



Statement of Environmental Effects

Section 96 Modification to SSD 6078 MOD 11

Oakdale Central Estate

March 2018

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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). This application will be **MOD11** to SSD6078.

The objective of the modification is to update the signage plan approved under SSD6078, to include a pylon sign at the estate entrance, sign "S18". This additional sign will be an important component of the existing signage strategy for the Oakdale Central precinct.

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

- + Background of approvals.
- + 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 Signage Plan, OAK 3 DA 05(R)
- + **Appendix B** – Oakdale Central, Signage specification sheet

2 BACKGROUND

Previous Planning Applications

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.

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 at Oakdale Central Estate.

No changes are required to MP08_0065 and MP08_0066 as a result of the proposed modification.

The modifications to the Oakdale Central 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. 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. 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.

Table 1: Previous Approvals - Oakdale Central

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.
Mod 6 to Project Approval 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 MP08_0066	Withdrawn	
Mod 8 to Project Approval 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 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 MP08_0065	9 June 2016	Amendments to building envelopes on Lot 3 and extension of the estate road.
Mod 5 to Concept Plan 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 1,462m ² 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	The staged construction of three (3) warehouse and distribution facilities and the upgrade of Old Wallgrove Road. 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"> a) Reduce ambient portion of the warehouse and replace with temperature control space; b) Relocation of dangerous goods store (DG Store) from the centre to the south eastern corner of the warehouse; c) Increase in size of the DG Store from 1,495sqm to 2,660sqm; d) Reduction of awning size from 4,070sqm to 3,550sqm; e) Removal of the truck wash from the south eastern corner of the site; and f) Minor modification to warehouse facade.

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>Lot 3A</p> <ul style="list-style-type: none"> - Warehouse 1 (3,448sqm) - Office 1 (725sqm) - Warehouse 2 (2,515sqm) - Office (595sqm) - Car Parking (64) <p>Lot 3C</p> <ul style="list-style-type: none"> - Warehouse 1 (16,014sqm) - Office (566ssqm) - Dock Office (95sqm) - Warehouse 2 (16,095sqm) - Office (561sqm) - Dock Office (95sqm) - Car Parking (194) <p>Lot 3D</p> <ul style="list-style-type: none"> - Warehouse (7,975sqm) - Office (300sqm) - Car Parking (53)
Mod 6 to SSD 6078	1 September 2016	<p>Modification to warehouses on Lot 3 as follows:</p> <p>Lot 3A</p> <ul style="list-style-type: none"> - Warehouse 1 (3,825sqm) - Office 1 (550sqm) - Warehouse 2 (2,680sqm) - Office 2 (272sqm) - Car Parking (66) <p>Lot 3C</p> <ul style="list-style-type: none"> - Warehouse 1 (11,000sqm) - Office Level 1 (500sqm) - Dock Office 2 Levels (30sqm) - Warehouse 2 (9,690sqm) - Office 2 (500sqm) - Warehouse 3 (9,690sqm) - Office 3 (500sqm) - Car Parking (183) - Provisional Parking Spaces (8) <p>Lot 3D</p> <ul style="list-style-type: none"> - Warehouse (7,935sqm) - Office (300sqm) - Dock Office (50sqm) - Car Parking (53)
Mod 7 to SSD 6078	14 November 2016	<p>This Modification Application seeks modification to the Warehouse 3A, as follows:</p> <p>Lot 3A-1</p> <ul style="list-style-type: none"> - Warehouse GFA increased from 3,825sqm to 4,000sqm - Office GFA reduced from 550sqm to 500sqm, and changed from 2 levels to 1 - Recessed docks removed (2)

Table 1: Previous Approvals - Oakdale Central

		<ul style="list-style-type: none"> - One additional on-grade dock - Car parking reduced from 46 spaces to 37 spaces - Minor change to office fit-out - Warehouse and distribution use <p>Lot 3A-1</p> <ul style="list-style-type: none"> - Warehouse GFA reduced from 2,680sqm to 2,650sqm - No change to office area. - Office now over one level - Recessed docks reduced from 2 to 1 - Car parking reduced from 20 to 16 spaces - Warehouse and distribution use
Mod 8 to SSD 6078	1 July 2017	<p>MOD8 sought the following updates to SSD6078:</p> <p><u>Oakdale Central – Estate Wide</u></p> <ul style="list-style-type: none"> - Estate signage update for Lot 1 & 2. <p><u>Lot 3A</u></p> <ul style="list-style-type: none"> - Façade update to warehouse 3A - Warehouse 3A estate signage update <p><u>Lot 3C</u></p> <ul style="list-style-type: none"> - 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 <p><u>Lot 3D</u></p> <ul style="list-style-type: none"> - Façades update - Warehouse 3D estate signage update
Mod 9 to SSD6078	11 December 2017	MOD9 updated the subdivision plan approved under SSD6078.
Mod 10 to SSD	Under Assessment	Updated to dangerous goods volumes at Lot 2B, Oakdale Central

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

3 PROPOSED MODIFICATIONS

3.1 Updated Signage Plan

- MOD 11 to SSD6078 seeks to update the approved signage plan OAK 3 MP 05 for Oakdale Central, to include an additional 12 metre pylon sign at the entrance to Oakdale Central, sign “S18”.
- This will be an important addition to the Oakdale Central signage strategy, as it will announce the Oakdale Central precinct from the entrance to the estate.
- As can be seen from Fig. 2 & 3 below, all signage approved for Oakdale Central under plan OAK 3 DA 05 remains unchanged except for the addition of the “S18” entrance pylon sign, which is proposed to be located on the corner of Old Walgrove Road and Estate Road 1, on lot 2A of Oakdale Central.
- The proposed “S18” pylon sign measures **12m in height** and **4m in width**, which is appropriately sized given the industrial context of the precinct, characterised by very large warehouse buildings.
- The “S18” mirrors the pylon sign approved for the Oakdale South Estate entrance.

- [illegible]

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Figure 2 - Approved signage plan – Plan OAK 3 DA 05 (Q)



Figure 3 - Proposed updated signage – Plan: OAK 3 DA 05 (R)



Figure 4 - Proposed sign "S18" location on corner of Old Wallgrove Road and Milner Road.



Figure 5 – Proposed location of sign "S18" on corner of Old Wallgrove Road and Milner Road.



Figure 6 - View across Old Wallgrove Road from proposed "S18" sign, towards the Austral Bricks Plant.

3.2 Updated Conditions of Consent

The following changes are proposed to the Conditions of Consent for SSD6078 MOD 11, with proposed wording removed with ~~strike through~~, and additional wording in **red**:

1. Delete the definition Concept Plan and replace with the following:

Concept Plan

Concept plan for the proposed Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure, depicted generally in Appendix 1, and described in: the environmental assessment in support of the concept plan application for the proposal, prepared by Goodman International Limited, and dated May 2008 and as modified by MOD 1, MOD 2, MOD 3, MOD 4, MOD 5, MOD 6 and MOD 7, MOD 8, MOD 9, MOD 10 and MOD 11.

"SCHEDULE 2

2. *The Applicant must 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;*
- p) *the modification application 6078 MOD 9 and supporting documentation;*

- q) the modification application 6078 MOD 11 and supporting documentation; and
r) conditions of this Consent.

The following plans of SSD 6078 MOD 11 is proposed for update:

Table 2 – Updated Plan Reference.

Table 3: Plans and Documentation				
<i>Architectural</i>				
Oakdale Central – Lot 3 Plans				
Drawing No.	Name of Plan	Consultant	Rev	Date
OAK 3 DA 5	Estate Signage	SBA Architects	Q R	6 April 2017 26 February 2018

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 only discernible environmental impact resulting from the proposed “S18” pylon sign will be from visually, however considering the scale of the precinct and warehouses, the signs height and scale is considered proportionate and acceptable.

It should be noted that the sign is in an area of low environmental sensitivity, being adjacent to Austral Bricks plant, which overlooks mined material stockpiles (see Fig.7 below), with no residential or other sensitive users in the vicinity.



Figure 7 - Austal stockpiles adjacent to Oakdale Central.

The update to the estate signage for Oakdale Central estate will improve the presentation and wayfinding of approved estate signage to and ensure better introduction to the Oakdale Central Estate for visitors and employees arriving at the site.

4.2.2 Substantially the Same Development

The proposed modification seeks only the update of the signage plan, with the addition of an entrance pylon sign. As there are no other changes proposed across the estate, it is considered that the development remains '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 4 - SEPP 64 Assessment

Control	Proposed	Complies
1. Character of the Area		
<ul style="list-style-type: none"> Is the proposal compatible with the character of the area or locality in which it is proposed to be located? 	<ul style="list-style-type: none"> The proposed signage is compatible with the industrial land use zoning and desired future character of the area. The proposed sign "S18" does not impact any sensitive land uses. 	Yes
<ul style="list-style-type: none"> Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<ul style="list-style-type: none"> The scale and location of the proposed signage is consistent with the scale of the Estate, and the same as that approved for Oakdale South and consistent with other surrounding large scale industrial precinct signage. 	Yes
2 Special areas		
<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> 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. The signage faces the Austral brick plant, which is considered of low environmental sensitivity. The proposed signage will not adversely impede the visibility of other signage within the surrounding area. 	Yes
3 Views and vistas		
<ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality? Does the proposal require ongoing vegetation management? 	<ul style="list-style-type: none"> The signage will not obscure or compromise views, or impede on the viewing rights of other advertisers. Sign "S18" is the singular entrance pylon sign at the entrance of the estate. There is therefore no visual clutter. Sign "S18" will partially screen water tanks located in the corner of Lot 2A. Sign "S18" is not adjacent to any building. The warehouse buildings are 13.7m in height, and the "S18" sign 12m in height. No ongoing vegetation management will be required for the sign. 	Yes
4 Streetscape, setting or landscape		
<ul style="list-style-type: none"> 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? Does the proposal respect important features of the site or building, or both? 	<ul style="list-style-type: none"> The proposed signage is compatible with the scale of the surrounding streetscape, setting, and large scale warehouse buildings of Oakdale Central. The proposed signage will incorporate 	Yes

	quality materials and finishes and provide a coherent and integrated colour scheme to that of all Goodman signage.	
5 Associated devices and logos with advertised and advertising structures		
<ul style="list-style-type: none"> 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? 	<ul style="list-style-type: none"> The signage is designed with all required safety measures in place and will be adequately secured. 	Yes
6 Illumination		
<ul style="list-style-type: none"> Would illumination result in unacceptable glare? Would illumination affect safety for pedestrians, vehicles or aircraft, or detract from the amenity of any residence or other form of accommodation? Can the intensity of the illumination be adjusted, if necessary? Is the illumination subject to a curfew? 	<ul style="list-style-type: none"> 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 and it will only be the lettering and Goodman square logo, which is a small portion of the sign. The illumination will be as per the illumination implemented in all Goodman signage across Australia and NSW, which has been tested to be of optimum illumination without producing unacceptable glare. 	YES
7 Safety		
<ul style="list-style-type: none"> Would the proposal reduce the safety for any public road? Would the proposal reduce the safety for pedestrians or bicyclists? Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	<ul style="list-style-type: none"> The proposed signage will not distract motorists. No safety implications for pedestrians or vehicular users are envisaged. 	YES

4.3.2 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.

4.3.3 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.

4.3.4 The Public Interest

The proposal will assist with wayfinding and therefore benefit the public interest.

5 CONCLUSION

The subject Modification Application seeks consent to make a minor modification to SSD 6078. As detailed throughout this report, the changes sought will not result in unacceptable 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.