

9 July 2021

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

Attention: Christopher Fraser

Dear Minister

SSD 7348 MOD 8, OAKDALE WEST STAGE – S.4.55(1A) APPLICATION TO MODIFY ARCHITECTURE PLANS

I write on behalf of Goodman, the applicant to SSD 7348 (Oakdale West Estate), to lodge an application under S.4.55(1A) of the Environmental Planning and Assessment Act 1979 (the Act).

S.4.55(1A) of the Act provides that:

- (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)...*

As the consent authority for SSD 7348, the Department of Planning, Industry and Environment (DPIE) are authorised to modify the consent provided the above is met. This is the **Eighth (8)** modification to SSD7348 and seeks:

- minor amendment to approved architecture plans
- Appendix 2 update to reflect new plan references

This application includes:

Appendix A – Updated Lot 1A, 1B & 1C - Architecture plans

Appendix B – Architecture plans - clouded

1 Background

SSD 7348 was approved by the Department of Planning, Industry and Environment (DPIE) on **13 September 2021** for:

A Concept Proposal including:

- *concept layout of 22 warehouse buildings inclusive of dock offices and ancillary offices providing 476,000 square metres of gross lettable area, built over five development stages;*

AU02-11-793\0.2 Goodman Group

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- concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and
- development controls

A Stage 1 Development including:

- bulk earthworks across all five stages including retaining walls and noise walls;
- lead in services including but not limited to drainage, power, sewer, water and telecommunications;
- service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;
- construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;
- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection.

There have been seven (7) subsequent Modifications to SSD 7348, which includes one currently under assessment by DPIE.

The approved Lot 1A, 1B & 1C warehouse buildings are as follows:

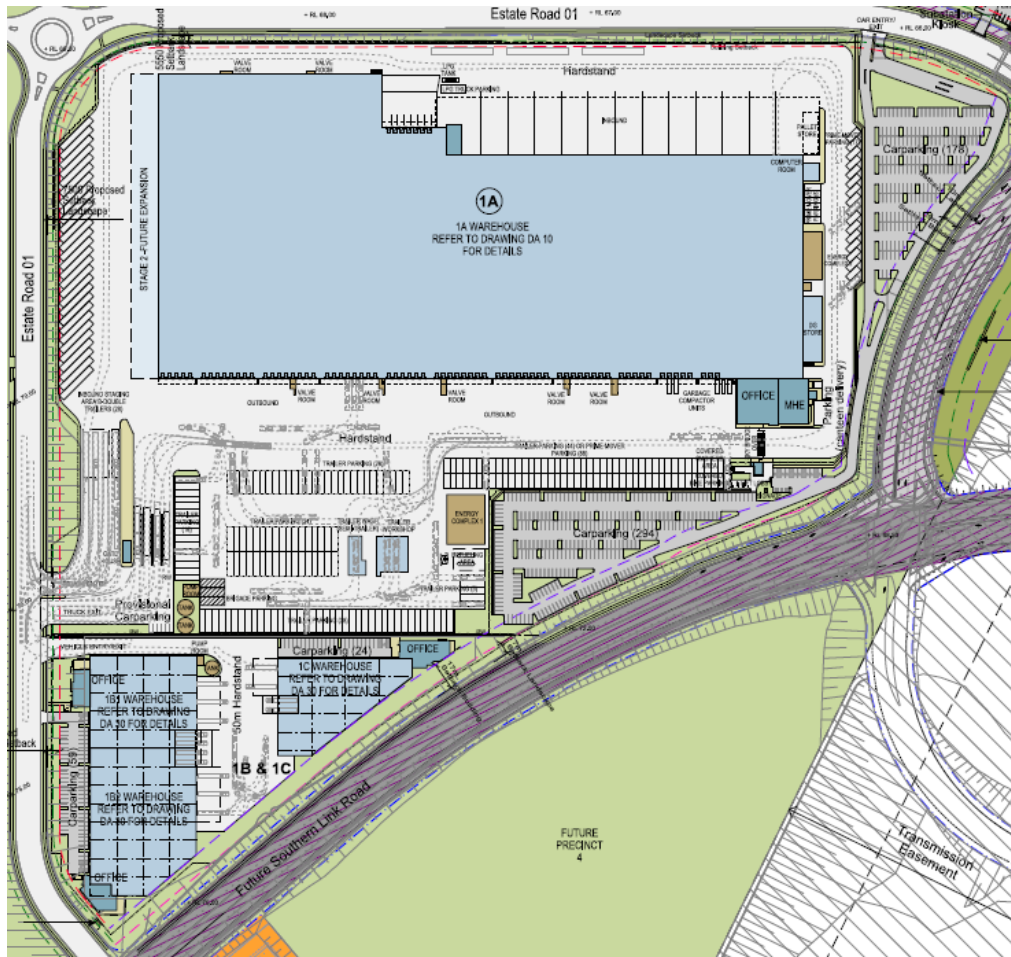


Figure 1 – Approved Lot 1A, 1B, 1C

2 Proposal Modification

This is the **eighth (8)** modification to SSD 7348 and seeks:

- minor amendment to approved architecture plans
- Appendix 2 (SSD 7348 consent) update to reflect new plan references

It should be noted the proposed updates seek no change to approved:

- Use
- GFA
- Building height, general footprint, Bulk and scale
- Car park numbers
- Landscaping
- Access arrangements and traffic generation

2.1 Architecture plan update

The following minor architecture updates are proposed to Lot 1A, 1B, 1C:

2.1.1 Lot 1A – Architecture updates

A) Warehouse 1A – Office façade update:

Since the 10 March 2021 MOD 6 approval, the design of Building 1A and 1B and 1C has been refined. Updates are proposed to enhance the façade treatment of the offices for Building 1A, 1B and 1C to a more modern aesthetic presentation aligned with new architectural trends. These updates will increase the appeal to new customers, and ensure the architectural presentation is more aligned to the future direction of the Goodman industrial brand. These façade updates will ensure consistency with the architecture language adopted by recent planning applications.

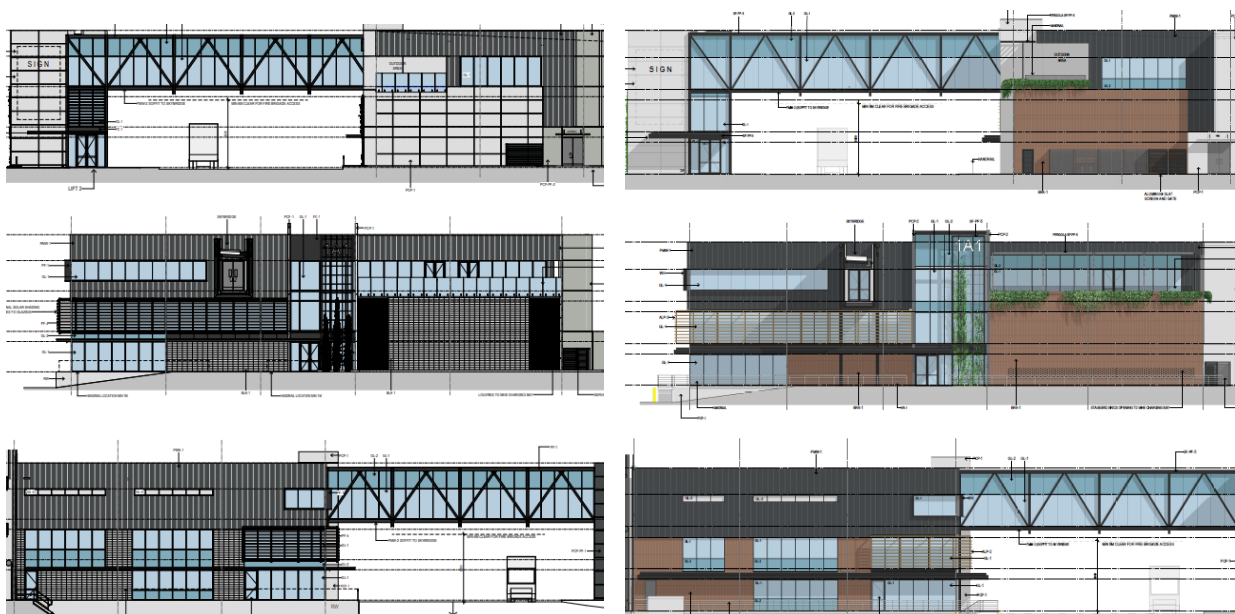


Figure 1 – Approved office façade

Proposed updated office facade

B) Warehouse signage zone update

Minor update is proposed to the signage zones for warehouse 1A, from white to black.

Reason for update: to enable the signage façade zones to be more recessive. This is a more sophisticated and improved treatment compared with that approved.



Figure 2 - Approved signage zone

Proposed update signage zone

C) Other 1A minor site plan updates

The following additional updates are proposed to the site plan for Lot 1A:

- 1) Egress stair added to the High Bay portion of the warehouse.

Reason for update: This is to allow for fire safety egress.

- 2) Access stairs added to enable access to roof of inbound dock awning

Reason for update: provide access to dock awning for maintenance purposes

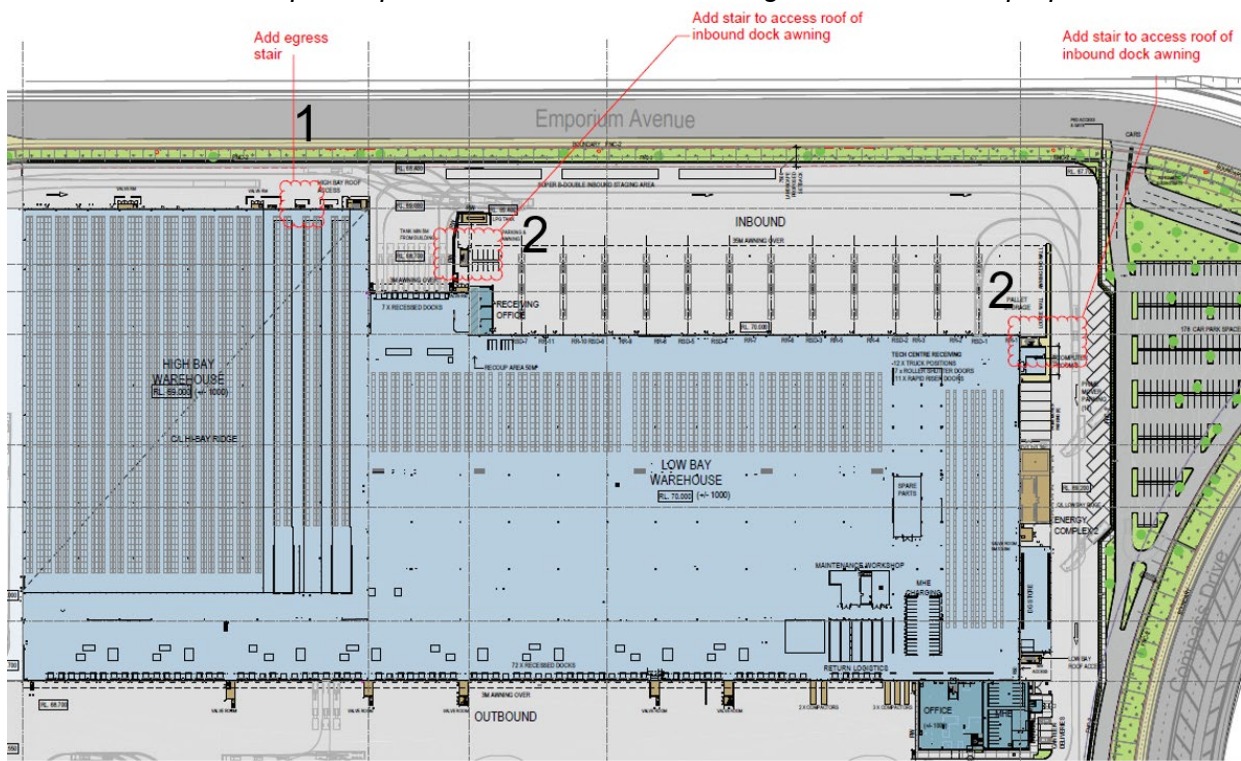


Figure 3 - Stair updates to warehouse 1A

2.1.2 Lot 1B & 1C updates

- a) **Building 1B1 - Office façade update:** Office façade finishes updated to enhance presentation



Figure 4 - Approved Building 1B1 office facade



Figure 5 - Proposed updated Building 1B1 office facade

- b) **Building 1B2 - Office façade update:** Office façade finishes updated to enhance presentation



Figure 6 - Approved Building 1B2 office facade



Figure 7 - Proposed updated Building 1B2 office facade

c) **Building 1C - Office façade update:** Office façade finishes updated to enhance presentation

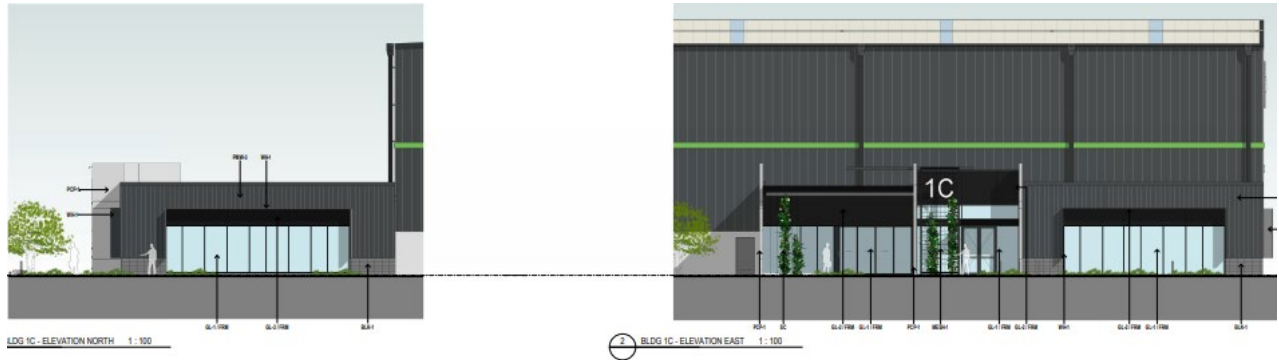


Figure 8 - Approved Building 1C office facade



Figure 9 - Proposed updated Building 1C office facade

Justification:

Façade updates proposed to modernise and improve the aesthetics of the office facades.

d) Other 1B & 1C Site Plan updates

The following minor updates proposed to the Lot 1B & 1C site plan, as follows:

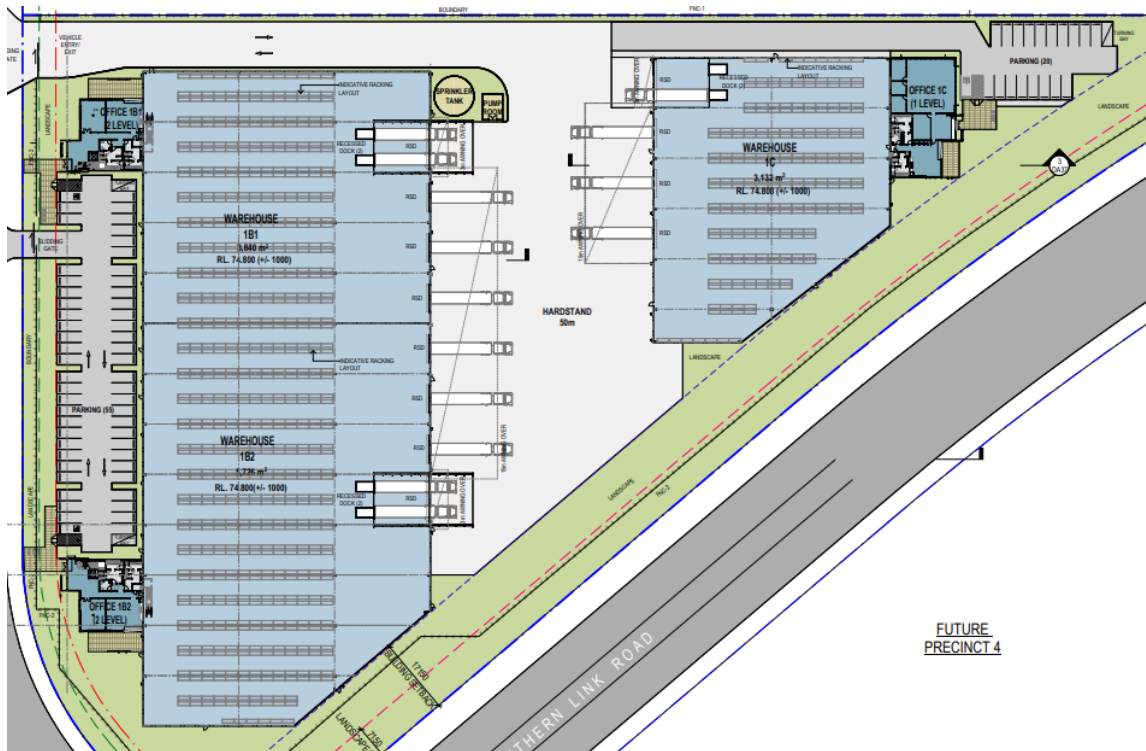


Figure 10 - Approved Site Plan

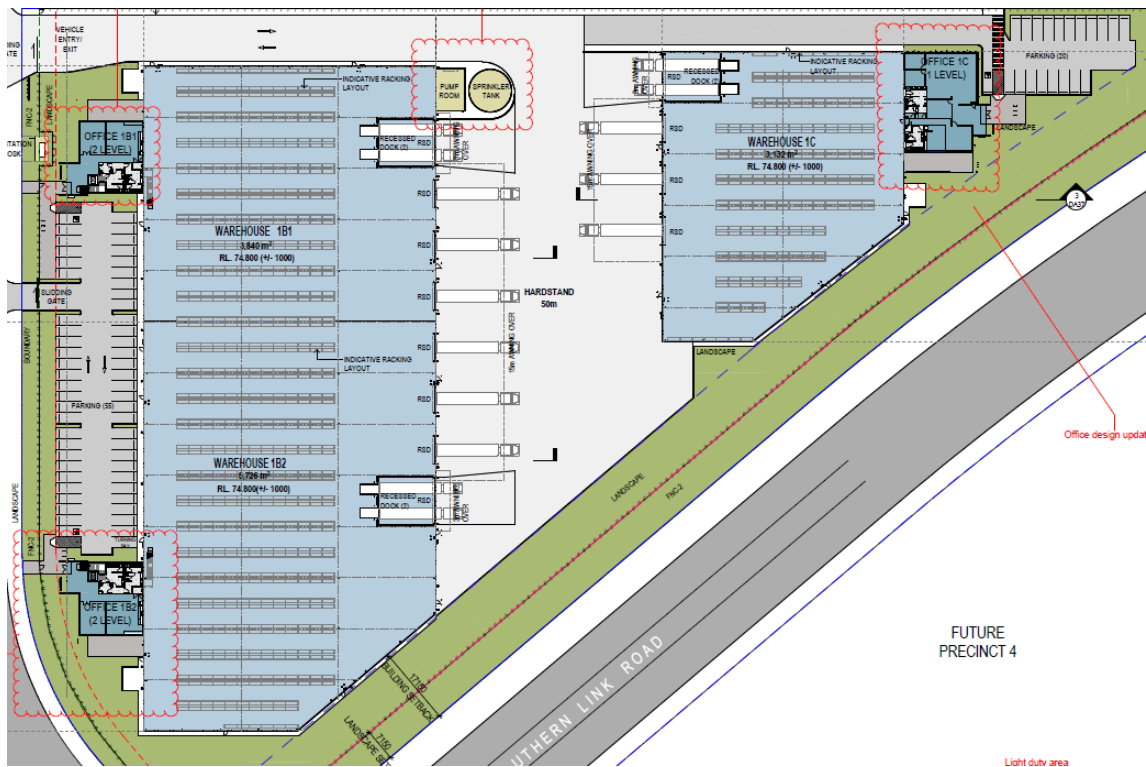


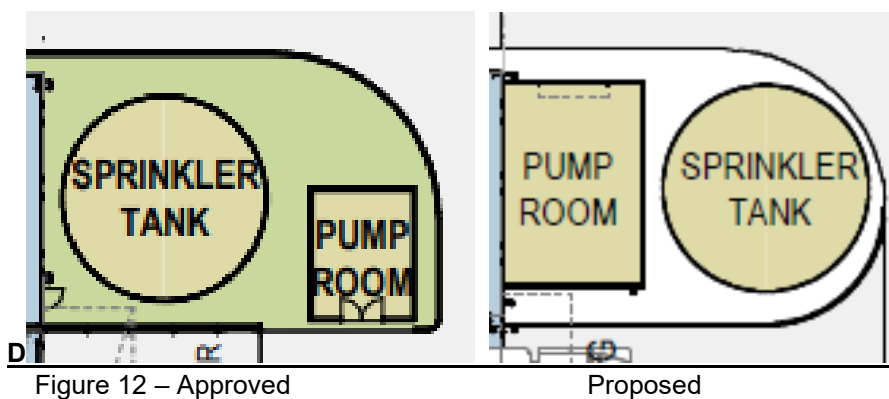
Figure 11 - Proposed Updated Site Plan

1) Office 1B-1 moved South and minor carpark layout update

*Reason for update: Office 1B-1 relocated slightly south to remove clash with required sub-station within the site frontage. This slight relocation also results in a minor reorganisation of car park layout. **No change to GFA or parking numbers result from this minor update.***

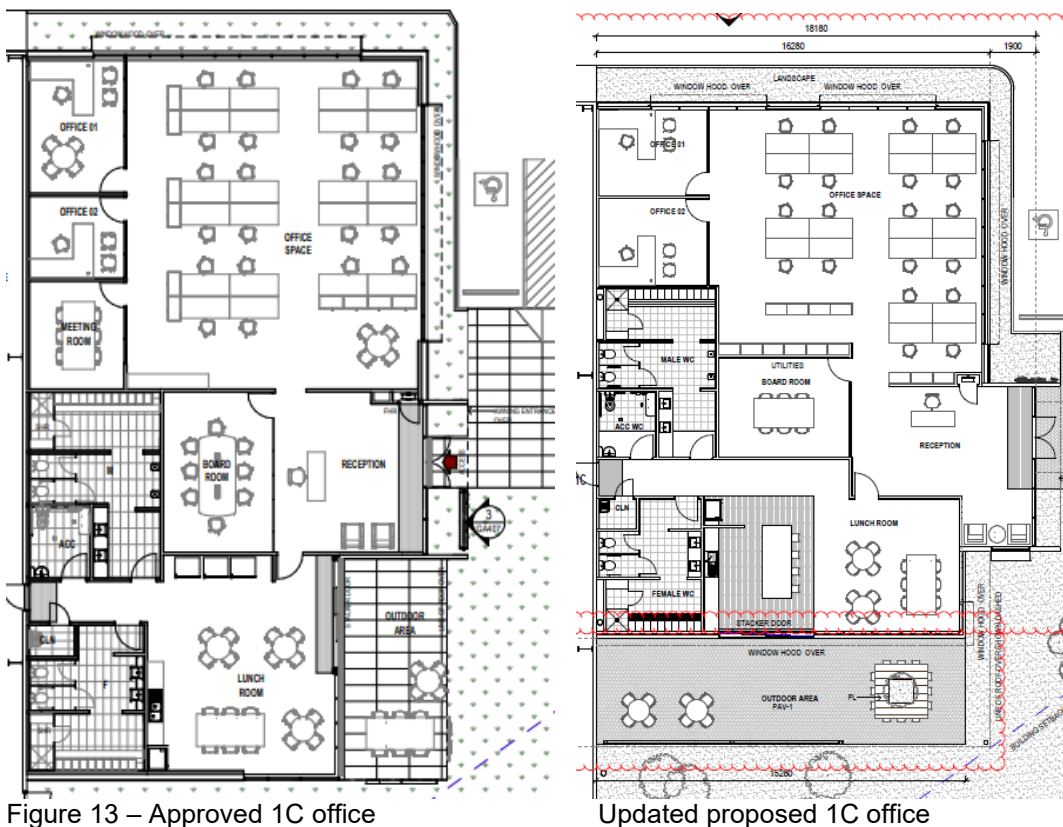
2) Sprinkler tank and pump room swap, located on the north east of Warehouse 1B-1, swapped.

Reason for update: The update to the sprinkler tank and pump room update will allow for rounded rather than square edge for enhanced swept path access for trucks into the adjacent Warehouse 1B1 loading dock.



3) Warehouse 1C Office layout update and new outdoor amenity added

Reason for update: The office layout updated to enhance the operational layout and respond to new design intent. The update includes new outdoor space for improved staff amenity. GFA not increased due to updates.



2.2 SSD7348 Appendix 2 (Plan Reference) Update

Appendix 2 is proposed to be updated as follows to account for proposed changes to the plans / plan references:

Architectural Plans prepared by SBA Architects			
Drawing	Title	Issue	Date
OAK-1A-DA-10	Building 1A SitePlan	F	23 June 2021
OAK-1A-DA-12	Office - Ground Floor Plan – Building 1A	Q	23 June 2021
OAK-1A-DA-13	Office - First Floor Plan – Building 1A	Q	23 June 2021
OAK-1A-DA-13A	Office - Second Floor Plan – Building 1A	L	23 June 2021
OAK-1A-DA-14	Office Elevations – Building 1A	Q	23 June 2021
OAK-1A-DA-15	Warehouse Elevations – Building 1A	R	23 June 2021
OAK-1A-DA-29	Stage 2 - Elevations – Building 1A	L	23 June 2021
OAK-DA-DA01	Perspectives – 1B1 1B2 – Building 1B/1C	C	9 June 2021
OAK-DA-DA02	Perspectives- Office 1C – Building 1B/1C	C	9 June 2021
OAK-DA-DA30	Proposed Industrial Facility - Building 1B/1C – Site Plan	F	9 June 2021
OAK-DA-DA31	Proposed Industrial Facility - Building 1B/1C – Roof Plan	F	9 June 2021
OAK-DA-DA32	Proposed Industrial Facility - Building 1B/1C – Office Plans 1B1	E	9 June 2021
OAK-DA-DA33	Proposed Industrial Facility - Building 1B/1C – Office Plans 1B2	F	9 June 2021
OAK-DA-DA33A	Proposed Industrial Facility - Building 1B/1C – Office Plans 1C	F	9 June 2021
OAK-DA-DA34	Proposed Industrial Facility - Building 1B/1C – Elevations – Office 1B	E	9 June 2021
OAK-DA-D34A	Proposed Industrial Facility - Building 1B/1C – Elevations – Office 1C	E	9 June 2021
OAK-DA-DA35	Proposed Industrial Facility - Building 1B/1C – Elevations – Warehouse 1B	E	9 June 2021
OAK-DA-DA36	Proposed Industrial Facility - Building 1B/1C – Elevations – Warehouse 1C	E	9 June 2021
OAK-DA-DA37	Proposed Industrial Facility - Building 1B/1C – Sections - Warehouse	E	9 June 2021

3 Environmental Impacts

Only minor changes are proposed to the approved plans, as demonstrated above with the comparison of approved vs. proposed drawings.

No changes are proposed to:

- Use
- Building Height, footprint, bulk and scale
- Car parking numbers
- Truck access, movements, and traffic intensity
- Landscaping

The updates will not result in a change to or intensification of use. There will be no additional truck or car movements. For this reason, there will not be any change to noise or air quality impacts resulting from the updates.

The only environmental impacts resulting from each of the updates listed above are likely to be visual in nature. The updates are discussed below:

1) Office façade updates (Lot 1A, 1B, 1C) and signage zones (Lot 1A)

Environmental impacts:

The proposed façade updates are merely to a limited section of the office and relate to façade materiality and colour. These changes are considered to have nominal visual impact compared to that of the approved scheme as there is no change proposed to the warehouse heights, building, footprint, Bulk and scale, general presentation or landscaping (which acts as a visual buffer from the site boundary).

These changes will therefore only have minor visual impact, the changes will be largely indiscernible from that of the approved façade. While no additional perception of bulk and scale will result, the façade changes are anticipated to provide a more attractive and articulated visual presentation.

2) Egress stairs (Lot 1A)

Environmental impacts:

The proposed fire egress and dock awning roof maintenance stairs will not result in any additional visual or other environmental impacts compared to the approved facility.

3) Lot 1B-1 Office relocation south

Environmental impacts:

The minor relocation of 1B-1 office south and reorganisation of the car parking will not result in any change to GFA or car parking numbers. These changes will therefore not have any additional environmental impacts compared with that approved.

4) Sprinkler / Pump Room update (Lot 1B / 1C)

Environmental impacts:

While the proposed update to the sprinkler and pump room enclosure will enhance operation through swept path improvements, it will have no additional visual or other environmental impacts compared to the approved design.

5) Lot 1C Office layout update

Environmental impacts:

The proposed office layout update does not result in an increase to GFA, and therefore does not result in any intensification of use. The internal office and outdoor area will not result in any visual impacts compared with the proposed scheme.

4 Statutory Provisions

Section 4.55(1A) of the Act stipulates the following provisions:

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

As described above, the proposed changes will result in only minimal additional visual impacts compared with that approved, with no change to bulk or scale.

Other than the minor visual impacts, there are no other resulting additional environmental impacts from proposed modifications such as:

- Traffic generation
- Acoustic impact
- Air quality impact

For this reason, the proposed modification is considered to have minimal environmental impacts.

(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...

The proposal is considered to remain substantially the same as the original consent as it retains the approved:

- Use, operation and hours of operation
- GFA & GLA
- Building footprint
- Height, bulk and scale
- Façade treatment and general appearance
- Car parking numbers and arrangement
- Landscaping

Therefore, as most of the scheme will remain substantially the same as approved, it is considered to satisfy this requirement.

(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

Noted. Relevant notification to be undertaken.

(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.

Noted.

5 Conclusion

Pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (the Act), we hereby seek the Department of Planning, Environment and Industry to modify the consent to the minor updates proposed in this MOD 8 application as applies to Warehouses 1A, 1B & 1C approved under SSD7348.

Yours sincerely

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

Guy Smith
Planning Manager