 96(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 96(1A) of the EP&A Act rather than requiring a new development application to be lodged.

6. CONSULTATION

Clause 117(3B) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation does 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 20 April 2017, and was referred to Fairfield City Council for comment.

Fairfield City Council did not object to the modification and indicated it had no specific conditions applicable to the application.

7. ASSESSMENT

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

- SEE and additional information provided to support the proposed modification (see **Appendix B**);
- the assessment report for the original development application and subsequent modification application(s);
- submission from Fairfield City Council (**Appendix C**);
- relevant environmental planning instruments, policies and guidelines; and
- requirements of the EP&A Act, including the objects of the EP&A Act.

No significant or key issues were raised as part of the proposed modification. Consequently, the Department's assessment of the proposed modification is provided in **Table 3**.

Table 3: Department's assessment of the proposed modification

Issue	Assessment	Recommendation
<i>Updated Estate Signage</i>	<ul style="list-style-type: none"> The modification application seeks to update the estate signage strategy, to facilitate the introduction of new wayfinding signage across the site (see Figure 4). The Applicant advised the updated signage is required to provide a more attractive and modern appearance across the site, and to align with proposed signage for the Oakdale South and Oakdale West industrial estates. The Applicant undertook an assessment of the updated estate signage against <i>State Environmental Planning Policy No. 64 – Advertising and Signage</i> (SEPP 64). The assessment found that the proposed signage would comply with all relevant criteria of the SEPP 64. Fairfield City Council indicated it did not object to the updated estate signage strategy, or the proposed signage design. The Department considers the updated estate signage strategy will continue to demonstrate a high standard of design, and is consistent with the surrounding built form. The signage is suitably located to inform traffic of the truck and car entry points to each warehouse, and occupies a smaller footprint when compared to the existing estate signage. The Department's assessment concludes the updated signage strategy would continue to provide a comprehensive wayfinding system to estate employees and visitors. 	<ul style="list-style-type: none"> Update Appendix 1 of the development consent to refer to the amended <i>Estate Signage</i> plan, as well as estate signage locations for Warehouses 3A, 3C and 3D.
<i>Office Expansion and Redesign</i>	<ul style="list-style-type: none"> The modification application includes the redesign and enlargement of the Warehouse 3C-1 office by 100 m² (to 600 m²). The increase in the office's GFA is located on the lower ground level. The Applicant advised the enlarged, amended office layout is required to facilitate the tenant's operational requirements. Fairfield City Council indicated it did not object to the enlarged, amended office layout. The enlarged office layout would continue to comply with all relevant requirements of the Oakdale Central Concept Plan (MP 08_0065) and Project Approval (MP 08_0066). The Department considers that the proposed amendments are minor in nature and do not alter the overall building design approach. In addition, the amendments would not reduce the architectural quality of the development or jeopardise the achievement of a high standard of warehouse design. The Department's assessment concludes the modified office would continue to provide a high standard of design across Warehouse 3C. 	<ul style="list-style-type: none"> Update Appendix 1 of the development consent to include amended plans for the office layout of Warehouse 3C and 3C-1.
<i>Traffic and car parking</i>	<ul style="list-style-type: none"> The car parking provision has been revised to reflect the amended Warehouse 3C-1 office size, which results in the addition of 1 car parking space. The modification continues to exceed the minimum number of car parking spaces for the site required by the RMS guidelines by 6 spaces (294 spaces required; 300 proposed). The proposed modification would not result in a change to the overall traffic generation associated with the development. The amended car parking arrangements would continue to comply with all relevant requirements of the Oakdale Central Concept Plan (MP 08_0065) and Project Approval (MP 08_0066). The Department's assessment concludes the proposal will continue to provide for sufficient on-site parking. 	<ul style="list-style-type: none"> Update Schedule 3, Condition 6 of the development consent to refer to the additional car parking space required by the enlarged office.
<i>Additional Loading Docks</i>	<ul style="list-style-type: none"> The modification application includes an enlargement of Warehouse 3C-2 and 3C-3's recessed loading docks from two (2) to four (4), and the inclusion of an additional loading dock in Warehouse 3C-3. The Applicant advised the additional loading docks are required to improve access to each warehouse, and to allow for the efficient loading and unloading of trucks. 	<ul style="list-style-type: none"> Update Appendix 1 of the development consent to include amended plans for Warehouse 3C.

Issue	Assessment	Recommendation
	<ul style="list-style-type: none"> • Fairfield City Council indicated it did not object to the additional loading docks for each warehouse. • The Department considers the additional loading docks would not be visible from public vantage points, and have been designed in accordance with all relevant road safety and design standards. • The Department's assessment concludes the additional loading docks would continue to facilitate access to, and operation of, the warehouses on Lot 3C. 	
<p><i>Warehouse Façade Design</i></p>	<ul style="list-style-type: none"> • The modification application includes the introduction of coloured bands and additional articulation to the façade design of Warehouses 3A, 3C and 3D. • The Applicant advised the design amendments are necessary to improve the presentation of the buildings, and introduce additional colour treatment to large expanses of the elevations of each warehouse. • No other changes are proposed to the height, bulk or scale of the warehouse buildings. • Fairfield City Council indicated it did not object to the proposed amendments to the warehouse façade design. • The Department considers that the proposed amendments are minor in nature and do not alter the overall building design approach. In addition, it is noted these amendments would not reduce the architectural quality of the development, or jeopardise the achievement of a high standard of warehouse design. • The Department's assessment concludes that the amended façades would continue to provide a high standard of design across the three warehouse buildings. 	<ul style="list-style-type: none"> • Update Appendix 1 of the development consent to include amended elevations for Warehouses 3A, 3C and 3D.
<p><i>Landscaping Design on Lot 3D</i></p>	<ul style="list-style-type: none"> • The modification application includes amended landscaping plans for Lot 3D, outlining the introduction of additional landscaping treatment to the south-western corner of the lot, including additional trees and plantings. • The Applicant advised the amended landscaping design is required to enhance screening of Warehouse 3D from public vantage points, and to provide an improved transition between the Oakdale Central and Oakdale South industrial estates. • Fairfield City Council indicated it did not object to the amended landscaping design on Lot 3D. • The Department's assessment concludes the amended landscaping design would continue to maintain the high standard of design across the site, minimise the visual impacts of the Warehouse 3D, and provide a better transition to the Oakdale South industrial estate. 	<ul style="list-style-type: none"> • Update Appendix 1 of the development consent to include the amended landscaping plans for Lot 3D.

8. CONCLUSION

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

- the updated estate signage strategy would promote consistent, legible wayfinding signage across the estate;
- the minor amendments to the design and landscaping of Lots 3A, 3C and 3D would maintain the high standard of architectural quality across the estate; and
- it would result in minimal environmental impacts beyond the approved facility.

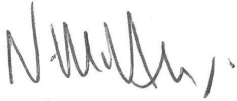
The Department is satisfied that the modification should be approved, subject to conditions.

9. RECOMMENDATION

It is recommended that the Director, Industry Assessments:

- **consider** the findings and recommendations of this report;
- **approve** the modification application under section 96(1A) of the EP&A Act; and
- **sign** the attached notice of modification (**Appendix A**).

Patrick Copas
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Nicholas Hall
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Industry Assessments



Chris Ritchie
Director
Industry Assessments

1/7/17

APPENDIX A – NOTICE OF MODIFICATION

APPENDIX B – STATEMENT OF ENVIRONMENTAL EFFECTS

APPENDIX C – SUBMISSIONS

APPENDIX D – CONSOLIDATED CONSENT