

ASSESSMENT REPORT

Section 4.55(1A) Modification Oakdale Central Industrial Estate, Lots 1C, 2B & 3 (SSD 6078 MOD 11) Modification to Estate Signage

1. INTRODUCTION

This report assesses a modification application lodged by Goodman Property Services (Aust) Pty Ltd (the Applicant) to the Oakdale Central Industrial Estate (Lots 1C, 2B and 3), in the Fairfield local government area (LGA). The application has been lodged pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2. BACKGROUND

The Oakdale Central Industrial Estate is located on Old Wallgrove Road, Horsley Park in the Fairfield LGA. The site is located approximately 15 kilometres (km) west of Parramatta's Central Business District (CBD), 3 km west of the M7 Motorway and 3.5 km south of the M5 Motorway. The site is also within the Western Sydney Employment Area (WSEA) which is strategically identified industrial and employment land under State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP). The site location is depicted in **Figure 1**.

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



Figure 1: Site Location

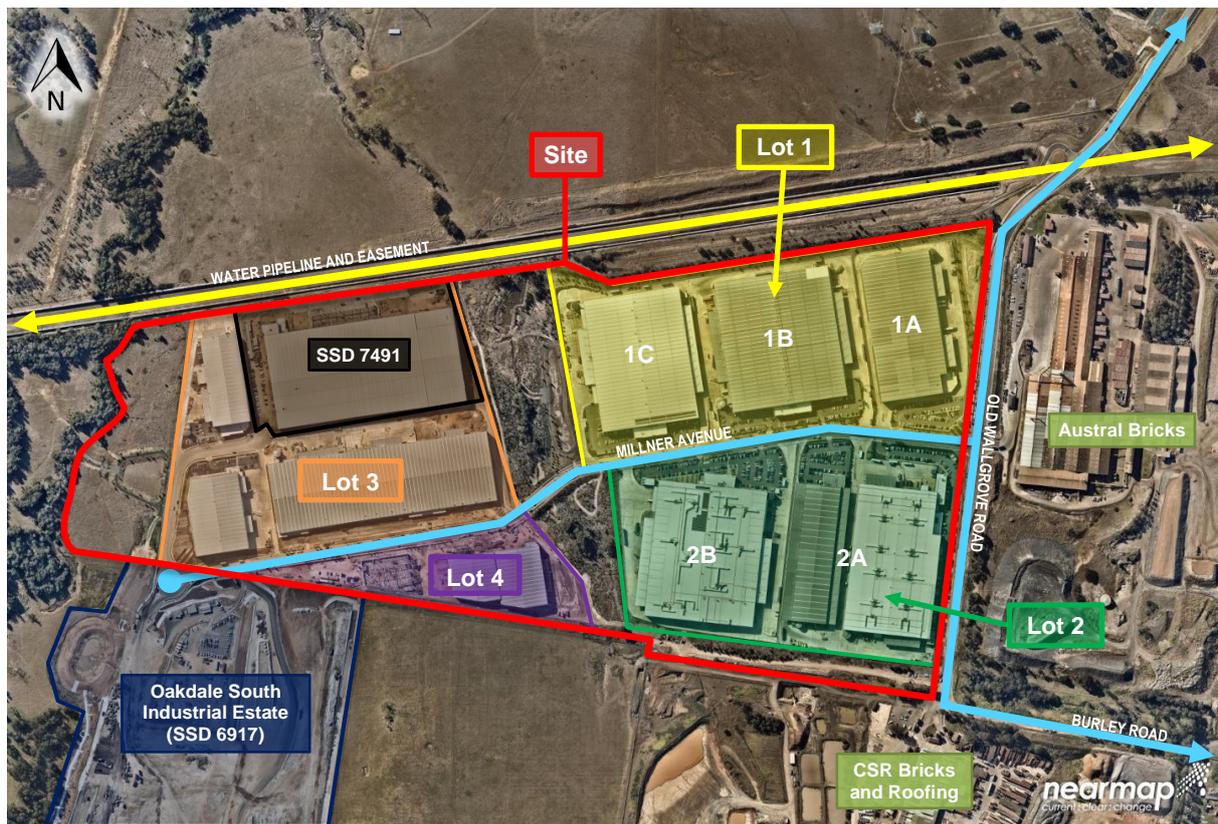


Figure 2: Aerial View of the Site and Immediate Surroundings

3. APPROVAL HISTORY

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

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

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

SSD 6078 also includes an estate signage plan consisting of wayfinding signage for car parking and truck access.

SSD 6078 has been modified on ten previous occasions and a summary of each modification is provided in **Appendix D**.

4. PROPOSED MODIFICATION

The Applicant lodged a modification application under section 4.55(1A) of the EP&A Act to the Oakdale Central Industrial Estate (SSD 6078), seeking to amend the estate signage plan to include a sign at the estate entrance.

The Applicant advised the additional sign is an important element of the wayfinding strategy as it would identify the main entrance to the estate. The Applicant suggests wayfinding is important for the site as it is located within a large industrial precinct comprised of numerous warehouses similar in scale. The proposed sign mirrors the entrance sign for the neighbouring Oakdale South Industrial Estate.

The proposed sign 'S18' is located at the intersection of Old Wallgrove Road and Millner Avenue on the north-east corner of Lot 2 (see **Figure 3** and **Figure 4**). The proposed sign is 12 m high by 4 m wide with a railway ballast around the base. The proposed sign includes the name of the estate along with Goodman's logo, in a colour and consistent with the existing signage. The sign would be internally illuminated at a low level 24/7. The proposed 'S18' entrance sign is shown in **Figure 5**.

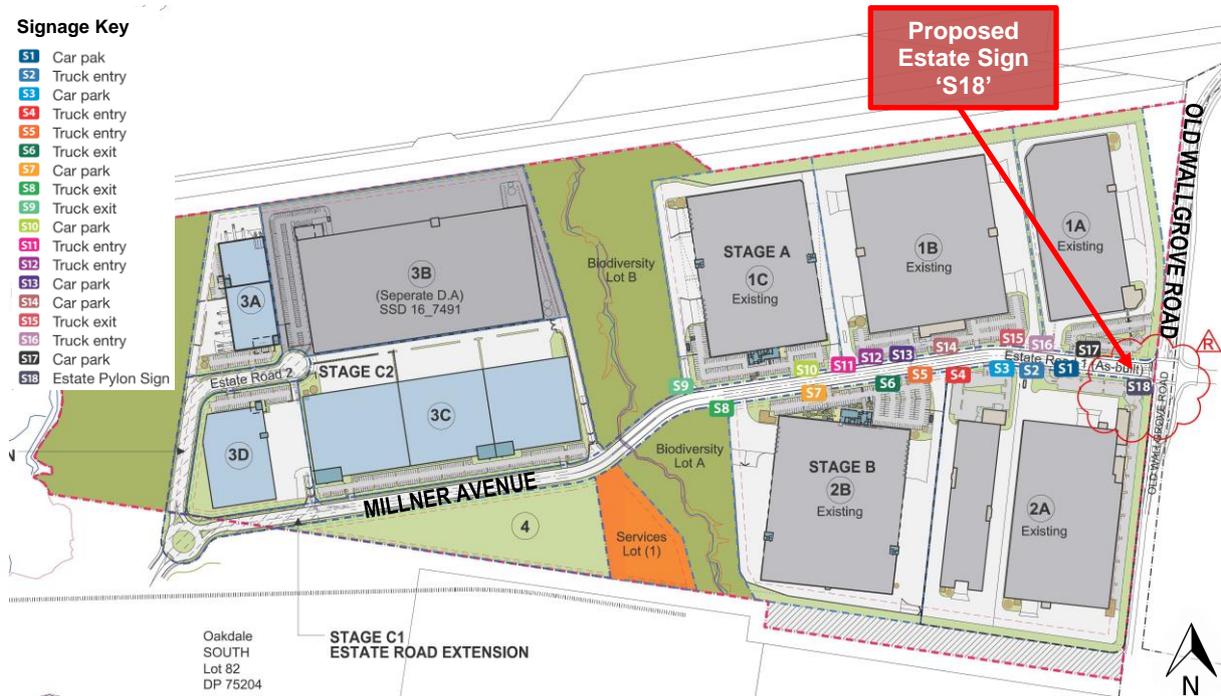


Figure 3: Proposed Estate Signage Plan

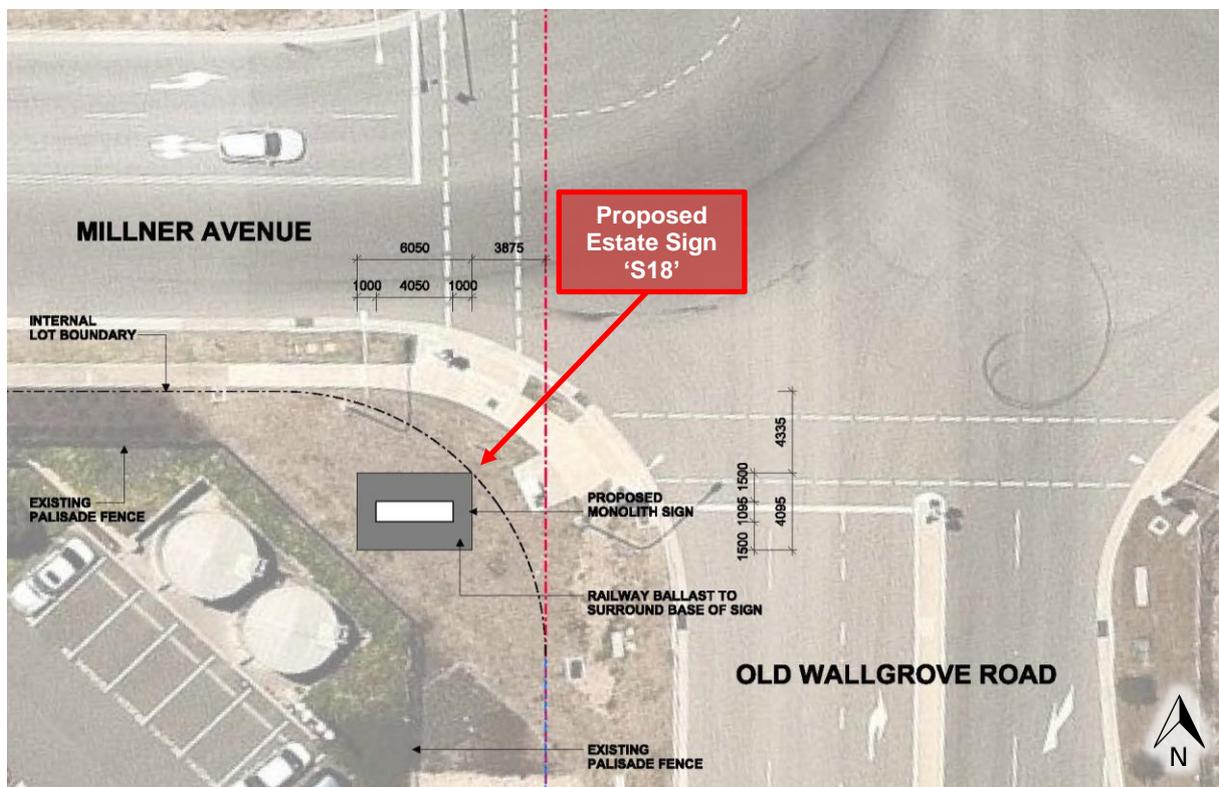


Figure 4: Proposed Sign Location

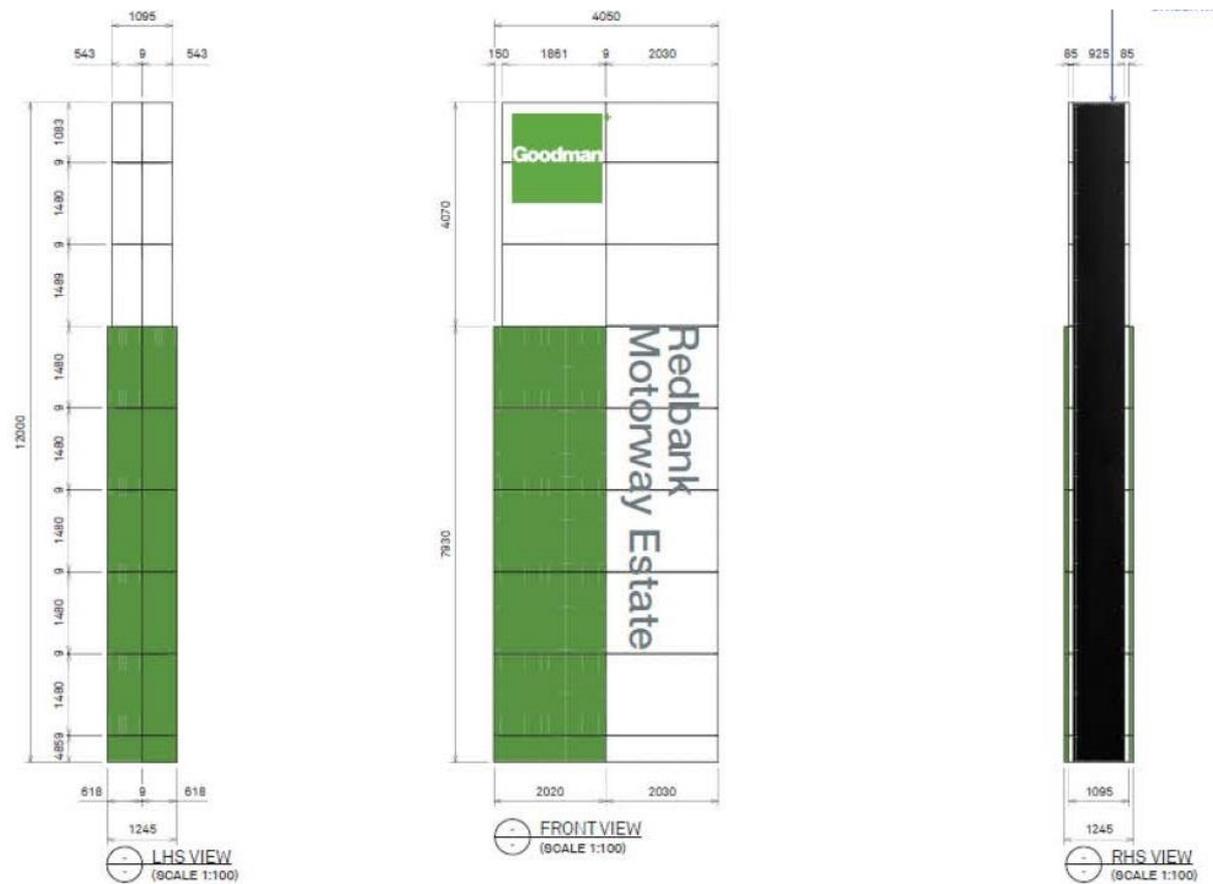


Figure 5: Proposed Estate Pylon Sign 'S18'

The modification is described in full in the Statement of Environmental Effects (SEE) included in **Appendix B**.

4.1 Minor Administrative Corrections

Following a review of SSD 6078 (as modified), the Department has determined the development consent would require minor amendments to correct the numbering of three conditions previously modified as part of MOD 8 and MOD 9. The recommended changes to Condition 16 of Schedule 2, and Conditions 29 and 30 of Schedule 3 are administrative in nature and would not have any environmental impact beyond what has previously been assessed by the Department.

5. STATUTORY CONTEXT

5.1 Consent Authority

The Minister for Planning is the consent authority for the application. Under the Minister's delegation of 11 October 2017, the Director, Industry Assessments, may determine the application under delegation as:

- the relevant local council has not made an objection and
- a political disclosure statement has not been made and
- there are no public submissions in the nature of objections.

5.2 Section 4.55(1A)

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

- the primary function and purpose of the approved project would not change as a result of the proposed modification
- the modification is of a scale that warrants the use of section 4.55(1A) of the EP&A Act
- any potential environmental impacts would be minimal and appropriately managed through the existing or modified conditions of approval.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act, rather than requiring a new development application to be lodged.

6. CONSULTATION

Clause 117(3B) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to State significant development. Accordingly, the application was not notified or advertised, however, it was made publicly available on the Department's website on 7 April 2018, and referred to Fairfield City Council (Council) and the Roads and Maritime Services (RMS) for comment.

Both **Council** and the **RMS** raised no issues with the proposed modification.

7. ASSESSMENT

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

- documentation provided to support the proposed modification (see **Appendix B**)
- assessment report for the original development application and subsequent modification applications
- submissions received for the proposed modification (see **Appendix C**)
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department considers the key assessment issue to be visual impact.

7.1 Visual Impact

Signage has the potential to result in visual impact due to size, content, illumination and clutter.

The Oakdale Central Industrial Estate includes an estate signage plan comprising wayfinding signage for parking and truck access. The proposed modification includes the addition of a pylon sign at the estate entrance that is 12 m high by 4 m wide and internally illuminated 24/7. The proposed sign is contained within the boundary of Lot 2 and is set back approximately 3.8 m from Old Wallgrove Road and 4.3 m from Millner Avenue. The proposed sign would identify the entrance to the Oakdale Central Industrial Estate and is depicted in **Figure 4** and **Figure 5**.

The Applicant suggests the proposed sign would result in minimal visual impact as it is proportionate to the surrounding large warehouse buildings. The Applicant also states there are no sensitive uses in the vicinity, with the neighbouring use being the Austral Bricks plant.

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) aims to ensure that signage is compatible with the desired amenity and character of an area, provides effective communication in a suitable location and is of high quality design.

The Applicant undertook an assessment of the proposed estate entrance sign against the criteria specified in Schedule 1 of SEPP 64. The Applicant's assessment concluded the sign would comply with SEPP 64.

The Department undertook its own assessment of the proposed sign in accordance with clause 8 of SEPP 64 which concluded it would generally comply with the relevant criteria of the SEPP 64. A summary of the proposed signs compliance with Schedule 1 of SEPP 64 is provided in **Appendix E**.

The Department considers the additional sign complements the approved estate signage plan by providing a gateway sign for the industrial estate. The proposed sign is designed in accordance with the existing estate signage plan and is suitably located to inform traffic of the entrance to the industrial estate. The proposed sign also demonstrates compliance with SEPP 64. Moreover, Council reviewed the proposed estate signage plan and raised no issues to the proposed modification.

The Department's assessment concludes the updated estate signage plan would assist in providing a comprehensive wayfinding system to estate employees and visitors and would not cause a negative visual impact. The Department recommends conditions of consent be updated to refer to the amended signage plan to facilitate the proposed modification.

8. CONCLUSION

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

- the proposed sign would be consistent with the approved estate signage plan in relation to size, content, illumination and function
- it would complement the estate's wayfinding strategy by providing a gateway sign for the industrial estate
- it would result in minimal environmental impacts beyond the approved facility.

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

9. RECOMMENDATION

It is recommended that the Director, Industry Assessments, as delegate for the Minister for Planning:

- consider the findings and recommendations of this report
- determine that the application SSD 6078 MOD 11 falls within the scope of section 4.55(1A) of the EP&A Act
- modify the consent SSD 6078
- sign the attached approval of the modification (see **Appendix A**).

Recommended by:

 17/5/18

Bianca Thornton
Planning Officer
Industry Assessments

Recommended by:

 28/05/18.

Kelly McNicol
Team Leader
Industry Assessments

10. DECISION

The recommendation is: Approved by:

 8/6/18.

Chris Ritchie
Director
Industry Assessments
as delegate of the Minister for Planning

APPENDIX A – NOTICE OF MODIFICATION

See link: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9193

APPENDIX B – MODIFICATION APPLICATION

See link: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9193

APPENDIX C – SUBMISSIONS

See link: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9193

APPENDIX D – SSD 6078 HISTORY

Application	Summary	Determined
SSD 6078	The staged construction and operation of three warehouse, distribution and freight transport facilities on lots 1C, 2B and 3 at Oakdale Central, Horsley Park, and the upgrade of Old Wallgrove Road between Milner Avenue and Lenore Drive. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6078	18 March 2015
SSD 6078 MOD 1	Amendments to the layout of the warehouse on Lot 1C. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7001	15 June 2015
SSD 6078 MOD 2	Amendments to the layout of the warehouse on Lot 2B and the inclusion of a dangerous goods store (DGS). http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7002	30 June 2015
SSD 6078 MOD 3	Internal and external amendments to the warehouse on Lot 2B and an increase in the size of the DGS. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7141	3 August 2015
SSD 6078 MOD 4	Deletion of Condition 34 of the approval which requires screening and landscaping of the water tanks and plant rooms on Lot 2B. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7398	1 December 2015
SSD 6078 MOD 5	The modification included: <ul style="list-style-type: none"> • replacement of one warehouse on Lot 3 with five smaller warehouses (3A-1, 3A-2, 3C-1, 3C-2 and 3D) • exclusion of part of Lot 3 from the approval site • a condition requiring Lot 3 remain a single allotment • extension of the internal estate road from Millner Avenue. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7546	8 June 2016
SSD 6078 MOD 6	The modification included: <ul style="list-style-type: none"> • consolidation of Warehouse 3A-1 and 3A-2 into one building (retaining two tenancies) • division of Warehouse 3C-1 and 3C-2 into three tenancies • reduction of 1,462m² gross floor area (GFA) • relocation and reconfiguration of car parking areas and reduction of 1 car parking space • reconfiguration and division of hardstand areas • relocation of sprinkler tanks and pump rooms. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7721	1 September 2016
SSD 6078 MOD 7	The modification included: <ul style="list-style-type: none"> • minor amendments to the GFA of Warehouses 3A-1, 3A-2 and 3C • a reduction in Warehouse 3A-1's office area and minor changes to its design • amendments to the number and type of docks at Warehouse 3A-1 and 3A-2 • reduction in the number of car parking spaces for Warehouse 3A-1 and 3A-2 • introduction of additional car parking spaces to Warehouse 3C • relocation of dock offices in Warehouse 3A-1 and 3C-1. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7969	14 November 2016
SSD 6078 MOD 8	Amendments to estate signage, warehouse design and landscaping arrangements. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8390	1 July 2017
SSD 6078 MOD 9	Amendments to the subdivision plan to consolidate and reduce the number of lots. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8848	11 December 2017
SSD 6078 MOD 10	Amendments to the classes and volumes of dangerous goods (DG) permitted to be stored in Warehouse 2B. http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8844	11 April 2018

APPENDIX E – COMPLIANCE WITH SCHEDULE 1 OF SEPP 64

Assessment Criteria	Compliance
1 Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes, the proposed sign is compatible with the future character of the locality as it is wayfinding signage within an industrial estate.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Yes, the proposed sign is consistent with the approved estate signage plan. The proposed sign is also consistent with the approved signage for the neighbouring Oakdale South Industrial Estate (SSD 6917).
2 Special areas	
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?	The proposed sign would not detract from the amenity or visual quality of any special area as it is oriented towards Old Wallgrove Road. The proposed sign would be visible from the neighbouring Austral Bricks site which is an industrial use.
3 Views and vistas	
Does the proposal obscure or compromise important views?	The proposed sign would not obscure or compromise any view.
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed signage would not dominate the skyline nor does it reduce the quality of the Oakdale Central Industrial Estate vista.
Does the proposal respect the viewing rights of other advertisers?	The proposed sign is not considered to compromise the viewing rights of other advertisers.
4 Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes, the site is located within an industrial estate comprising large development blocks.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes, the proposed sign contributes an appropriate level of visual interest.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	N/A
Does the proposal screen unsightliness?	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No
Does the proposal require ongoing vegetation management?	No
5 Site and building	
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?	Yes, the sign is compatible with the large warehouse buildings that comprise the industrial estate.
Does the proposal respect important features of the site or building, or both?	Yes, the proposed sign is complementary to the approved estate signage and the features of the existing warehouse buildings.
Does the proposal show innovation and imagination in its relationship to the site or building, or both	The proposed sign demonstrates an appropriate level of imagination and innovation.
6 Associated devices and logos with advertisements and advertising structures	
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?	Yes, the proposed sign is internally illuminated. The logos displayed are integrated into the design of the sign.
7 Illumination	
Would illumination result in unacceptable glare?	No, the proposed sign would be internally illuminated and would not result in unacceptable glare.
Would illumination affect safety for pedestrians, vehicles or aircraft?	No
Would illumination detract from the amenity of any residence or other form of accommodation?	No
Can the intensity of the illumination be adjusted, if necessary?	No, however the proposed sign would be internally illuminated at a low-level.
Is the illumination subject to a curfew?	No, however the proposed sign would be internally illuminated at a low-level and would not impact residential areas.

Assessment Criteria	Compliance
8 Safety	
Would the proposal reduce the safety for any public road?	The proposed sign would not affect road safety.
Would the proposal reduce the safety for pedestrians or cyclists?	The proposed sign would not affect pedestrian or cyclists' safety.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed sign would not obscure any sightlines from public areas.