



11 July 2022

Minister for Planning
Department of Planning, Industry and Environment
12 Darcy Street
Parramatta NSW 2150

Attention: Giles Bloxham

Dear Minister

SSD7348 MOD 10, OAKDALE WEST STAGE – S.4.55(1A) – AMENDMENT REPORT

This letter constitutes the 'amendment report' to update the MOD10, SSD7348 (MOD10) as lodged with the Department of Planning and Environment (the Department) on 14 March 2022. The proposed amendment seeks to reduce the scope of the MOD10 to only include Precinct 1 signage update, i.e. remove approval for Lot 5 Masterplan layout.

This application includes:

- Appendix A** – MOD10 (TRACK CHANGE) Statement of Environmental Effects
- Appendix B** – MOD10 – Statement of Environmental Effects
- Appendix C** – MOD10 – Architecture Plans
- Appendix D** – DA22/0546 – Statement of Environmental Effects
- Appendix E** – DA22/0546 – Architecture Plans

1. Background

Goodman lodged MOD10 on 14 March 2022, seeking to:

- update the Concept plan to update Precinct 5 layout
- update Precinct 1 signage plans, including façade signage.

As approval for development proposed at Precinct 5 of Oakdale West Estate (Precinct 5) is sought via a separate Penrith Council DA, DA22/0546 lodged 15.06.22 (**Appendix D & E**), it is appropriate for Penrith Council to assess Precinct 5 lot layout under DA22/0546, rather than by the Department under MOD10. For this reason, the Precinct 5 layout is sought to be removed from the MOD10.

MOD10 therefore only seeks modification to Precinct 1 signage as described in the original MOD10 application.

An RFI to MOD10 was received from Penrith Council on 13 April 2022, which included comment on the Precinct 1 signage. Goodman provided a response to Council's RFI, by letter dated 4 July 2022.

AU02-11-79310.2 Goodman Group

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2. Strategic Context

The Oakdale West Estate SSD7348 was approved for the develop a rural site into a fully developed warehouse and distribution estate, consistent with its industrial zoning and the objectives of the State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP).

Signage for Precinct 1 including elevation signage and business identification is permissible in IN1 zoned land in the WSEA SEPP, and was originally approved under SSD7349.

3. Description of Amendments

MOD10 is proposed to be amended to remove Precinct 5 layout currently under assessment in DA22/0546, and instead only seek modification Precinct 1 signage, as per the original MOD10 application (**Appendix C**).

Please refer to **Appendix A**, which provides a 'track change' version of the MOD10 Statement of Environmental Effects (SEE) which removes Precinct 5 modification from this document. A reduced 'clean' MOD10 SEE is provided which deals only with the proposed Precinct 1 signage (**Appendix B**).

4. Community engagement

Precinct 1 signage modification remains unchanged from that originally proposed in MOD10. As MOD10 was put on notification, with comments already received from Penrith Council on the proposed signage, there is no need for further community engagement.

It is noted Goodman submitted a response to Council's 13 April 2022 RFI to the Department by letter of 7 July 2022.

5. Assessment of impacts

As above, the amendments sought to MOD10 are a reduced scope from the original application with Precinct 5 layout update removed from the application. As no change is sought to signage modification sought under the original MOD10 application, there is no additional resulting impacts (refer to impact assessment, **Appendix B**).

6. Justification of the amended project

The amendment seeks to simplify MOD10 by removing approval for Precinct 5 layout update, and for this to instead be deferred to Council in their assessment of DA22/0546. This amendment is justified as Council, rather than the Department, are the relevant consent authority.

Yours sincerely

A handwritten signature in black ink, appearing to read "Guy Smith".

Guy Smith

Head of Planning