



# Statement of Environmental Effects

**Section 96 Modification to SSD 6078 MOD 8**

**Oakdale Central Estate**

April 2017

## Contents

|                                                                                 |    |
|---------------------------------------------------------------------------------|----|
| .....                                                                           | 1  |
| 1 INTRODUCTION .....                                                            | 3  |
| 2 BACKGROUND .....                                                              | 4  |
| 2.1 Previous Planning Applications.....                                         | 4  |
| 3 PROPOSED MODIFICATIONS.....                                                   | 7  |
| 3.1 Oakdale Central – Lot 1 & 2 Estate Signage .....                            | 7  |
| 3.1.1 Signage Location .....                                                    | 8  |
| 3.1.2 Signage Design and Dimensions.....                                        | 9  |
| 3.2 Lot 3A Modifications.....                                                   | 10 |
| 3.2.1 Façade Update.....                                                        | 10 |
| 3.2.2 - 3A Estate Signage Update.....                                           | 11 |
| 3.3 Lot 3C Modification .....                                                   | 11 |
| 3.3.1 Loading dock enlargement.....                                             | 12 |
| 3.3.2 WH 3C-1 Office Layout Update .....                                        | 12 |
| 3.3.3 - 3C Façade Update.....                                                   | 13 |
| 3.3.4 - 3C Estate Signage Update .....                                          | 14 |
| 3.4 Lot 3D.....                                                                 | 14 |
| 3.4.1 - 3D Façade Update.....                                                   | 14 |
| 3.4.2 – 3D Estate Signage Update.....                                           | 15 |
| 3.5 Changes to SSD 6078 Conditions of Consent.....                              | 16 |
| 4 LEGISLATIVE REVIEW.....                                                       | 19 |
| 4.1 OVERVIEW .....                                                              | 19 |
| 4.2 Section 96 of EP&A Act .....                                                | 19 |
| 4.2.1 Minimal Environmental Impact.....                                         | 19 |
| 4.2.2 Substantially The Same Development.....                                   | 19 |
| 4.3 Section 79C.....                                                            | 19 |
| 4.3.1 State Environmental Planning Policy No 64 – Advertising and Signage ..... | 20 |
| 4.3.2 The Likely Impacts Of The Development.....                                | 22 |
| 4.3.3 The Suitability Of The Site .....                                         | 22 |
| 4.3.4 Submissions.....                                                          | 22 |
| 4.3.5 The Public Interest .....                                                 | 22 |
| 5 CONCLUSION .....                                                              | 23 |

# 1 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared to accompany a Section 96(1A) application to modify SSD 6078, pursuant to NSW Environmental Planning and Assessment Act 1979 (the Act).

The objective of the modification is to undertake minor changes to the approved plans to enable the following minor changes to the approved buildings in Lot 3, Oakdale Central:

## Oakdale Central – Estate Wide

- Estate signage updated Lot 1 & 2.

## Lot 3A

- Façade update to warehouse 3A
- 3A estate signage update

## Lot 3C

- Enlargement of recessed loading docks for warehouses 3C-2 & 3C-3
- Office layout for warehouse 3C-1 updated
- Façade update to warehouse 3C
- Update to Lot 3C Estate signage

## Lot 3D

- Façades updated to warehouse 3D
- 3D estate signage update

The Statement of Environmental Effects (SEE) includes the following components:

- + A description of the site and its context.
- + Description of the proposed development.
- + Consideration of the proposal against relevant controls.
- + Consideration of Section 79C of the Environmental Planning and Assessment Act 1979.

This SEE is to be read in conjunction with the following supporting documentation:

- + **Appendix A** – Updated Architecture plans
- + **Appendix B** – Updated Civil plans
- + **Appendix C** – Oakdale Central, Signage specification

## 2 BACKGROUND

### 2.1 Previous Planning Applications

Consent was granted to State Significant Development 6078 on 18 March 2015 for the staged construction of three (3) warehouse and distribution facilities and the upgrade of Old Wallgrove Road.

Concept Approval was granted to MP08\_0065 on 2 January 2009 for the establishment of Oakdale Central Estate including subdivision, earthworks, internal road layout, recreation and biodiversity land, seven industrial buildings, pad levels, external upgrades and infrastructure. A concurrent Stage 1 Project Application was also granted for the establishment of a DHL Logistics Hub and associated infrastructure which comprises 3 buildings being those on lots 1A and 2A (MP08\_0066). Subsequent to the Concept and Project Approval, a number of modifications were carried out pursuant to Section 75W of the Environmental Planning & Assessment Act 1979.

(No changes are required to MP08\_0065 and MP08\_0066 as a result of the proposed modifications.)

The modifications to the Concept, Project and State Significant approvals are summarised below:

**Table 1: Previous Approvals - Oakdale Central**

| Modification No.                                                            | Date of Approval  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mod 1 to Concept Plan and Project Approval MP08_0065 & mp08_0066            | 4 November 2010   | Amendment of Concept Plan subdivision to change configuration and reduce the number of internal estate roads.<br><br>The Project Approval was also amended so that stage 1 on lots 1A and 2A with two warehouse buildings on lot 2A being proposed in lieu of one larger building.                                                                                                                                                                                                                        |
| Mod 2 to Project Approval MP08_0066                                         | 17 February 2011  | Due to the timing of notification of the Voluntary Planning Agreement (VPA) between the Minister for Planning, Goodman and the land Trustee for contributions towards regional transport infrastructure and services for lot 1A and 2A, entry into the VPA was amended prior to issue of occupation or subdivision certificate.<br><br>The VPA was entered into on 25 March 2011 and has been amended to include the subject estate allotments, lots 1C, 2B and 3 so that it applies to the whole estate. |
| Mod 3 to Project Approval MP08_0066                                         | 8 July 2011       | Minor amendments to warehouses 2 and 3 on lot 2A including changes to the appearance of the warehouses, site layout and quantum of floor space.                                                                                                                                                                                                                                                                                                                                                           |
| Mod 4 to Project Approval MP08_0066                                         | 20 September 2012 | Modification of the Project Approval to re-orient and reposition the warehouse to be constructed on lot 1A, this involved rotating the building to 180 degrees and siting it in a similar position to that originally approved.                                                                                                                                                                                                                                                                           |
| Mod 2 to concept plan and Mod 5 to Project Approval MP08_0065 and MP08_0066 | 5 March 2013      | Modification of subdivision layout, shape and location of the estate stormwater basin, bulk earthworks, pad levels, staging and the importation of fill.                                                                                                                                                                                                                                                                                                                                                  |

**Table 1: Previous Approvals - Oakdale Central**

|                                        |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mod 6 to Project Approval<br>MP08_0066 | 10 May 2013      | Relocation of the swing and sliding gates at the truck entry, increase of office floor space within the approved building footprint and provision of storage and workshop areas within the approved building footprint.                                                                                                                                                                                                                                                                                                                                                                          |
| Mod 7 to Project Approval<br>MP08_0066 | Withdrawn        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Mod 8 to Project Approval<br>MP08_0066 | 15 May 2014      | Amendment to condition 18 of the Project Approval to allow Excavated Natural Material to be imported to the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Mod 3 to Concept Plan<br>MP08_0065     | 18 March 2015    | Amendment to subdivision plan to consolidate lots 3A/3B; Inclusion of a vehicle turning head within Oakdale South and inclusion of the detention basins within the biodiversity lots to enable physical use for on-site detention purposes.                                                                                                                                                                                                                                                                                                                                                      |
| Mod 4 to Concept Plan<br>MP08_0065     | 9 June 2016      | Amendments to building envelopes on Lot 3 and extension of the estate road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Mod 5 to Concept Plan<br>MP08_0065     | 1 September 2016 | Consolidation of Warehouse 3A-1 and 3A-2 from two to one building (retaining two tenancies); division of Warehouse 3C-1 and 3C-2 into three tenancies; reduction of 1,462m2 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.                                                                                                                                                                                                                     |
| SSD 6078                               | 18 march 2015    | <b>The staged construction of three (3) warehouse and distribution facilities and the upgrade of Old Wallgrove Road.</b> A Voluntary Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited for the upgrade of Old Wallgrove Road                                                                                                                                                                                                                                                        |
| Mod 1 to SSD 6078                      | 15 June 2015     | Warehouse area reduced from 26,700sqm to 25,545sqm; Increased office area (including gatehouse) from 790sqm to 1,580sqm; Total building area reduced from 27,505sqm to 27,145sqm; Hardstand between 1B and 1C consolidated for shared use; Warehouse racking revised.                                                                                                                                                                                                                                                                                                                            |
| Mod 2 to SSD 6078                      | 30 June 2015     | Building Area reduced from 33,025sqm to 31,080sqm; Building changes to a temperature controlled facility. Dangerous Goods (DGs) store added.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Mod 3 to SSD 6078                      | 30 August 2015   | Proposed modifications to Unit 2B as follows: <ul style="list-style-type: none"> <li>a) Reduce ambient portion of the warehouse and replace with temperature control space;</li> <li>b) Relocation of dangerous goods store (DG Store) from the centre to the south eastern corner of the warehouse;</li> <li>c) Increase in size of the DG Store from 1,495sqm to 2,660sqm;</li> <li>d) Reduction of awning size from 4,070sqm to 3,550sqm;</li> <li>e) Removal of the truck wash from the south eastern corner of the site; and</li> <li>f) Minor modification to warehouse facade.</li> </ul> |

**Table 1: Previous Approvals - Oakdale Central**

|                   |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mod 4 to SSD      | 1 December 2015  | Deletion of Condition 34 in respect of screening the water pump and tank room located towards the north-western side of Lot 1C & 2B and water tanks in the south-eastern corner of Lot 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Mod 5 to SSD 6078 | 8 June 2016      | <p>Four (4) warehouse facilities and extension of the estate road from Milner Avenue to provide access to the future warehouse facilities.</p> <p>The warehouse areas were approved as follows:</p> <p><b>Lot 3A</b></p> <ul style="list-style-type: none"> <li>- Warehouse 1 (3,448sqm)</li> <li>- Office 1 (725sqm)</li> <li>- Warehouse 2 (2,515sqm)</li> <li>- Office (595sqm)</li> <li>- Car Parking (64)</li> </ul> <p><b>Lot 3C</b></p> <ul style="list-style-type: none"> <li>- Warehouse 1 (16,014sqm)</li> <li>- Office (566ssqm)</li> <li>- Dock Office (95sqm)</li> <li>- Warehouse 2 (16,095sqm)</li> <li>- Office (561sqm)</li> <li>- Dock Office (95sqm)</li> <li>- Car Parking (194)</li> </ul> <p><b>Lot 3D</b></p> <ul style="list-style-type: none"> <li>- Warehouse (7,975sqm)</li> <li>- Office (300sqm)</li> <li>- Car Parking (53)</li> </ul> |
| Mod 6 to SSD 6078 | 1 September 2016 | <p>Modification to warehouses on Lot 3 as follows:</p> <p><b>Lot 3A</b></p> <ul style="list-style-type: none"> <li>- Warehouse 1 (3,825sqm)</li> <li>- Office 1 (550sqm)</li> <li>- Warehouse 2 (2,680sqm)</li> <li>- Office 2 (272sqm)</li> <li>- Car Parking (66)</li> </ul> <p><b>Lot 3C</b></p> <ul style="list-style-type: none"> <li>- Warehouse 1 (11,000sqm)</li> <li>- Office Level 1 (500sqm)</li> <li>- Dock Office 2 Levels (30sqm)</li> <li>- Warehouse 2 (9,690sqm)</li> <li>- Office 2 (500sqm)</li> <li>- Warehouse 3 (9,690sqm)</li> <li>- Office 3 (500sqm)</li> <li>- Car Parking (183)</li> <li>- Provisional Parking Spaces (8)</li> </ul> <p><b>Lot 3D</b></p> <ul style="list-style-type: none"> <li>- Warehouse (7,935sqm)</li> <li>- Office (300sqm)</li> <li>- Dock Office (50sqm)</li> <li>- Car Parking (53)</li> </ul>                  |
| Mod 7 to SSD 6078 | 14 November 2016 | <p>This Modification Application seeks modification to the Warehouse 3A, as follows:</p> <p><b>Lot 3A-1</b></p> <ul style="list-style-type: none"> <li>- Warehouse GFA increased from 3,825sqm to 4,000sqm</li> <li>- Office GFA reduced from 550sqm to 500sqm, and changed from 2 levels to 1</li> <li>- Recessed docks removed (2)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Table 1: Previous Approvals - Oakdale Central**

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <ul style="list-style-type: none"><li>- One additional on-grade dock</li><li>- Car parking reduced from 46 spaces to 37 spaces</li><li>- Minor change to office fit-out</li><li>- Warehouse and distribution use</li></ul> <p><b>Lot 3A-1</b></p> <ul style="list-style-type: none"><li>- Warehouse GFA reduced from 2,680sqm to 2,650sqm</li><li>- No change to office area.</li><li>- Office now over one level</li><li>- Recessed docks reduced from 2 to 1</li><li>- Car parking reduced from 20 to 16 spaces</li><li>- Warehouse and distribution use</li></ul> |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Review of the Concept Plan indicates there is nothing which prevents the proposed modifications identified in this application.

### 3 PROPOSED MODIFICATIONS

The proposal seeks the following changes to SSD 6078:

#### Oakdale Central – Estate Wide

- Estate signage update for Lot 1 & 2.

#### Lot 3A

- Façade update to warehouse 3A
- Warehouse 3A estate signage update

#### Lot 3C

- Recessed loading docks enlarged for warehouses 3C-2 & 3C-3
- Office layout for warehouse 3C-1 updated
- Façade update for warehouse 3C
- Warehouse 3C estate signage update

#### Lot 3D

- Façades update
- Warehouse 3D estate signage update

#### 3.1 Oakdale Central – Lot 1 & 2 Estate Signage

The estate wide signage is proposed to be updated across the entire Oakdale Central precinct. The signage location and design update will provide a more attractive and modern appearance. The update to the estate signage will ensure that the Oakdale Central estate signage is consistent with the estate signage proposed for Oakdale South and West.

The updated signage is shown on the following plans:

- + OAK 3 DA 05 (N) – estate signage location for Lot 1 & 2
- + OAK 3 DA 30 (J) – estate signage location for Lot 3A
- + OAK 3 DA 40 (U) – estate signage location for Lot 3C
- + OAK 3 DA 50 (F) – estate signage location for Lot 3D

The proposed update does not apply to façade building / business identification signage - which has been approved and not part of this S.96(1A) application.

### 3.1.1 Signage Location

The location of proposed signage will remain substantially the same as that previously approved under SSD6078:

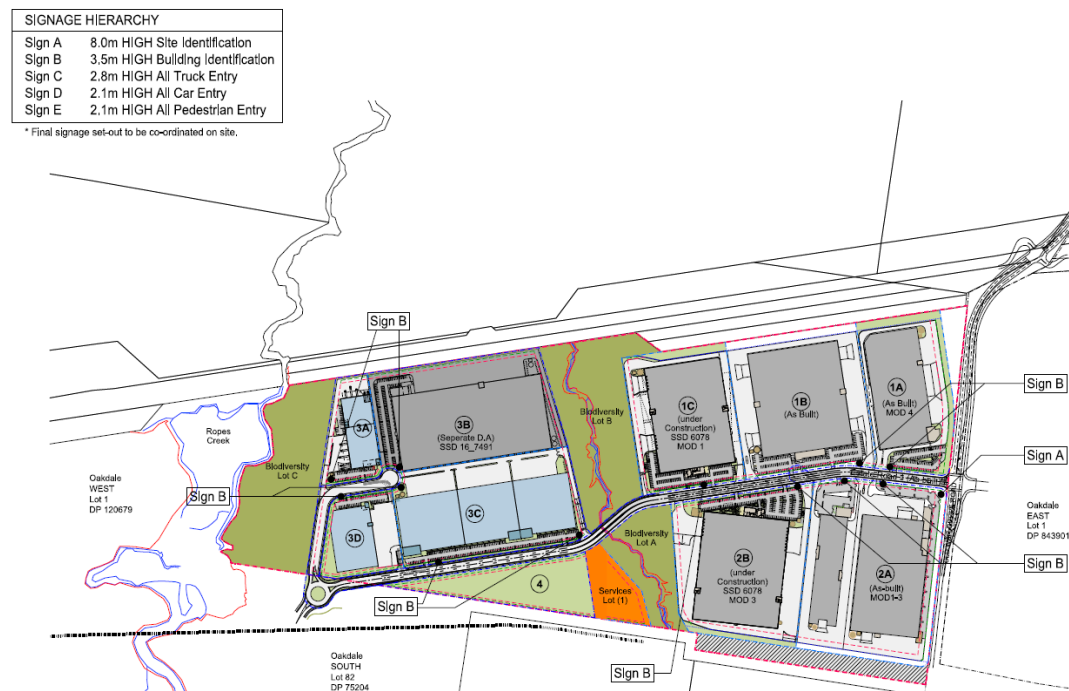


Figure 1 - Approved signage plan – Plan OAK 3 DA 05 (N)



Figure 2 - Proposed updated signage plan (Lot 1 & 2) – Plan: OAK 3 DA 05 (Q)

Proposed Estate signs will be located at the various car and truck entrances for wayfinding, to inform tenants and visitors of business identification. The estate signage is proposed to be located in accordance with Goodman's strategy for major warehouse and industrial precincts around Australia.

Adequate wayfinding signage is essential, particularly for large warehouse precincts like that of Oakdale Central, South and West, where warehouses have similar appearance in terms of design and scale. The elected signage locations will assist in reducing confusion for employees and visitors to the Estate.

### 3.1.2 Signage Design and Dimensions

#### *Design*

Goodman are proposing to roll out update estate signage for all its major warehouse premises, particularly for Oakdale Central, South and West. The proposed updated signage design consists of a simplified, more modern and attractive strategy. The updated design is anticipated to make business, building and wayfinding signage easier to read and navigate.

The proposed estate signs will consist predominantly of a white pylon design, including prominent directional arrows for wayfinding on some of the signage. The signage will be illuminated as per the existing estate signage.

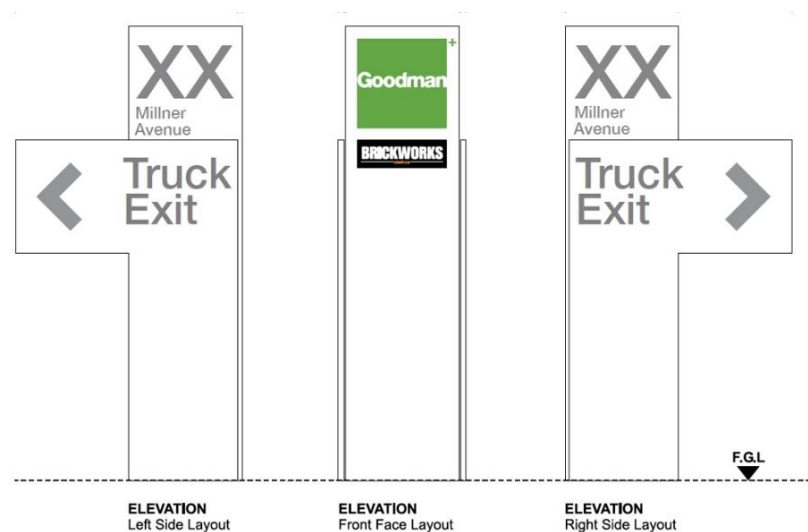


Figure 3 - Proposed updated estate signage design

#### *Dimensions*

While the height of proposed signage is will remain largely the same as that approved, the width of the signage will be reduced. The dimensions of the proposed updated estate signage are as follows:

Table 2 – Signage dimensions

| Estate Signage Type | Dimensions (height x width) |
|---------------------|-----------------------------|
| Directional signage | 2.1m x 1.4m                 |
| Directional signage | 2.8m x 1.4m                 |
| Directional signage | 3.5m x 1.4m                 |
| Exit signs          | 1.5m x 1.2m                 |

+ Refer to **Appendix C** 'Signage dimension tables', for detail of signage design and dimensions.

- + An assessment of the proposed signage against the *State Environmental Planning Policy No 64 – Advertising and Signage* is included below at **Sections 4.3.1.**

### 3.2 Lot 3A Modifications

Minor façade changes and updates to estate signage is proposed for Lot 3A, as follows:

#### 3.2.1 Façade Update

Minor façade changes proposed to the elevations of warehouses 3A-1 & 3A-2. These changes propose the additional of coloured bands to the metal cladding facades to add interest and articulation to elevations. The proposed changes will assist in breaking up large expanses of façade and will enhance the presentation of the buildings. The proposed additional stripes of colour will be in “Alphatec White”.

A comparison between the approved and proposed elevations are as follows:

#### + West Elevation



Figure 4 - Approved West elevation (WH3A-1)

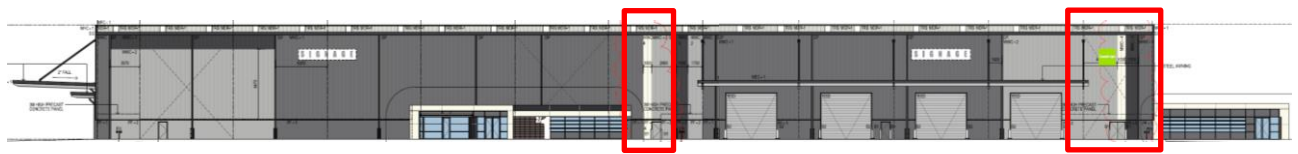
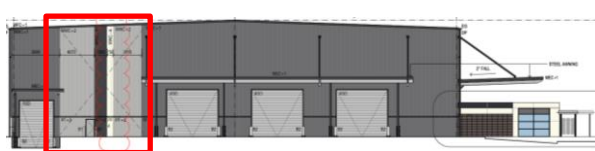


Figure 5 - Proposed West elevation (WH3A-1)

#### + North Elevation



Figure 6 - Approved WH3A North Elevation



Proposed WH3A North Elevation

#### + East Elevation

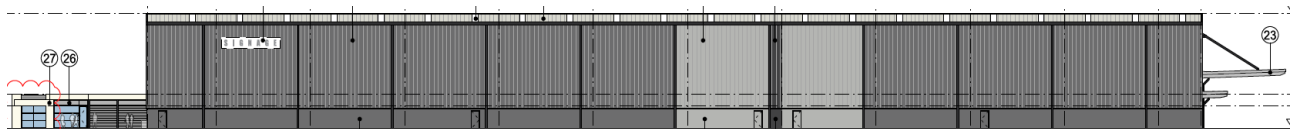


Figure 7 - Approved WH3A East Elevation



Figure 8 - Proposed updated WH3A East Elevation

### 3.2.2 - 3A Estate Signage Update

An updated signage plan for Lot 3A is proposed to ensure the businesses are adequately identified throughout the estate. Estate signage will be modern and attractively presented as described above. The proposed signage plan for Lot 3A is as follows:

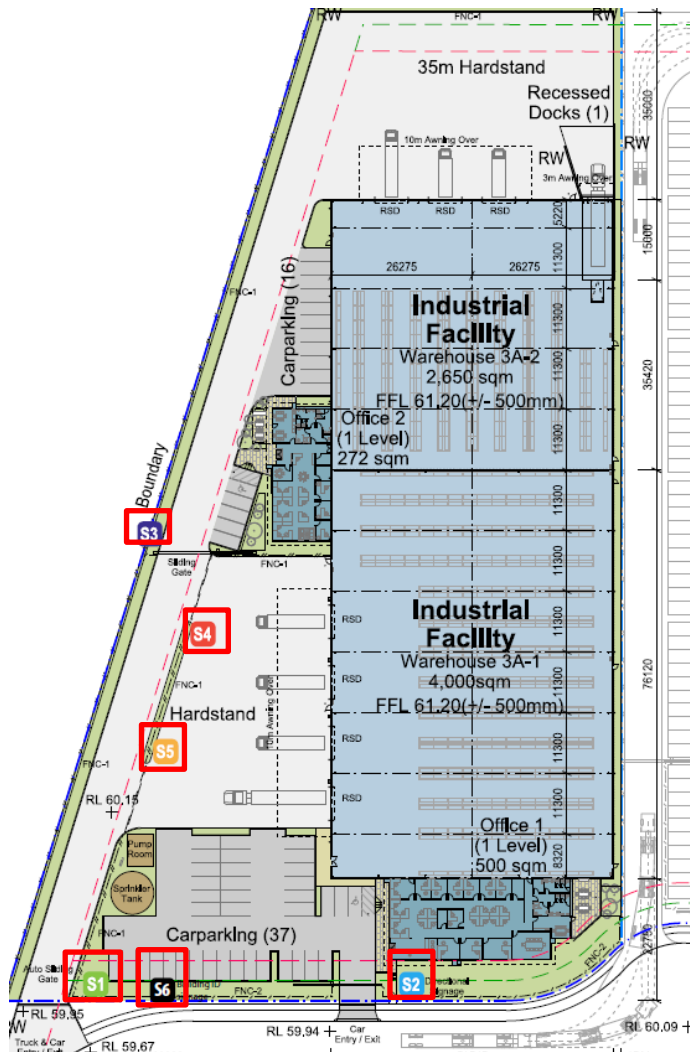


Figure 9 - Lot 3A site plan, including signage location

Proposed Lot 3A signage is as follows (refer to Signage Plan at **Appendix C**):

- + S1 – directional signage / 2.1m x 1.4m
- + S2 – directional signage / 2.1m x 1.4m
- + S3 – directional signage / 2.8m x 1.4m
- + S4 – directional signage / 3.5m x 1.4m
- + S5 – exit sign / 1.5m x 1.2m
- + S6 – directional signage / 3.5m x 1.4m

### 3.3 Lot 3C Modification

The following changes are proposed to Lot 3C:

- Recessed loading docks enlarged for warehouses 3C-2 & 3C-3 from two (2) to four (4) docks
- Office layout for warehouse 3C-1 updated

- Elevations updated to increase articulation to portion of east and south elevations
- 3C Estate signage updated
- 

### 3.3.1 Loading Dock Enlargement

- + The recessed docks for WH3C-2 and 3C-3 are proposed to be increased from two (2) to four (4).
- + The additional loading docks will enable additional trucks to be loaded or offloaded, increasing the efficiency and access for customers.

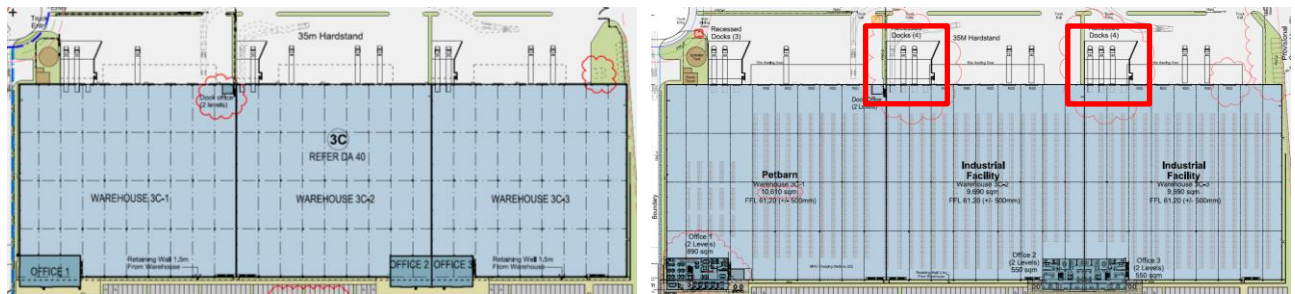
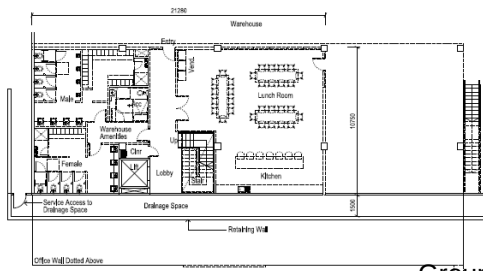


Figure 10 – Approved WH 3C plan

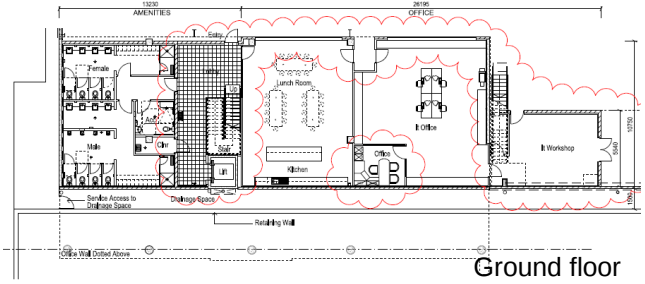
Proposed WH3C plan

### 3.3.2 WH 3C-1 Office Layout Update

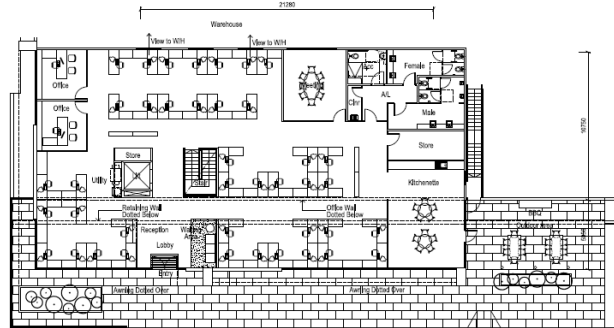
- + The previous approval was for a speculative tenancy for warehouse 3C-1. Since then, Petbarn has taken on the 3C-1 tenancy, and wish to have the office layout updated to reflect their employee and operational needs. Petbarn's proposed updated office design is shown in Fig. 11 below.
- + The approved office layout for WH3C-1 is updated to include an additional office area on the ground floor, resulting in an increase in office GFA from 500sqm to 600sqm.
- + As parking for office use is required to be provided at 1 space / 40sqm, additional parking is provided to account for this. Parking for Lot 3C is proposed to be increased from 193 to 194 spaces. The parking calculations for 3C are as follows:
  - 30,280sqm (warehouse GFA) @ 1space/200sqm = 151.5 spaces
  - 1,700sqm (office) @ 1space/40sqm = 42.5 spaces
  - Total parking required for WH3C = 194 spaces



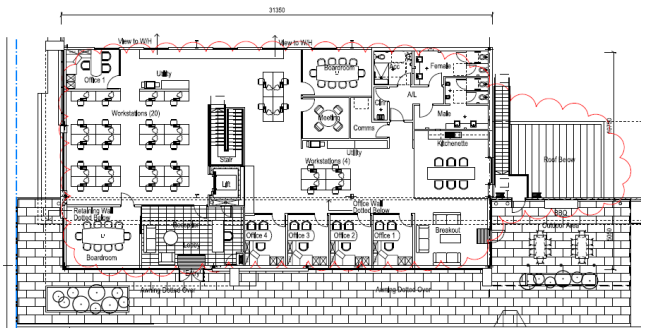
Ground floor



Ground floor



First floor



First floor

Figure 11 - Approved 3C-1 office layout

Proposed office layout

### 3.3.3 - 3C Façade Update

- + Additional articulation is proposed for warehouse 3C's east and south elevations to replace the profiled metal wall cladding 'Colorbond Basalt' with 'Kingspan Colorbond'.
- + The façade update will ensure a more attractive presentation through the additional material to the façade, to add articulation and interest.
- + East Elevation

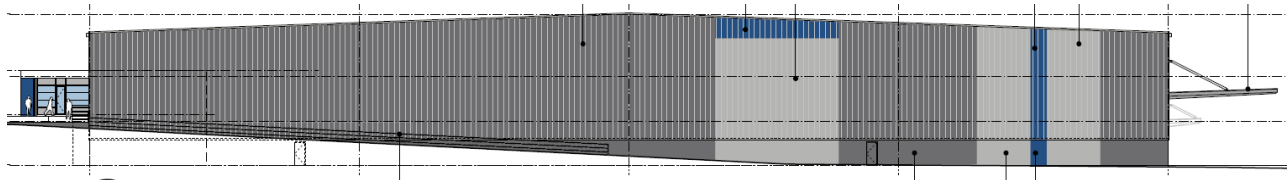


Figure 12 - Approved WH3C East elevation

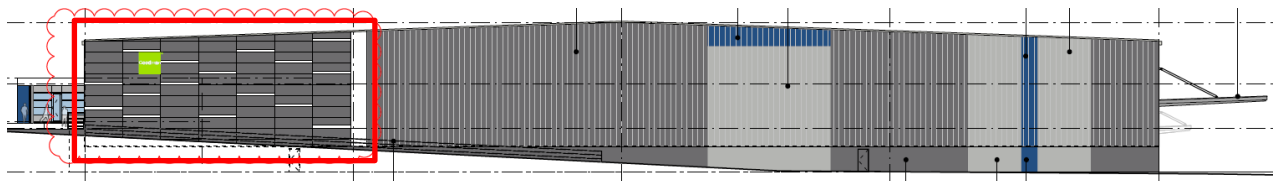


Figure 13 – Proposed updated WH3C East elevation

- + South Elevation

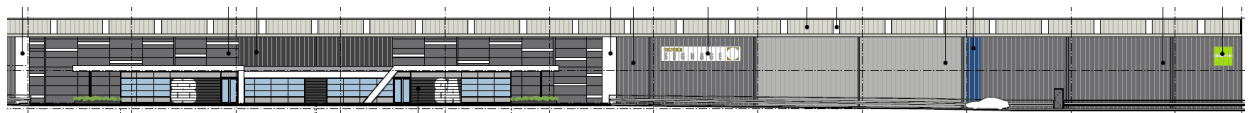


Figure 14 – Approved WH3C South elevation



Figure 15 – Proposed updated WH3C South elevation

### 3.3.4 - 3C Estate Signage Update

An updated signage plan is proposed to ensure the estate and businesses are adequately identified throughout the estate. Estate signage will be modern and attractively presented and will assist tenants and customers with wayfinding in and around the precinct.

The proposed estate signage for Lot 3C are located in accordance with Goodman's signage strategy to strike a balance with providing adequate wayfinding signage, while reduce unnecessary visual clutter.

Proposed signage for Lot 3C are identifies in the Signage Plans (**Appendix C**), and include:

- + S1 – directional signage / 2.8m x 1.4m
- + S2 – directional signage / 2.8m x 1.4m
- + S3 – directional signage / 3.5m x 1.4m
- + S4 – directional signage / 3.5m x 1.4m
- + S5 – exit sign / 1.5m x 1.2m
- + S6 – directional signage / 3.5m x 1.4m
- + S7 – exit sign / 1.5m x 1.2m

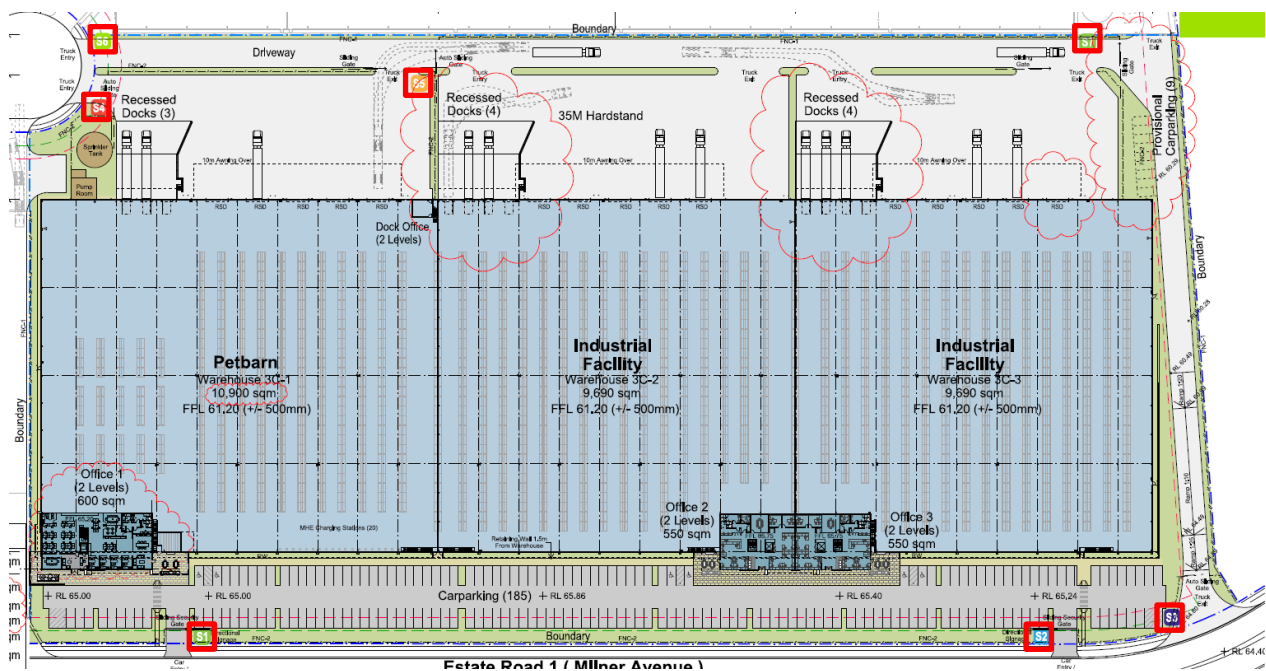


Figure 16 – Proposed estate signage for Lot 3C.

## 3.4 Lot 3D

Lot 3D is proposed to be updated to included additional façade treatment and a new estate signage.

### 3.4.1 - 3D Façade Update

The West and South facades for WH3D are proposed to be updated to include additional colour treatment. The proposed update will add additional interest and articulation to large expanses of these elevations.

+ West Elevation



Figure 17 - Approved WH3D West elevation

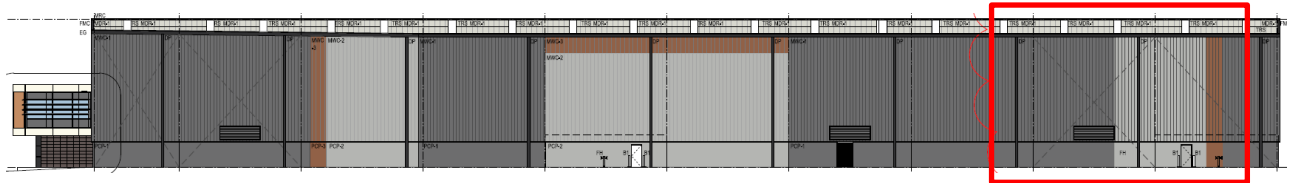


Figure 18 - Proposed WH3D West elevation

+ South Elevation

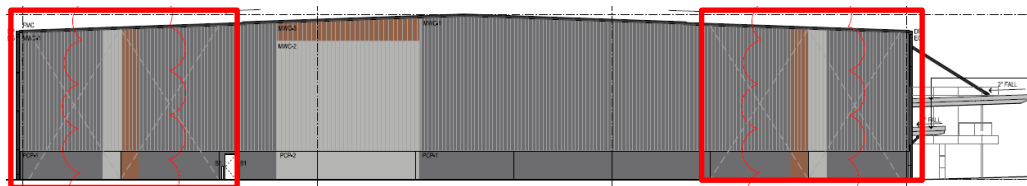
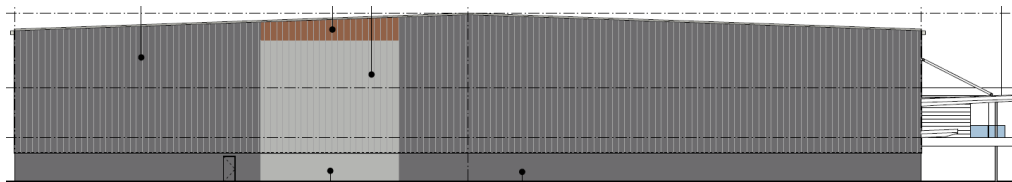


Figure 19 - Proposed updated warehouse 3D South facade

### 3.4.2– 3D Estate Signage Update

The estate signage is proposed to be updated for Lot 3D. As for Lots 3A and 3C, consistent signage will be implemented to ensure a modern and attractive wayfinding signage scheme is implemented across Lot 3.

Proposed signage for Lot 3C are identifies in the Signage Plans (**Appendix C**), and include:

- + S1 – directional signage / 2.1m x 1.4m
- + S2 – directional signage / 2.8m x 1.4m
- + S3 – directional signage / 2.8m x 1.4m
- + S4 – directional signage / 3.5m x 1.4m



## TERMS OF CONSENT

2. The Applicant shall carry out the development generally in accordance with the:

- a) EIS;
- b) consolidated RTS;
- c) addendum report;
- d) subdivision plan (see Appendix 1);
- e) plans and elevations (see Appendix 1);
- f) Management and mitigation measures (Appendix 2);
- g) the Voluntary Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, 8GAI 6 Pty Ltd, 8GMG 8 Pty Ltd and 8GAI 2 Limited and executed on 12 March 2015;
- h) the modification application 6078 MOD 1 and supporting documentation;
- i) the modification application 6078 MOD 2 and supporting documentation;
- j) the modification application 6078 MOD 3 and supporting documentation;
- k) the modification application 6078 MOD 4 and supporting documentation;
- l) the modification application 6078 MOD 5 and supporting documentation;
- m) the modification application 6078 MOD 6 and supporting documentation;
- n) the modification application 6078 MOD 7 and supporting documentation;
- o) the modification application 6078 MOD 8 and supporting documentation; and**
- p) conditions of this Consent.**

**3. In Schedule 3 Environmental Performance Conditions, Condition 6, delete the condition and replace with the following:-**

### **Internal Roads, Queuing and Parking**

6. The Applicant shall provide a minimum of 667 (including 17 provisional) on-site car parking spaces for use during operation of the development, as follows:

- a) Lot 1C = 168 (including a minimum of three spaces for people with disabilities);
- b) Lot 28 = 200 (including a minimum of four spaces for people with disabilities);
- c) Warehouse 3A = 53 (including a minimum of four spaces for people with disabilities);
- d) Warehouse 3C = ~~193~~ **194** (including a minimum of four spaces for people with disabilities);
- e) Warehouse 3D = 53 (including a minimum of two spaces for people with disabilities);

Note <sup>1</sup>: On-site parking associated with Warehouse 3B shall be the subject of a separate application.

The following plans of SSD 6078 MOD 7 is proposed for update:

Table 3 – Updated Plan Reference.

| <b>Table 4: Plans and Documentation</b> |                   |                |                |                         |
|-----------------------------------------|-------------------|----------------|----------------|-------------------------|
| <i>Architectural</i>                    |                   |                |                |                         |
| Oakdale Central – Lot 3 Plans           |                   |                |                |                         |
| Drawing No.                             | Name of Plan      | Consultant     | Rev            | Date                    |
| OAK 3 DA 2                              | Estate Masterplan | SBA Architects | <del>AB</del>  | <del>15 June 2016</del> |
|                                         |                   |                | <b>AD</b>      | <b>30 March 2017</b>    |
| OAK 3 DA 5                              | Estate Signage    | SBA Architects | <del>N Q</del> | <del>7 June 2016</del>  |
|                                         |                   |                |                | <b>6 April 2017</b>     |

|                          |                                                                     |                           |                     |                                        |
|--------------------------|---------------------------------------------------------------------|---------------------------|---------------------|----------------------------------------|
| OAK 3 DA 7               | Lot 3 Masterplan                                                    | SBA Architects            | <del>T</del> V      | <del>15 Sep 2016</del><br>3 April 2017 |
| OAK 3 DA 30              | Lot 3A – Site Plan / Floor Plan                                     | SBA Architects            | <del>H</del> J      | <del>16 Sep 2016</del><br>11 Jan 2017  |
| <del>OAK 3 DA 36</del>   | <del>Lot 3A – Warehouse Elevations</del>                            | <del>SBA Architects</del> | <del>B</del>        | <del>16 Sep 2016</del>                 |
| 16207<br>GA – 701 C      | Lot 3A – Overall Coloured Elevations<br>Sheet 1 – West North & East | SBA Architects            | C                   | 4 April 2017                           |
| 16207<br>GA – 702 B      | Lot 3A – Overall Coloured Elevations<br>Sheet 2 – West North & East | SBA Architects            | B                   | 31 Mar 2017                            |
| OAK 3 DA 40              | Lot 3C – Site Plan / Floor Plan                                     | SBA Architects            | <del>E</del> U      | <del>7 June 2016</del><br>3 April 2017 |
| OAK 3 DA 41              | Lot 3C – Roof Plan                                                  | SBA Architects            | <del>F</del> G      | <del>7 June 2016</del><br>3 April 2017 |
| OAK 3 DA 42              | Lot 3C – Warehouse 1 Office Plans                                   | SBA Architects            | G J                 | <del>7 June 2016</del><br>3 April 2017 |
| OAK 3 DA 48              | Lot 3C – Warehouse Elevations                                       | SBA Architects            | <del>F</del> L      | <del>7 June 2016</del><br>3 April 2017 |
| Oak 3 DA 50              | Lot 3D - Site Plan / Floor Plan                                     | SBA Architects            | <del>D</del> F      | <del>17 Feb 2016</del><br>3 April 2017 |
| 16172<br>GA-701          | Lot 3D – Overall Elevations - Coloured                              | SBA Architects            | D                   | 4 April 2017                           |
| <i>Civil Engineering</i> |                                                                     |                           |                     |                                        |
| <i>Drawing No.</i>       | <i>Description</i>                                                  | <i>Author</i>             | <i>Revision No.</i> | <i>Date</i>                            |
| C300                     | General Arrangement Plan                                            | AT&L                      | G J                 | <del>8 Sept 2016</del><br>30 Mar 2017  |
| C308                     | Site Works and Stormwater Drainage<br>Plan Sheet 4                  | AT&L                      | G H                 | 8 September<br>2016                    |
| C315                     | Sedimentation & Erosion Control Plan<br>Sheet 1                     | AT&L                      | G J                 | <del>8 Sept 2016</del><br>30 Mar 2017  |
| C316                     | Sedimentation & Erosion Control Plan<br>Sheet 2                     | AT&L                      | G J                 | <del>8 Sept 2016</del><br>30 Mar 2017  |
| C320                     | Pavement Plan Sheet 1                                               | AT&L                      | G J                 | <del>8 Sept 2016</del><br>30 Mar 2017  |
| C321                     | Pavement Plan Sheet 2                                               | AT&L                      | G J                 | <del>8 Sept 2016</del><br>30 Mar 2017  |

## 4 LEGISLATIVE REVIEW

### 4.1 OVERVIEW

The proposed development continues to meet the relevant provisions of planning and environmental legislation, policy and planning instruments as assessed in the SSD 6078.

### 4.2 Section 96 of EP&A Act

Section 96 of the EP&A Act deals with modifications to development consents. Proposed modifications must address this section. Section 96(1A) makes provision for modifications involving minimal environmental impact and states that:

*“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*
- (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*
- (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*
- (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.”*

**Matters relevant to Section 96(1A) are addressed in the following sections.**

#### 4.2.1 Minimal Environmental Impact

The proposed modification to the estate signage, warehouse facades, and parking and loading docks for warehouse 3C will have no discernible additional environmental impacts to that of the original approved design.

The update to the estate signage for Oakdale Central estate will improve the presentation and wayfinding of approved estate signage and ensure it is consistent with signage proposed for Oakdale South and West, while the façade updates will enhance the presentation of the building through the addition of articulation to the elevations. The updated office layout and loading docks for 3C, while enhancing the layout for prospective tenants will not pose additional environmental impact to that of the approval concept.

#### 4.2.2 Substantially The Same Development

The proposed modifications involve only minor changes across the site. This will ultimately result in substantially the same development of the land at the completion of the works. The proposed modification is minor in nature and represents ‘substantially the same development’ as that approved under the original consent.

### 4.3 Section 79C

Section 79C of the EP&A Act prescribes the matters which must be considered in the assessment of development proposals under the Act.

The proposed changes under this S.96 application do not result in any additional environmental impacts which require reassessment against the various environmental planning instruments.

An assessment has however been conducted against the State Environmental Planning Policy No 64 – Advertising and Signage in consideration of the updated estate signage.

#### 4.3.1 State Environmental Planning Policy No 64 – Advertising and Signage

In respect of the update proposed to Oakdale Central estate signage, an assessment has been undertaken against State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64). SEPP 64 applies to all signage and advertisements, which can be displayed with or without development consent under an environmental planning instrument and is visible from any public place or public reserve.

As set out under SEPP 64, the consent authority is required to consider and assess any proposed signage and/or advertisements against the Assessment Criteria set out under Schedule 1 of the SEPP.

An assessment of the proposed signage against the objectives of the SEPP and relevant criteria for assessment has been undertaken and is summarised in the following table:

Table 5 - SEPP 64 Assessment

| Control                                                                                                                                                                                                                                                                                | Proposed                                                                                                                                                                                                                                                                                                                        | Complies |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>1 Character of the Area</b>                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                 |          |
| <ul style="list-style-type: none"> <li><i>Is the proposal compatible with the character of the area or locality in which it is proposed to be located?</i></li> </ul>                                                                                                                  | The proposed signage is compatible with the industrial land use zoning and desired future character of the area. The proposed signage will not detract from the streetscape as the signage will be                                                                                                                              | YES      |
| <ul style="list-style-type: none"> <li><i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i></li> </ul>                                                                                                                           | located within the Estate and will not disrupt vehicular flow.<br><br>The scale and location of the proposed signage is consistent with the scale of the Estate and the same as that proposed for adjoining Oakdale South and West. The proposed street landscaping will further integrate the signage within the streetscapes. |          |
| <b>2 Special areas</b>                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |          |
| <ul style="list-style-type: none"> <li><i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i></li> </ul> | The proposal does not detract from the amenity or visual quality of any environmentally sensitive areas, natural or other conservation areas, open space area, waterways or rural landscapes.<br><br>The proposed signage will not adversely impede the visibility of other signage within the surrounding area.                | YES      |
| <b>3 Views and vistas</b>                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                      |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <ul style="list-style-type: none"> <li>• Does the proposal obscure or compromise important views?</li> <li>• Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</li> <li>• Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> <li>• Does the proposal screen unsightliness?</li> <li>• Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> <li>• Does the proposal require ongoing vegetation management?</li> </ul> | The signage will not obscure or compromise views, dominate the skyline or impede on the viewing rights of other advertisers.                                                                                                         | YES             |
| <b>4 Streetscape, setting or landscape</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                      |                 |
| <ul style="list-style-type: none"> <li>• Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> <li>• Does the proposal respect important features of the site or building, or both?</li> </ul>                                                                                                                                                                                                                                             | <p>The proposed signage is compatible with the scale of the surrounding streetscape and setting.</p> <p>The proposed signage will incorporate quality materials and finishes and provide a coherent and integrated colour scheme</p> | YES             |
| <b>Control</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Proposed</b>                                                                                                                                                                                                                      | <b>Complies</b> |
| <ul style="list-style-type: none"> <li>• Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                 | <p>based on Goodman signage strategy implemented throughout its industrial precincts.</p> <p>The proposal will appropriately reflect the future design and character of Estate.</p>                                                  |                 |
| <b>5 Associated devices and logos with advertised and advertising structures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                      |                 |
| <ul style="list-style-type: none"> <li>• Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</li> </ul>                                                                                                                                                                                                                                                                                                                                             | The signage will continue to display the Goodman name and logo as well as future tenants name and logo, in accordance with their brand identity. Illumination devices are integrated into the existing design of the sign.           | YES             |
| <b>7 Illumination</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                      |                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                        |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <ul style="list-style-type: none"> <li>• <i>Would illumination result in unacceptable glare?</i></li> <li>• <i>Would illumination affect safety for pedestrians, vehicles or aircraft, or detract from the amenity of any residence or other form of accommodation?</i></li> <li>• <i>Can the intensity of the illumination be adjusted, if necessary?</i></li> <li>• <i>Is the illumination subject to a curfew?</i></li> </ul> | <p>Illumination will occur at low wattage and will not impact the safety or amenity of pedestrians, vehicles or nearby residential accommodation. The light source for the signage will be static.</p> | <p>YES</p> |
| <b>8 Safety</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                        |            |
| <ul style="list-style-type: none"> <li>• <i>Would the proposal reduce the safety for any public road?</i></li> <li>• <i>Would the proposal reduce the safety for pedestrians or bicyclists?</i></li> <li>• <i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i></li> </ul>                                                                             | <p>The proposed signage will not distract motorists. No safety implications for pedestrians or vehicular users are envisaged.</p>                                                                      | <p>YES</p> |

#### 4.3.2 The Likely Impacts Of The Development

The likely impacts of the proposed modification have been considered at Section 6.0 “Assessment of Impacts” of this report, as part of this application. There would be no other impacts over and above those already assessed and deemed acceptable as a result of the proposed modification.

#### 4.3.3 The Suitability Of The Site

The suitability of the site for the proposed development was assessed under the original application and the site was deemed to be suitable within its current industrial context. The proposed modification represents substantially the same development as that originally approved; therefore the site remains suitable for the development as modified.

#### 4.3.4 Submissions

The proposal would be subject to Council’s standard notification and advertising policies and submissions received would be considered during the assessment of the application.

#### 4.3.5 The Public Interest

The proposal will have no impact to the public interest.

## 5 CONCLUSION

The subject Modification Application seeks consent make minor modifications to SSD 6078. As detailed throughout this report, the changes sought will not result in additional environmental impacts to the surrounds and will remain substantially the same as that for which consent was originally granted.

The proposal does not result in intensification of the site or any variation to the approved use. The employment generating potential of the site will be retained, consistent with the objectives of the SEPP WSEA 2009. Overall the modifications are considered minor.

Accordingly, it is requested that DP&E support the application.