



Request for Requirements Oakdale South Estate, Precinct 3, Site 3A

State Significant Development Application

June 2016

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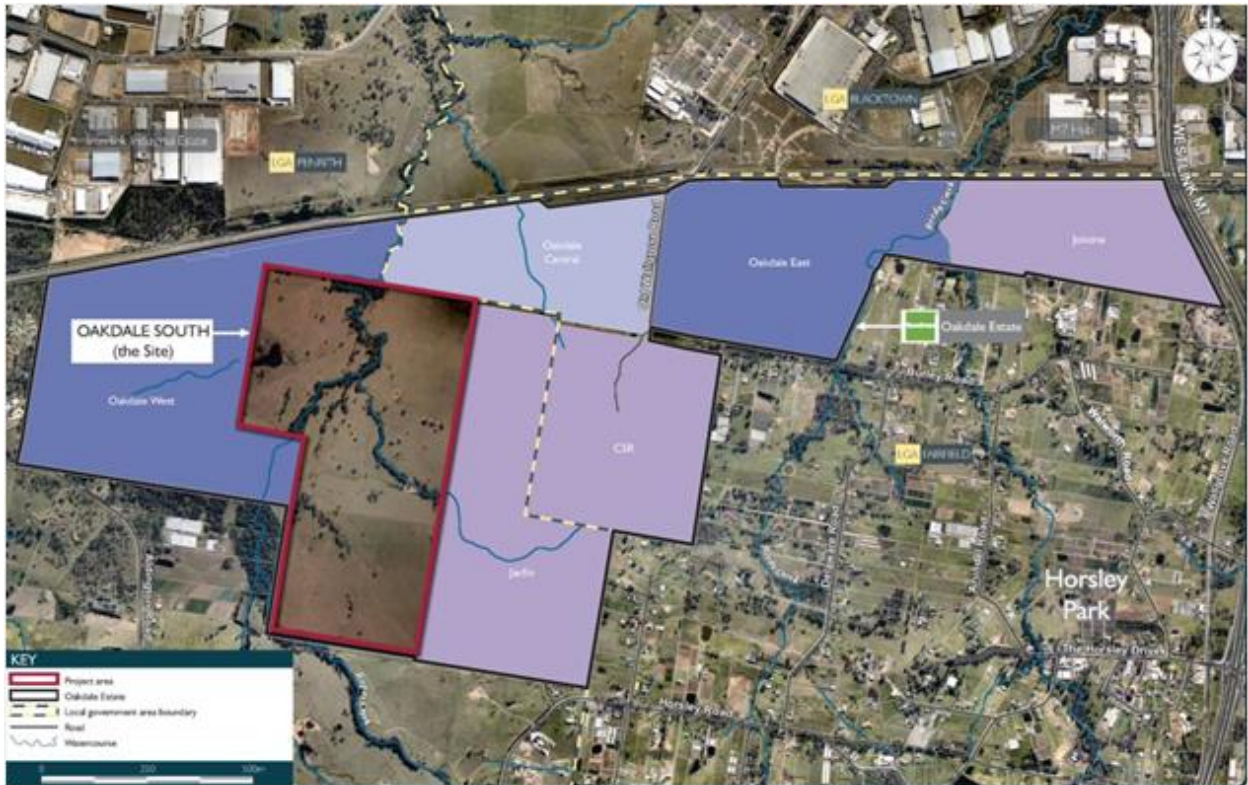
1 Introduction

1.1 PURPOSE

This report constitutes a formal request to the Secretary of Planning for environmental assessment requirements (SEARs) for a proposed State Significant Development Application (SSDA) for the development of Site 3A within Precinct 3 (Stage 2) of the Oakdale South Estate (OSE).

The OSE is 117ha of land located within the Western Sydney Employment Area (WSEA). It is the second of four stages of the broader 'Oakdale Estate' under the management of Goodman Limited. **Figure 1** depicts the location of the OSE within the context of the Oakdale Estate.

FIGURE 1 – OAKDALE SOUTH ESTATE



1.2 BACKGROUND

Goodman is the part-owner of lands known as the 'Oakdale Estate' – which comprises 421ha of land within the strategically significant WSEA. The WSEA has long been identified as the single largest greenfield industrial precinct to serve the growing demand for industrial lands in the Sydney Metropolitan Area for the next 20 to 30 years.

State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP) establishes the WSEA and identifies eight precincts within its boundary. The Oakdale Estate lands lie within Precinct 8 – South of Sydney Catchment Authority Warragamba Pipeline and are broken into four sub-precincts being Oakdale Central, Oakdale East, Oakdale West and Oakdale South (OSE).

Oakdale Central is currently under development, whilst Oakdale South, East and West remain undeveloped, providing future stock of some 359 ha of industrial land to supply the Sydney market.

1.3 OSE SSDA SSD_6917

The OSE is the subject of SSDA 6917 which is currently under assessment by NSW Planning and Environment (DP&E). The OSE Concept Proposal and Stage 1 SSDA 6917 (OSE SSDA) seeks consent for:

- A Concept Proposal for the entire site establishing road layouts (including regional road connections and links to surrounding lands), development precincts, building footprints for precincts 1,4 and 5 and development controls for the future development of the site;
- Subdivision of the site into six development precincts including the location and configuration of site 3A;
- Staged delivery of infrastructure, including the importation of fill as part of a comprehensive civil works package for Precincts 1 to 6; including the interim levels for site 3A.
- Stage 1 building works comprising the construction of warehouse buildings in Precincts 1, 4 and 5.

In accordance with the requirements of the SEARs, the EIS for the OSE SSDA addressed the following environmental matters in detail:

- Planning Agreement/Developer Contributions,
- Overall traffic and transport,
- Urban Design and Visual Impact,
- Soils and Water,
- Mineral Resources Requirements,
- Infrastructure Requirements,
- Noise,
- Air Quality,
- Impacts on Transgrid Easement,
- Flora and Fauna,
- Heritage,
- Greenhouse Gas and Energy Efficiency,
- Waste Management,
- Plans and Documents,
- Consultation.

The environmental matters relating to the overall development of the OSE including the establishment of road layouts, site levels (including the interim development pad for site 3A), subdivision and infrastructure delivery have been addressed in the EIS for the OSE SSDA. As such, these issues will only be addressed in this subject application where required by the SEARs, Stage 1 consent conditions or in light of the proposed operational works on site 3A.

The construction and use of buildings in Precincts 2, 3 and 6 did not form part the OSE SSDA. The future development of these precincts was deferred to future stages and accordingly subject to separate assessment and approval.

Goodman is now in discussions with a tenant that wishes to establish a warehouse and distribution facility on site 3A of the OSE. A new SSDA is therefore required to obtain detailed approval for the construction and use of this facility.

The proposed facility, to be constructed on Development Site 3A, will be operated by Sigma Pharmaceuticals Limited (Sigma).

This facility forms the subject of this Request for Requirements which seeks to inform the preparation of an SSDA and accompanying Environmental Impact Statement for the proposal. The proposed development relates only to Site 3A of the OSE as shown in **Figure 2**. Planning and development of the remaining lands within the broader OSE will be subject to separate assessment and approval as appropriate.

FIGURE 2 – STAGE 1 OSE CONCEPT PLAN CURRENTLY UNDER ASSESSMENT



1.4 STATUTORY CONTEXT

Schedule 1, Group 12 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) identifies development for the purposes of 'warehouses or distribution centres' to be State Significant Development (SSD) if it:

'has a capital investment value of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.'

The Capital Investment Value (CIV) of the proposed warehouse and distribution facility and associated fitout and site works on Site 3A has been estimated at \$33,459,000 (refer **Appendix A**). Notwithstanding the above, Clause 12 of the SRD SEPP relates to staged development applications and states that:

'If:

- (a) Development is specified in Schedule 1 or 2 to this policy by reference to a minimum capital investment value, other minimum size or other aspect of the development, and*

(b) *Development the subject of a staged development application under Part 4 of the Act is development so specified,*

Any part of the development that is the subject of a separate development application is development specified in the relevant schedule (whether or not that part of the development exceeds the minimum value or size or other aspect specified in the schedule for such development).

The development of site 3A (Stage 2) comprises part of a staged SSD for the entire OSE. The project is therefore appropriately characterised as SSD and as such approval is sought via a SSDA to DP&E. The Minister for Planning is the consent authority.

The subject site lies within the WSEA and is subject to the provisions of the WSEA SEPP. Under the provisions of the WSEA SEPP the site is zoned IN1 – General Industrial1. ‘Warehousing and Distribution Centres’ are permissible with consent in the IN1 zone.

1.5 OVERVIEW OF THE PROPOSAL

1.5.1 KEY OBJECTIVES

The proposal aims to develop a high quality warehouse and distribution centre on Development Site 3A of the OSE which will be used by the operator Sigma Pharmaceuticals Limited, for the purposes of storage and distribution of pharmaceutical goods and associated products.

The proposed use is aligned with the ultimate vision for the OSE to develop as a high quality, regional warehouse and logistics hub which maximises the employment generating potential of the land to create an efficient, attractive and productive employment zone for Western Sydney.

1.5.2 THE APPLICANT

The subject site is owned by a Joint Venture (JV) between Goodman and Brickworks Limited (Brickworks, parent company of the Austral Brick Company Pty Ltd). Goodman has entered into a JV with Brickworks to develop the broader Oakdale Estate into a regional warehousing and distribution hub. Goodman is the Applicant for the purposes of this SSDA.

Goodman is one of the world’s largest industrial land owners and developers, with a significant portfolio of properties across Australia and worldwide. In the Sydney Metropolitan Area, Goodman owns and manages close to 200 industrial and commercial properties with an end value of approximately \$12 billion and therefore has a deep understanding of the key issues, challenges and drivers of employment lands and industrial development across the Sydney Region.

Within the WSEA itself, Goodman owns a number of industrial estates including the M7 Hub Estate, the Interchange Park Estate, Bungaribee Industrial Estate and the broader Oakdale Estate lands as shown in **Figure 1**. The majority of this land is now developed, largely for warehousing and distribution uses with key tenants in the WSEA including TOLL, DHL, Coca Cola, Bunnings, Coles and Woolworths

1.5.3 THE OPERATOR

The proposed warehousing and distribution facility will be operated by Sigma, a leading Australian full line pharmacy wholesale and distribution business. Sigma also has the largest pharmacy network in Australia, with over 1,200 branded and independent stores, including some of Australia’s best known pharmacy retail brands: Amcal, Guardian, PharmaSave, Chemist King and Discount Drug Stores.

Through its existing national network of 15 Distribution Centres (including three Distribution Centres operated by Sigma’s subsidiary CHS) Sigma services over 4,000 pharmacies nationwide with over 15,000 product lines daily. Sigma makes over a million deliveries by road, sea and air to their customers per year.

As a Community Service Obligation (CSO) wholesaler and a signatory to the CSO Deed, Sigma’s supply chain provides retail pharmacy with one access point for all 6,000 PBS medicines (including S100,

Generics, and Private Label products) ensuring availability and supply of all PBS medicines to any community pharmacy in accordance with CSO requirements.

Sigma's Supply Network also manages the end to end life cycle, demand and supply of over 9,000 'Over The Counter/Fast Moving Consumer Goods' (OTC/FMCG). Sigma's portfolio is sourced from over 450 suppliers and spreads over 102,000 stocking points nationally.

Sigma is focused on continuously improving end to end supply chain efficiency, and investing in infrastructure and technology. Sigma is fully committed to providing a safe and healthy workplace for every team member, by eliminating hazards, reducing risk, increasing compliance, knowledge and awareness and promoting and maintaining a continuously improving safety culture.

1.5.4 THE SITE

The OSE comprises the second stage of development within the broader Oakdale Estate. In its entirety, the Oakdale Estate incorporates five separate allotments, described in **Table 1** and shown in **Figure 1**.

TABLE 1 – BROADER OAKDALE ESTATE LANDS

LOT	DP	AREA	OAKDALE PRECINCT
1	1178389	154 hectares	Oakdale West
21	1173181	62 hectares	Oakdale Central
1	843901	88 hectares	Oakdale East
12	1178389	114 hectares	Oakdale South
87	752041	3 hectares	Oakdale South
Total		421 hectares	

The OSE comprises two allotments (Lot 12 and Lot 87) totalling 117ha. The site is roughly rectangular in shape with an irregular western border that follows the Ropes Creek riparian corridor.

The OSE is largely zoned IN1 – General Industrial under the WSEA SEPP but also includes large areas of land zoned E2 – Environmental Protection, associated with riparian corridors and remnant vegetation. It currently exists as cleared rural land, used for low intensity cattle grazing. Land comprising the OSE is generally flat with no significant topographical features.

The site adjoins other Oakdale lands to the west and north (Oakdale West and Oakdale Central respectively). Land to the east is known as the Jacfin Estate which is also zoned for industrial development. It is noted that a portion of the Jacfin Estate, along its western boundary with the OSE is the subject of a planning proposal to rezone the land from IN1 to RU4 to allow for rural residential development. The OSE Concept Proposal has been designed to respond to this proposed land use change.

Lands further south of the OSE are rural and rural residential in character. It is noted however, that these lands are included within the 'Western Sydney Priority Growth Area' which may see significant changes to land use character over time as the proposed Western Sydney Airport at Badgerys Creek becomes operational.

PRECINCT 3

Precinct 3 of the OSE forms part of Stage 2 of the OSE SSDA (currently under assessment by DP&E), and is located in the south western quadrant of the OSE. The precinct has a total area of 16.53ha and is bound by the Ropes Creek riparian corridor to the north, Estate Road 01 to the east, a transmission easement to the south and open land to the west. Estate Road 04 runs generally in an east-west orientation through the centre of the precinct.

Precinct 3 comprises three (3) development sites, each of which will eventually accommodate a warehouse building. The precinct is accessed via Estate Road 01 and Estate Road 04. Each warehouse will be provided with separate access for heavy and light vehicles, with car parking also separated from loading and manoeuvring areas.

DEVELOPMENT SITE 3A

The proposed Sigma facility will be located on Development Site 3A within Precinct 3 as detailed on the OSE Concept Plan forming part of the OSE SSDA. The subject site is bound by Estate Road 01 to the south east, Estate Road 04 and Sites 3B and 3C to the south west, and land zoned E2 Environmental Conservation to the west and north-west. Development Site 3A has an area of 7.04 hectares with access provided from Estate Road 04 and emergency access to Estate Road 1.

1.5.5 THE PROPOSAL

The proposed development comprises the construction, fit out and use of a warehouse and distribution facility on Development Site 3A, within Precinct 3 of the OSE. The proposed facility will be operated by Sigma, a leading Australian full line pharmacy wholesale and distribution business.

The proposed warehouse will operate 24 hours a day, seven days a week (including loading and unloading, warehouse and office operations and associated transportation and storage). Given the types of pharmaceutical products to be stored at the facility, the site will be subject to significant security and will be comprehensively automated.

The proposal forms part of Stage 2 of the OSESSDA which is currently under assessment with DP&E.

2 Project Justification

2.1 STRATEGIC CONTEXT

The OSE forms part of the WSEA, which is a strategically significant employment precinct, linked to an existing and proposed regional infrastructure network, which is identified and endorsed in metropolitan and local planning strategies. The strategic context of the OSE within the WSEA and Broader WSEA lands is illustrated in **Figure 3**, along with planned infrastructure investment in this sub-region.

Since the delivery of the M7 Motorway, the WSEA has developed rapidly into a freight and logistics hub that rivals many other industrial locations in Greater Sydney. The greenfield location offers opportunities for modern, custom designed facilities. Its proximity to Sydney's Motorway Network provides convenient access to Port Botany and Sydney Airport without exposure to the congestion and vehicle restrictions present in many of the more established, inner ring industrial areas. Shifting land economics in these inner ring areas has also contributed to the growing dominance of the WSEA in the Sydney industrial market, due to its ability to offer a supply of large, flat sites at a competitive market rate.

A Plan for Growing Sydney identifies and recognises the strategic significance of the WSEA and surrounding lands to the productivity of the wider Sydney Metropolitan Area (SMA) and strongly promotes the continued growth of this area into a major economic and employment hub. The proposed development within Precinct 3A of the OSE is aligned with this strategic context. The proposal will contribute to securing a steady supply of industrial sites over the coming five to ten years in line with the vision and strategic objectives set by the Government for the WSEA.

2.2 NEED FOR THE PROPOSAL

The proposal seeks to facilitate the development of a warehouse and distribution centre for Sigma. The need for the proposal arises so that Sigma can continue to provide an efficient and first class service to its pharmaceutical clients.

FIGURE 3 – STRATEGIC CONTEXT



3 Description of Proposal

3.1 OVERVIEW

The proposed development represents part of Stage 2 of the Concept Proposal for the OSE Estate, with Stage 1 being SSDA 6917 currently under assessment by the NSW DP&E.

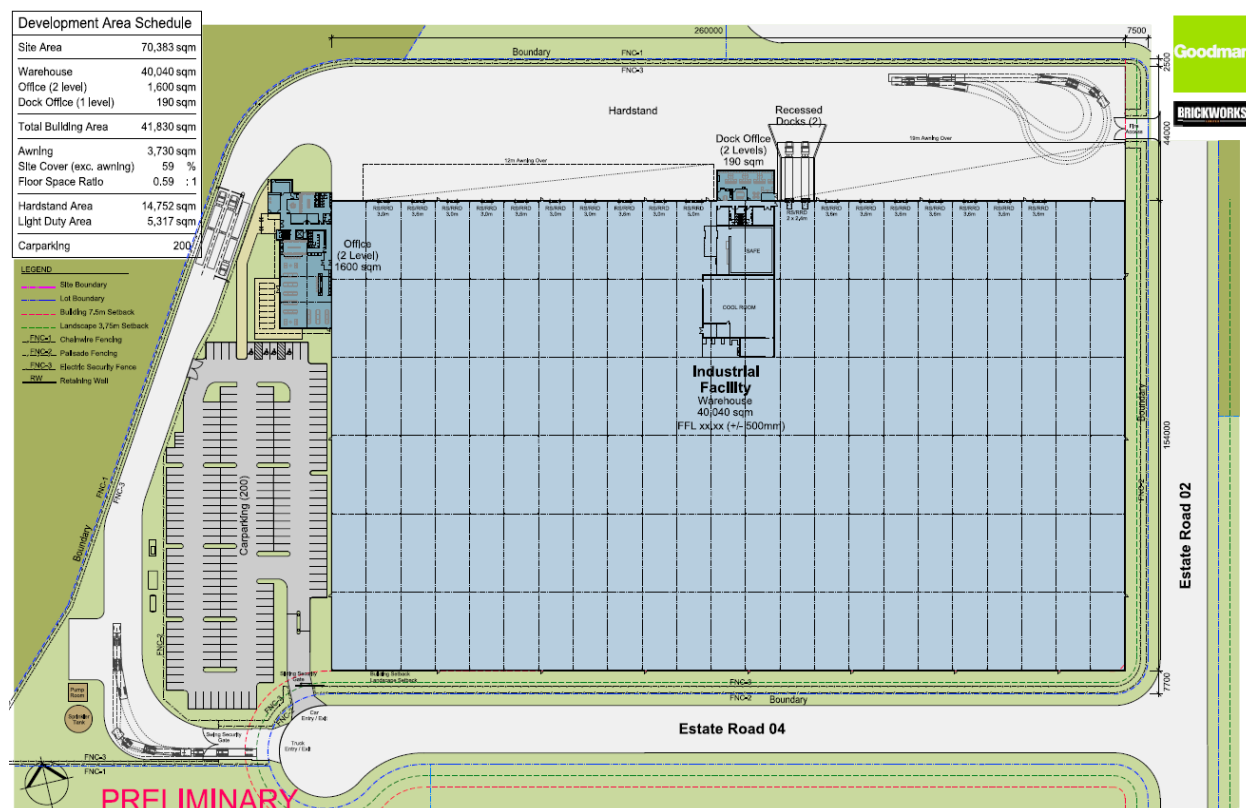
The proposal is for the construction, fit out and use of a highly automated and secure warehouse and distribution facility on Development Site 3A within Precinct 3 of the OSE. The site will be to be used by Sigma for warehousing and distribution of its pharmaceutical products, including prescription and over the counter medicines, FMCG and general merchandise products. The site will also accommodate ancillary office space supporting the warehouse and distribution facility.

A preliminary site plan is provided in **Figure 4** and a summary of the proposed development is provided in **Table 2**.

TABLE 2 – PRELIMINARY DEVELOPMENT STATISTICS – SITE 3A

OAKDALE SOUTH ESTATE – DEVELOPMENT SITE 3A	
Site	
Site Area	7.04ha
Total Building Area	41,830m ²
Site Coverage	59%
FSR	0.59:1
Building Specifications	
Total GFA	41,600 m ²
Warehouse GFA	40,040 m ²
Office GFA	1,600 m ²
Dock Office	190 m ²
Maximum Building Height	Max 15m
External Specifications	
Hard Stand Area	14,752 m ²
Light Duty Area	5,317 m ²
Car Parking	200 car spaces.

FIGURE 4 – SITE PLAN



3.2 WAREHOUSE FACILITY

The proposed warehouse and distribution facility will comprise the following:

- A fully insulated and temperature controlled warehouse building providing 41,830m² of floor space incorporating
 - 40,040sqm of storage space.
 - An office over two levels providing 1600m² of office and security office space.
 - A loading dock office 190sqm.
 - Coolrooms and freezer rooms.
 - 100m² vault for high value pharmaceuticals.
- A 44m Truck Pavement,
- A separate truck entry/exit with security gate providing access from Estate Road 04 which accesses the proposed loading docks via perimeter driveway at the west of the site.
- 200 car parking spaces located in the western part of the site accessed via security gate from a separate driveway to the east of the proposed truck entry/exit point from Estate Road 04
- Pump room, tank and fire brigade parking for fire safety purposes adjacent to the western boundary of the site,
- Electric fence around perimeter of the site. Electric fence sits inside proposed boundary palisade fence.

- Substation Generator between the proposed car parking area and the service vehicle driveway to the west of the site,

3.3 FITOUT

3.3.1 CAPITAL INVESTMENT VALUE

The CIV of the proposed construction and fit out works estimated to be \$33,459,000. Reference should be made the accompanying letter from Muller Partnership Quantity Surveyors at **Appendix A**, which provides confirmation of CIV for the subject development.

3.3.2 WAREHOUSE

The proposed warehouse fitout will comprise the following:

- Pallet racking and long span shelving.
- Pallet live storage lanes.
- 'A' frame picking module.
- A Carton Live Storage (CLS) picking module.
- A Goods To Person (GTP) automated picking module.
- Multi-channel fulfilment zone (e-commerce).
- Despatch buffer storage.
- Integrated conveyor system linking the various modules, including a separate waste conveyor.

3.3.3 MAIN OFFICE AND DOCK OFFICE

The proposed office areas will be fit out with workstations, mobile furniture, computers printers, servers, various AV equipment, kitchenette and other fitout requirements to meet the day to day administration and security needs of the proposed Sigma warehouse and distribution facility.

3.4 OPERATIONS

Consent is sought for the 24 hour operation of the warehouse facility seven days a week (loading and unloading, warehouse and office operations and associated transportation and storage).

The staffing of the facility will include.

- 150 warehouse team members over 2 shifts:
- 60 morning/late afternoon shifts.
- 90 late afternoon/night shift.
- 15 office based team members.

These shift times include a 5am morning shift (60 team members) and a late afternoon shift (90 team members). Afternoon shift times will be set by management and will be flexible according to demand.

Deliveries will occur throughout the day. The expected vehicle movements are detailed in **Table 3** as follows.

TABLE 3 – EXPECTED VEHICLE MOVEMENT

	INBOUND	OUTBOUND
Courier vans	30	162
3-tonne trucks	14	
10-tonne trucks	30	4
Semi & B-double trucks	20	6
Staff vehicles	165	165

The proposed hours of operations for vehicle movements is:

- Inbound: 5am – 5pm, and
- Outbound 5am – 9pm
- Occasional outbound 9pm-5am.

The occasional on-demand overnight outbound deliveries from the site will occur between 9pm and 5am. This night time delivery is required in order to meet the requirements of the Community Service Obligation Deed, to which Sigma is a signatory. This commits Sigma to guaranteeing fulfilment of an order for prescription medication to the community pharmacy within 24 hours if required.

Peak hours of operation and deliveries will be between 5am and 9pm.

3.5 SECURITY

Due to the type of high value pharmaceutical products stored at the site, round the clock (24 hour) security will be required to the subject site. The following specific security features will be included in the proposed development.

- 24 hour site security office which will be attended by security staff in shifts.
- Security fencing including a palisade security fence around the external perimeter of the site and an additional internal electrified fence just inside the external palisade fence.
- Closed Circuit Television (CCTV) camera surveillance throughout the site.
- Security Lighting.

3.6 MECHANICAL SERVICES / TEMPERATURE CONTROL

The mechanical services will be fully coordinated with the building structure and all other building and site services. Two potential options exist for the HVAC systems including:

- a centrally chilled, main plant, or
- roof mounted DX packaged units for the warehouse area, and separate systems for the offices.

Major air conditioning plant and equipment will be located at ground level where possible and appropriately screened if visible from the street or from the main office entry or its approach.

All toilet and change rooms shall be provided with mechanical ventilation. Plant rooms shall be naturally ventilated and battery charge areas will be ventilated as required.

Whilst the HVAC for the warehouse and cool rooms will run continuously, the HVAC for the offices and amenities will operate from 6am to 7pm. The Security/Reception Room, First Aid Room, RF Handout Room shall each have dedicated systems.

The proposed warehouse will be temperature controlled and insulated to maintain a constant temperature of 20°C which is requirement of the operator. The building will be fully insulated to achieve an R2.5 rating for the external walls and R3.4 for the roof. Internal cool rooms and freezer rooms will be provided within the warehouse for cold storage of particular goods.

3.7 DANGEROUS GOODS

There will be some dangerous goods stored on site. These goods will include aerosols, perfumes and nail polish. A dangerous goods strategy and SEPPP 33 Hazard Analysis will be prepared and submitted as part of the SSDA package.

3.8 SIGNAGE

Due to the nature of the operation of the proposed warehouse and distribution facility and security concerns, signage is not a priority and as such minimal and discrete signage is proposed.

Signage proposed as part of the SSDA will comprise discrete building identification signage. Signage will generally be in accordance with the OSE Concept Proposal Signage Master Plan with details provided as part of the SSDA package.

3.9 SITE WORKS

The OSE SSDA sought an interim Site 3A pad level, as well as road, stormwater and utility infrastructure across the entire Estate. Therefore, to facilitate the development of Site 3A, only on lot works for refining levels on the site and installation of on-lot drainage and utility infrastructure is required.

Civil and infrastructure works will include:

- Refinement of the site levels, requiring the import/export of fill.
- Driveway crossings to the site from the Estate Road 01 and 04.
- Provision of on-lot stormwater drainage system and Gross Pollutant Traps, connecting with the in-road stormwater system approved as part of SSD 6917.
- Connection to services such as telecommunications and water are provided to the site boundary as per SSD 6917.

It is proposed that construction be carried during standard construction hours as follows.

- Monday to Friday – 7.00am to 6.00pm.
- Saturday – 8.00am-4.00pm.
- Sundays – No works.

4 Planning and Approval Framework

4.1 APPROVALS PROCESS

The proposed development of Development Site 3A within Precinct 3 of the OSE forms part of Stage 2 of the OSE and is classified as SSD pursuant to Section 89C of the EP&A Act. The Minister for Planning is therefore the consent authority.

4.2 COMMONWEALTH ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The proposed development of Development Site 3A of the OSE will not impact upon matters of national environmental significance as such approval under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) is not required.

4.3 STATE LEGISLATION

The proposed development of Development Site 3A of the OSE is classified as SSD. Under Section 89J of the EP&A Act, the relevant State legislation and its application to the proposed development of Precinct 3A of the OSE is provided in **Table 4** below.

TABLE 4 – RELEVANT STATE LEGISLATION

LEGISLATION	RELVANT REQUIREMENTS	APPLICATION TO OAKDALE SITE 3A
NSW Environmental Planning and Assessment Act 1979	▪ The EP&A Act establishes the framework for the assessment and approval of development and activities in NSW. ▪ The Act also facilitates the making of State Environmental Planning Policies, Local Environmental Plans and Development Control Plans which guide the way in which development should occur in different places across the State. ▪ The Act establishes three kinds of development: – Development which can be undertaken without consent. – Development which requires consent. – Development which is prohibited. ▪ Division 4.1 establishes the requirements for SSD. ▪ Section 83A of the Act establishes	The proposed development of Development Site 3A of the OSE is SSD which requires a SSDA to be made to the Minister for Planning, accompanied by an EIS.

LEGISLATION	RELVANT REQUIREMENTS	APPLICATION TO OAKDALE SITE 3A
	procedures for 'staged development applications'. A staged development application sets out the concept proposals for the development of a site for which detailed proposals for separate parts of the site are to be the subject of subsequent development applications.	
NSW Threatened Species Conservation Act 1995 (TSC Act)	Section 94 of the TSC Act requires assessment of impact on threatened species, populations and communities in relation to any development proposal.	- An assessment of threatened species has been undertaken as part of the OSE SSDA. - The proposed development of site 3A will not result in the clearing of land outside of the OSE Concept Proposal and will abide by the commitments and obligations of the bio banking agreement forming part of that proposal.
NSW National Parks and Wildlife Act 1974	The NPW Act aims to prevent the unnecessary or unwarranted destruction of relics and the active protection and conservation of relics of high cultural significance. The provisions of the Act apply to indigenous and non- indigenous relics.	Under Section 89J of the EP&A Act, SSD is exempt from the need for a section 90 permit the removal of items of Aboriginal heritage. Any conditions imposed on the OSE SSDA in relation to archaeology will be addressed in the EIS for proposed development of Site 3A.
Native Vegetation Act 1997 (NV Act)	The NV Act applies to State protected land and native vegetation that is identified by the Minister for Planning.	Section 89J of the EP&A Act, SSD is exempt from the need for an authorisation under section 12 of the NV Act to clear native vegetation.
NSW Heritage Act 1977 (Heritage Act)	The Heritage Act protects heritage items, sites and relics in NSW older than 50 years regardless of cultural heritage significance.	Under section 89J of the EP&A Act, SSD is exempt from the application of Division 8 of Part 6 of the Heritage Act.
NSW Roads Act 1973	Section 138 of the Roads Act requires the consent of NSW Roads and Maritime Services (RMS) for work in, on, under or over a public road.	Any works proposed to a public road as part of the proposed development will require the consent of the RMS. Consultation will be undertaken with the RMS during the preparation of the EIS to ensure adequate consideration of potential issues affecting public roads within or surrounding the site.

LEGISLATION	RELVANT REQUIREMENTS	APPLICATION TO OAKDALE SITE 3A
NSW Water Management Act 2000	Under the Act, a licence is required if water was to be extracted from a creek or if any waterways were to be realigned during construction.	Under s89J of the EP&A Act approvals under s89, 90 or 91 of the Water Management Act 2000 are not required.
NSW Rural Fires Act 1997 (Rural Fires Act)	Section 100B requires a bush fire authority to be issued prior to undertaking certain types of development on bushfire prone land.	Pursuant to section 89J of the EP&A Act, SSD is exempt from the need for a bushfire safety authority under Section 100B of the Rural Fires Act.
NSW Protection of the Environment Operations Act 1997 (POEO Act)	Under Section 48 of the POEO Act, premise-based scheduled activities (as defined in Schedule 1 of the Act) require an Environment Protection Licence (EPL).	- Assessments carried as part of the EIS for the proposal will determine the need for an EPL. - The general provisions of the POEO Act in relation to the control of pollution of the environment will apply throughout the development. - Appropriate construction and operational management measures will be detailed in a CEMP and OEMP for the site.

4.4 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policies (SEPPs) relevant to the proposed development of Site 3A of the OSE are the SRD SEPP and the WSEA SEPP, described in Sections 4.4.1 and 4.4.2. Other SEPPs of relevance to the proposed development of Precinct 3A of the OSE are discussed in Section 4.4.3.

4.4.1 SRD SEPP

Schedule 1, Group 12 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) identifies development for the purposes of 'warehouses or distribution centres' to be State Significant Development (SSD) if it:

'has a capital investment value of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.'

The Capital Investment Value (CIV) of the proposed warehouse and distribution facility and associated fitout and site works on Site 3A has been estimated at \$33,459,000 (refer **Appendix A**). Notwithstanding the above, Clause 12 of the SRD SEPP relates to staged development applications and states that:

'If:

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- (b) Development the subject of a staged development application under Part 4 of the Act is development so specified,*

Any part of the development that is the subject of a separate development application is development specified in the relevant schedule (whether or not that part of the development

exceeds the minimum value or size or other aspect specified in the schedule for such development.'

Any part of the development that is the subject of a separate development application is development specified in the relevant schedule (whether or not that part of the development exceeds the minimum value or size or other aspect specified in the schedule for such development).

The works for Site 3A (Stage 2) of the SSDA for the OSE comprises part of a staged SSD for the entire OSE. The project is therefore appropriately characterised as SSD and approval is sought via a SSDA to DP&E. The Minister for Planning is the consent authority.

4.4.2 WSEA SEPP

The WSEA SEPP is the principal EPI applying to the OSE and establishes the zoning and core development controls for the site. The relevant provisions of the WSEA SEPP are discussed in relation to the proposed development of Site 3A in **Table 5** below.

TABLE 5 – WSEA SEPP KEY PROVISIONS

CLAUSE	PROVISION	RESPONSE
Cl. 3 - Aims	Clause 3 aims to protect and enhance the WSEA for employment purposes.	The proposed warehouse development for Development Site 3A of the OSE will generate and industrial and employment use, which is consistent with the overarching aim of the WSEA SEPP.
Cl. 10 – Land Use Zoning	Precinct 3A of the OSE is zoned IN1 – General Industry pursuant to this clause.	The proposed development is permissible in the IN1 zone and generally aligned with the zone objectives.
Cl. 18 – Development Control Plans	Clause 18 requires that a DCP be in place before consent can be granted for development within the WSEA.	An assessment against the core precinct development controls proposed within the stage 1 SSDA 6917 for the OSE will be undertaken within the EIS for the proposed development.
Cl. 20 – Ecologically Sustainable Development	Clause 20 requires that developments contain measures to minimise the consumption of potable water and greenhouse gas emissions.	The proposed development will be designed in consideration of these requirements. Details will be provided in the SSDA and EIS for the proposal.
Cl. 21 – Height of Buildings	Clause 21 requires that building heights for proposed development adequately respond to site topography and preserve the amenity of adjacent residential areas.	The building height of the proposed development is within the maximum building height proposed for the OSE under the Concept Proposal and has been established in consideration of the site context, topography and visual impact. Details will be provided in the SSDA/EIS for the proposal.
Cl. 22 – Rainwater Harvesting	Clause 22 requires that adequate arrangements are made to connect the roof areas of buildings to any rainwater harvesting scheme approved by the Director General.	Details of any proposed rainwater harvesting for the proposed development for site 3A will be provided in the SSDA/EIS for the proposal

CLAUSE	PROVISION	RESPONSE
Cl. 23 – Development Adjoining Residential Land	Clause 23 requires that the consent authority consider certain matters in relation to development proposals within 250 metres of land zoned primarily for residential purposes.	The proposed development for Site 3A of the OSE considers the potential for impact upon surrounding lands in accordance with Clause 23. Detailed consideration of potential impacts of the proposal as required by clause 23 will be provided in the SSDA/EIS for the proposal.
Cl. 24 – Development Involving Subdivision	Clause 24 requires the consent authority to consider matters in relation to subdivision.	The proposed development does not include subdivision.
Cl. 25 – Public Utility Infrastructure	Clause 25 requires that adequate arrangements be made for the provision of essential public utility infrastructure prior to development consent being granted.	The Stage 1 SSDA for the OSE establishes the framework for provision of public utility infrastructure to the broader estate. Connection to these utilities will be available from the Site 3A boundary. The capacity of services infrastructure to service the site will be detailed in the SSDA.
Cl. 26 – Proposed Transport Infrastructure Routes	Clause 26 requires that the consent authority consider any comments of the Director-General as to the compatibility of the development with proposed transport infrastructure routes.	The Stage 1 SSDA for the OSE establishes road connections to the broader estate from the wider regional road network. Details of the integration of the proposed development with surrounding planned transport infrastructure routes will be provided in the SSDA/EIS for the proposal.
Cl. 29 – Industrial Release Area	Clause 29 requires that development obtain formal certification that satisfactory arrangements have been made to contribute to the provision of regional transport infrastructure and services prior to consent being granted.	Oakdale Voluntary Planning Agreement and Certificate of Satisfaction of Development Contributions Obligations were provided in the EIS for the OSE Concept Plan SSDA. No VPA is applicable to this SSDA.
Cl. 31 – Design Principles	In relation to development proposals, clause 31 requires that the consent authority consider whether: – the development is of a high quality design, and – a variety of materials and external finishes for the external facades are incorporated, and	The proposed development will reflect the key development principles which apply under the Oakdale South Concept Proposal and Stage 1 SSDA. This includes bulk and scale, accessibility and permeability, landscaping and public domain, materials and finishes and integration with the surrounding land use character and context. These principles and design responses will be detailed in the SSDA/EIS for the

CLAUSE	PROVISION	RESPONSE
	High quality landscaping is provided, and the scale and character of the development is compatible with other employment-generating development in the precinct concerned.	proposed development of Site 3A.

4.4.3 OTHER SEPPS

Other SEPPs of relevance to the proposed development of Site 3A of the OSE are discussed in **Table 6**.

TABLE 6 – OTHER APPLICABLE SEPPS

SEPP	REQUIREMENTS	APPLICATION TO OSE
SEPP (Infrastructure) 2007 (ISEPP 2007)	The SEPP deals with traffic generating development and requires referral and concurrence of the NSW RMS for certain development which is expected to generate significant traffic.	Schedule 3 of SEPP 2007 identifies 'traffic generating development' which must be referred to the RMS for concurrence. The schedule includes development for the purposes of industry incorporating 20,000m² or more of gross floor area (GFA). The proposed development will create 40,040m² of warehousing GFA and 1790m² of associated office space. Whilst the proposal is for warehousing development rather than industrial development, the traffic generating potential is still likely to trigger the need for referral to the RMS under the provisions of SEPP 2007.
SEPP 55 – Remediation of Contaminated Land	SEPP 55 seeks to provide a State-wide planning approach to the remediation of contaminated land. Clause 7(1)(a) of the SEPP requires that the consent authority, when assessing a development application, consider whether the land is contaminated and whether it is suitable for the proposed use. It also requires that the consent authority review a report specifying the findings of a preliminary contamination investigation of the land concerned when considering an application which involves a change of use of the land. SEPP 55 also establishes a framework to ensure that the remediation of land complies with specified standards, and	Detailed investigation of contamination on the site was carried out as part of the OSE SSDA. Required remediation works will be carried out in line with any relevant findings and/or conditions prior to establishment of the subject development site. These Estate-wide works will therefore ensure that Development Site 3A is suitable for its proposed use. Any other specific issues of relevance to contamination and its management including conditions of the OSE SSDA will be considered and documented in the SSDA/EIS for the proposed development of Site 3A.

SEPP	REQUIREMENTS	APPLICATION TO OSE
	that local councils are notified prior to remediation work being carried out and once they are finished.	
SEPP 33 – Hazardous and Offensive Development	SEPP 33 requires the consent authority to consider whether an industrial proposal is a potentially hazardous or a potentially offensive industry. In doing so, the consent authority must give careful consideration to the specific characteristics and circumstances of the development, its location and the way in which the proposed activity is to be carried out.	The proposed development of Site 3A of the OSE includes a warehouse and distribution centre. Some hazardous goods will be stored on the site. These goods will include aerosols, perfumes and nail polish. A dangerous goods strategy and SEPPP 33 Hazard Analysis will be prepared and submitted as part of the SSDA package.

4.4.4 LOCAL PLANNING FRAMEWORK

There are no local environmental planning instruments applicable to the OSE. Under clause 11 of the SRD SEPP, DCPs do not apply to SSD and do not therefore require consideration in the assessment of the subject SSDA.

5 Key Issues

5.1 SITE CONSTRAINTS

Detailed consideration of site constraints and issues was undertaken across the entire OSE as part of the EIS for the OSE SSDA.

The SSDA for the OSE layout assessed in detail the natural and cultural aspects of the overall site including:

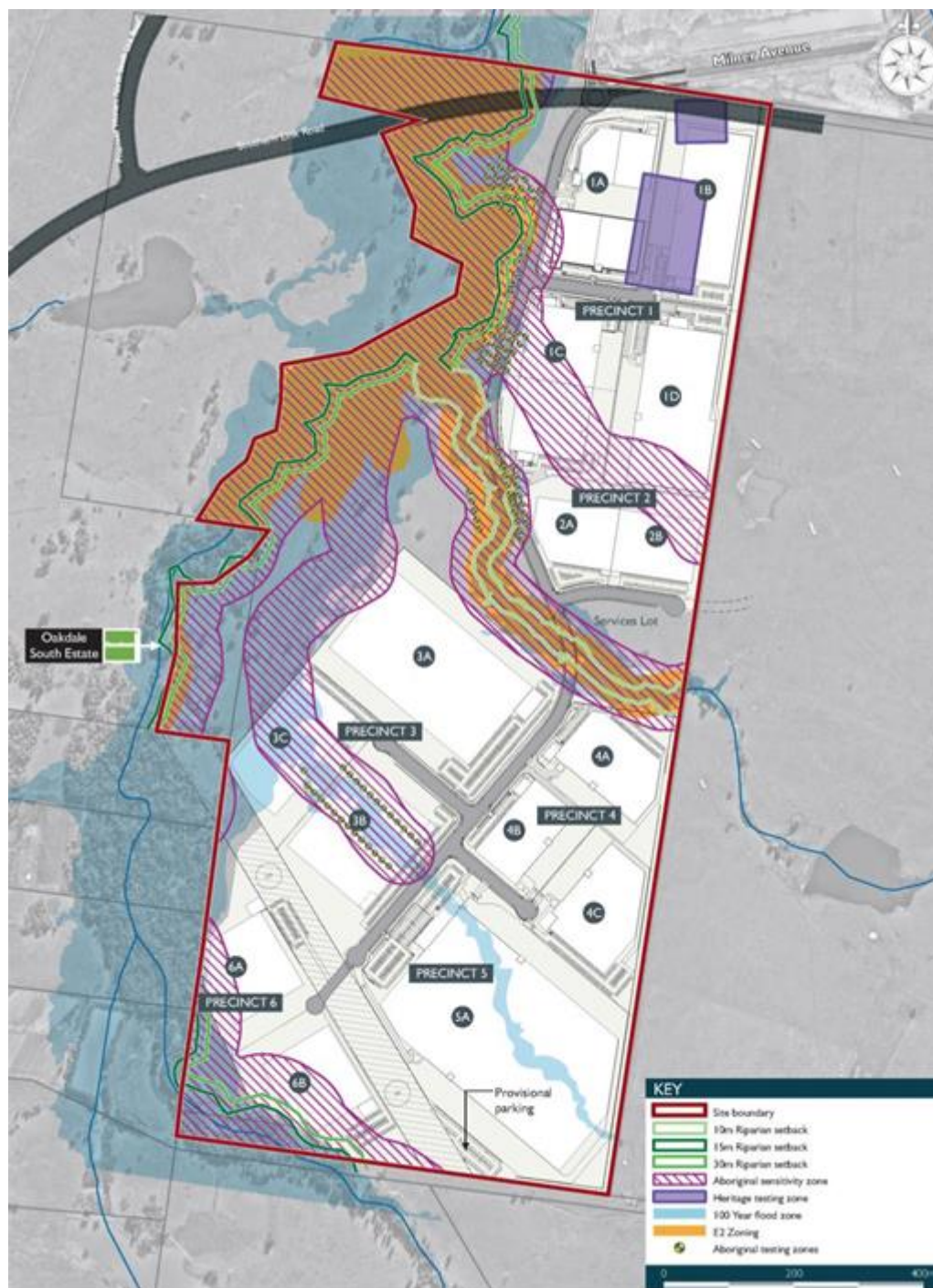
- Biodiversity (Flora and Fauna),
- Estate-wide Traffic and Transport requirements including traffic generation and regional road capacity.
- Waterways and Riparian Land,
- Urban Design and Visual Impact,
- Soil and Water,
- Infrastructure,
- Acoustic Impacts,
- Air Quality,
- Heritage (Indigenous and Non Indigenous)
- Greenhouse Gas and Energy Efficiency
- Waste Management,

Figure 5 illustrates the key constraints identified on the site which were considered within SSDA 6917

There will be no further impacts on areas of environment or cultural sensitivity than those identified within the EIS for OSE SSDA. Only those matters relating to the proposed on-site building works and ongoing operations of Site 3A have been identified as requiring further discussion and assessment within the EIS. These include:

- Car parking provision and traffic generation (both construction and operational),
- On –site stormwater management and water quality,
- Connection to estate-wide infrastructure services,
- Construction and operational waste management,
- Construction and operational noise and vibration,
- Construction and operational air quality,
- Ecologically Sustainable Development (ESD),
- Security Management.

FIGURE 5 – SITE CONSTRAINTS DIAGRAM –OSE SSDA



5.2 TRANSPORT, ACCESS AND TRAFFIC

Significant work has been undertaken to date in relation to the existing and proposed road network within the WSEA and its ability to accommodate the traffic likely to be generated under a complete development scenario. Traffic and transport studies undertaken to inform the rezoning of WSEA lands concluded that the proposed WSEA road network as defined under the WSEA SEPP (including proposed new and upgraded infrastructure) was capable of supporting industrial development of the land based upon certain assumptions about the intensity of that development. These early studies conclusively demonstrate that, subject to the recommended upgrades, the general scope of development contemplated under the WSEA SEPP is supportable from a traffic and transport perspective.

Access and connections to the OSE were considered as part of the OSE SSDA. A detailed analysis of traffic and transport issues at a strategic and local level was provided and the traffic generation and

potential impacts on safety and/or capacity of the surrounding road network were considered as part of the OSE SSDA.

The proposed development of Site 3A will be accessed via Estate Road 01, which connects to the external road network. The traffic movements associated with the proposed Sigma facility are well within the assumptions made for the purposes of traffic modelling across the OSE and it can therefore be concluded that the proposal will remain within the capacity of the internal estate road network and the external road network surrounding the site.

A traffic impact statement will be prepared in respect of the proposed Sigma facility on site 3A to consider the potential traffic and parking impacts in detail to ensure that the facility and surrounding road access is designed appropriately.

5.3 STORMWATER MANAGEMENT

On site stormwater infrastructure to be connected to the Estate wide infrastructure delivered under the OSE SSDA. The overall OSE stormwater management system is based around five (5) stormwater catchment areas draining to four (4), precinct-based, combined stormwater detention and bio-retention basins, with final discharge into Ropes Creek.

The stormwater management system for Site 3A will be designed to meet the requirements of Penrith Council's Engineering Works and WSUD guidelines and relevant NOW guidelines

All soil and sediment control measures will be performed in accordance with Penrith City Council requirements and Landcom Managing Urban Stormwater, Soils and Construction (1998) – The Blue Book. Where practicable, the soil erosion hazard on the site will be kept as low as possible.

5.4 SERVICES

The OSE SSDA addresses servicing of the OSE in detail. Works required for the proposal will be limited to on-lot connections to Estate infrastructure, generally within road reserves. As part of the proposed development of Site 3A of the OSE, essential services and utilities will be provided in accordance with requirements of the relevant utility provider and in consideration of existing infrastructure capacity.

Connection to essential services will be provided through the extension of utility infrastructure into the Estate as part of the OSE SSDA works. The EIS submitted with that SSDA noted that Development of the OSE as proposed would not require upgrades to infrastructure external to the site outside of that already planned under the WSEA SEPP and supporting policies and plans.

As part of the proposed development of Site 3A of the OSE, essential services and utilities will be provided in accordance with requirements of the relevant utility provider and in consideration of existing infrastructure capacity. Connection to essential services will be provided through the extension of utility infrastructure into the Estate as part of the OSE SSDA works. Works required for the proposal will be limited to on-lot connections to Estate infrastructure, generally within road reserves.

5.5 CONSTRUCTION AND OPERATIONAL NOISE AND VIBRATION,

The existing ambient noise environment is typical of a rural environment, with the natural environment dominating the background noise. The noise environment of the area will change over time as the OSE and surrounding lands are developed.

The nearest residential receptors to Site 3A are some distance away to the east, on the other side of Precincts 4 and 5 of the Estate. Based upon the findings of noise assessments undertaken for the OSE SSDA, noise emissions from Site 3A are not expected to be a significant issue.

The potential noise impacts of the proposal will be considered in the EIS submitted with the subject SSDA. Accordingly, an Acoustic Report will be prepared to assess the potential noise impacts during construction and operation of the development of site 3A, to ensure that impacts on surrounding land uses are mitigated to ensure that noise levels are maintained at acceptable levels.

5.6 CONSTRUCTION AND OPERATIONAL AIR QUALITY

Construction works can result in the generation of fugitive dust emissions. Ambient dust emissions from wheel-generated dust, truck loading and unloading, and wind erosion areas will be the primary focus of dust emissions during construction works at the site.

The potential air quality impacts during construction will require assessment and management to ensure that impacts on surrounding land uses are maintained at acceptable levels. This will be considered in the EIS for the SSDA for the development of Site 3A.

5.7 VISUAL IMPACT

The proposed development of Site 3A in the OSE will result in a change to the character of the landscape and the built form to the OSE. The visual impacts of the broader OSE development were considered in detail as part of the OSE SSDA.

Site 3A is located some distance from future residential properties which are located further east and south, beyond Precincts 4 and 5 of the OSE. Development of Site 3A is therefore unlikely to have a significant impact.

The proposed development of Site 3A of the OSE will be in accordance with the findings and recommendations of the visual assessment for the OSE SSDA and specific controls as relevant with regard to building siting and design.

The potential visual impacts of the proposal including the visual impacts of the security measures incorporated in the development will be considered in the EIS submitted with the SSDA.

5.8 HERITAGE AND ARCHAEOLOGY

A detailed analysis of the indigenous and non-indigenous archaeological and heritage potential of the OSE was provided as part of the OSE SSDA. The key findings of this study are summarised below.

Aboriginal archaeology was adequately assessed as part of the OSE SSDA. It is noted that the OSE SSDA includes estate-wide bulk earthworks to achieve interim level building pads. These earthworks will form the majority of the works likely to disturb any potential cultural heritage objects and/or artefacts.

The earthworks required for the development of Site 3A are limited to minor on-lot works to facilitate necessary final site levels. It is unlikely that any aboriginal archaeological cultural heritage objects or artefacts will be uncovered as a result of the minor earthworks associated with the proposed SSDA. Nevertheless the proposed development of site 3A will have regard to any conditions imposed on the OSE SSDA consent relating to cultural heritage and unexpected finds under the National Parks and Wildlife Act 1974.

5.9 SECURITY MANAGEMENT

Due to the type of high value pharmaceutical products stored at the site the subject site will require round the clock (24 hour) security and site specific security features such as access control, CCTV, security fencing, minimal signage and adequate lighting.

5.10 OTHER ISSUES AND CONSIDERATIONS

Other issues of relevance to the proposed development of Site 3A of the OSE are outlined in **Table 7** including an overview of further studies or investigations required as part of the SSDA/EIS process.

TABLE 7 – OTHER ISSUES FOR CONSIDERATION

ISSUE	KEY CONSIDERATION	PRELIMINARY FINDING/RESPONSE
Construction and Operational Waste Management	The proposed development of Site 3A of the OSE will generate a number of waste streams during construction and operation.	An assessment of waste during construction and operation will be undertaken as part of the SSDA/EIS for the proposed development of Site 3A of the OSE. A waste management plan will be prepared for the construction and operation phases of the proposed development.
Building Code of Australia and Fire Safety	The development of Site 3A is to have regard to the relevant provisions of the Building Code of Australia (BCA).	Development will be designed to meet the deemed to satisfy provisions of the BCA. A BCA Preliminary Assessment Report and Fire Safety Assessment will be included in the subject SSDA for site 3A.
Hydrology and Flooding	The OSE is located within the Hawkesbury-Nepean Catchment. Ropes Creek flows through the OSE from south to north, and the majority of the OSE slopes towards this watercourse. Ropes Creek flows north into South/Wianamatta Creek approximately 13 km north of the OSE. Majority of the OSE drains towards the north. The OSE is subject to flooding and variably affected by the 1:100 year flood event. Parts of the northern boundary of Site 3A of the OSE is affected by the 1:100 year flood event.	The OSE SSDA included a Flood Impact Assessment. Detailed flood modelling was undertaken to inform the civil design and Concept Proposal process. The proposed development of Site 3A of the OSE will be in accordance with the civil design approved under the OSE SSDA.
Landscaping	Development Site 3A is surrounded by other industrial sites within the OSE, Estate Roads and E2 Zoned land. The frontage of the site to Estate Roads 01 and 04 will be landscaped in accordance with the Landscape Concept Plan and controls adopted for the Estate.	Landscaping for the proposed development of the OSE will respond to the key interfaces of the site including the public domain to the south and environmentally sensitive lands such as the riparian corridors to the north and west. The landscape plan prepared for the

ISSUE	KEY CONSIDERATION	PRELIMINARY FINDING/RESPONSE
		proposal will be consistent with the landscape concept plan for the OSE and the controls and principles adopted under the OSE SSDA.
Greenhouse Gas and Energy Efficiency	The proposed development will consider the energy use on site and demonstrate what measures will be implemented to ensure the proposal is energy efficient.	The proposed development of Site 3A of the OSE will demonstrate what measures will be implemented to ensure the proposal is energy efficient in the EIS submitted with the SSDA.
Ecologically Sustainable Development	The proposed development will consider the principles of ecological sustainable development and incorporate in all phases of the development.	The SSDA/EIS will provide an assessment on how the proposed development will incorporate ecological sustainable development principles in all phases of the development.
Development Control Plan	The OSE SSDA included a suite of site specific Development Controls to inform and guide future built form on the Estate.	An assessment of the proposed warehouse facility against this design framework will be undertaken against the approved development controls for the OSE.

5.11 CONSULTATION

Consultation was undertaken with a range of State authorities, service providers and members of the community during the preparation and assessment of the EIS for the OSE SSDA.

The proposed facility is consistent with the intended future use at Site 3A as contemplated by the OSE SSDA and as such no further detailed discussions with authorities was considered to be required at this stage.

6 Conclusion

This report documents the proposed development of Site 3A of the OSE which forms part of Stage 2 of the broader OSE SSDA which is currently under assessment by the NSW DP&E.

The proposed development of Site 3A for a '*warehouse and distribution facility*' is classified as SSD under section 89C of the EP&A Act by virtue of the proposal comprising part of a staged SSD for the entire OSE. Confirmation of State Significant Status is required from the Secretary for Planning, via the submission of a Request for SEARs.

This report is a formal request for SEARs for the proposed development of Site 3A within Precinct 3 of the OSE.

The report demonstrates that the proposal meets the criteria for SSD and identifies and outlines the key issues for consideration in the assessment of the proposal. The key issues for consideration in the design and assessment of the proposed development of Precinct 3A of the OSE SSDA are:

- Car parking provision and traffic generation (both construction and operational),
- On –site stormwater management and water quality,
- Connection to estate-wide infrastructure services,
- Construction and operational waste management,
- Construction and operational noise and vibration,
- Construction and operational air quality,
- Visual Impacts,
- Ecologically Sustainable Development (ESD), and
- Security Management

It is requested that the Secretary for Planning and Environment NSW issue SEARs to guide the design and development of the project and the preparation of an EIS which will allow for the Minister for Planning to make an informed and balanced determination of the proposal.

Disclaimer

This report is dated May 2016 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Ltd.'s (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Goodman (**Instructing Party**) for the purpose of Request for SEARs (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A

Quantity Surveyor's Letter

21 June 2016

Goodman Property Services (Aust) Pty Ltd
Level 17, 60 Castlereagh Street
SYDNEY, NSW 2000

ATTENTION: GUY SMITH

Dear Sir,

**RE: OAKDALE SOUTH ESTATE – LOT 3A
HORSLEY PARK**

As requested, we confirm the estimated Capital Investment Value of this project to be \$33,459,000.

This estimate has been prepared in accordance with the EPAA 2000 and SEPP (CIV) 2010 with consideration for the Planning Circular PS 10-008.

Should you have any queries or require any further information please do not hesitate to contact the undersigned.

Yours faithfully

MULLER PARTNERSHIP



**SHAYNE TAYLOR
DIRECTOR**

**OAKDALE INDUSTRIAL ESTATE – SOUTH
CAPITAL INVESTMENT VALUE ESTIMATE****21 June 2016**

Please note that this estimate has been prepared for the purpose of authority review and is preliminary in nature. Muller Partnership can provide development budgeting, scenario estimating, cost planning, or similar services on request.

KEY ASSUMPTIONS

- a) It is assumed that the consent subject of this estimate covers all Lot 3A works including warehousing and offices plus associated infrastructure and pavements. No allowance has been made for estate/regional roads or bulk earthworks.

DEFINITION OF CAPITAL INVESTMENT VALUE

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- a) Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division.
- b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval.
- c) Land costs (including any costs of marketing and selling land).
- d) GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth

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