



2 June 2017

Minister for Planning
Department of Planning
Level 22, 320 Pitt Street
Sydney NSW 2000
Attention: Anthony Witherdin

Dear Minister

SSD 7491: OAKDALE CENTRAL – DOCK OFFICE UPDATE – S.96(1A)

I refer to Development Consent SSD 7491, which approved a dangerous goods store on 16 September 2016 for Lot 3B, Oakdale Central, Old Walgrove Road, Horsley Park (Lot 21 DP 1173181) (the site). The approval included:

- *Construction and operation of a Dangerous Goods Storage Facility with a total Gross Floor Area of 37,102m² comprised of:*
 - *35,840sqm of warehouse space including storage space for aerosols, flammable and corrosive substances;*
 - *808sqm of ancillary office space*
 - *96sqm of dock office space;*
 - *Minor grading earthworks; and*
 - *150 car parking spaces*

The tenant of the facility, Reckitt Benckiser, have confirmed they require an update of the approved dock office space for the facility for enhanced operational requirements. The update will provide them with additional space dock office space for increased amenity for staff. This letter therefore constitutes a S.96(1A) application under the Environmental Planning and Assessment Act 1979 (the Act) to update the approved plans accordingly.

The proposed changes will have result in an improvement to the appearance of the building by adding articulation to the large northern elevation of the building.

Goodman Group

Goodman Limited | ABN 69 000 123 071

Goodman Funds Management Limited | ABN 48 067 796 641 | AFSL Number 223621
as responsible entity of Goodman Industrial Trust | ARSN 091213 839

Level 17, 60 Castlereagh Street, Sydney NSW 2000 | GPO Box 4703, Sydney NSW 2001 Australia
Tel +61 2 9230 7400 | Fax +61 2 9230 7444

Goodman Logistics (HK) Limited | Company No. 1700359 | ARBN 155 911 149 | a Hong Kong company with limited liability
Suite 2008, Three Pacific Place, 1 Queen's Road East, Hong Kong | Tel +852 2249 3100 | Fax +852 2525 2070

info-au@goodman.com | www.goodman.com

1 Proposed Changes

The following changes are proposed to SSD7491:

1.1 Dock Office

The proposed changes to the dock office include:

- change from 1 to 2 levels;
- increase GFA by 60sqm from 96sqm to 156sqm; and
- layout update

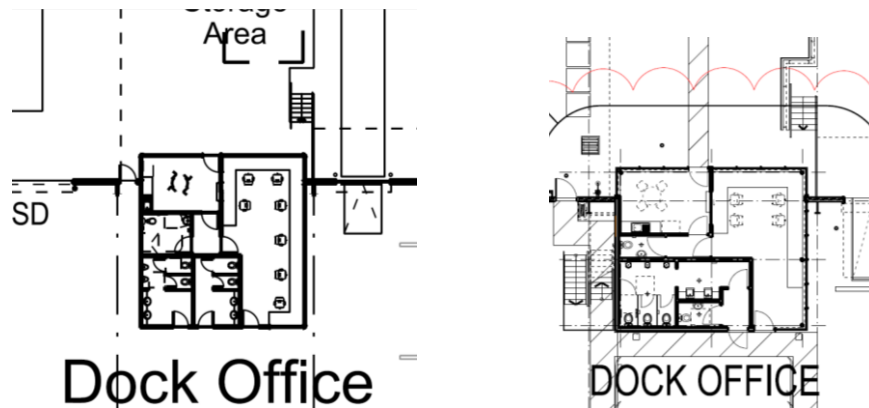


Figure 1 – Approved Dock office

Updated Dock Office

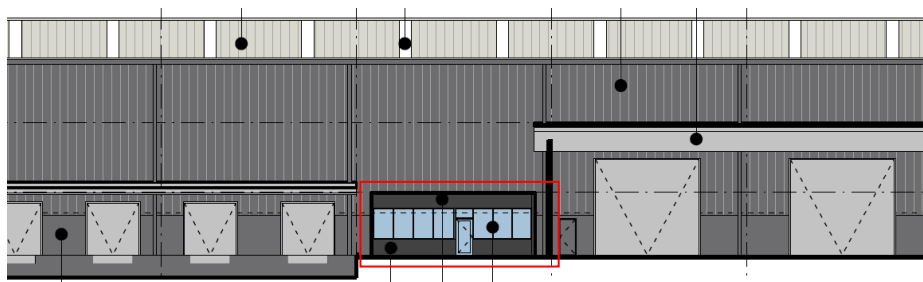


Figure 2 - Approved Dock Office Facade

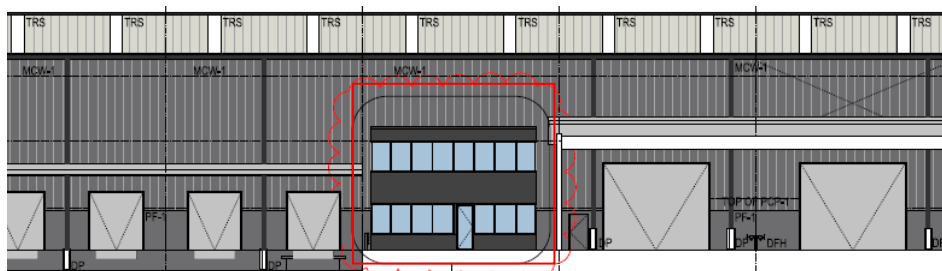


Figure 3 - Proposed Updated Dock Office Facade

Car Parking

The total FGA of the site is as follows:

-

The parking rates which apply to Oakdale Central are:

- 1space / 300sqm for warehouse GFA
- 1 space / 40 sqm for office GFA

Based on the above rates the proposed 60m increase to the dock office would require an additional 2x car spaces. An aggregate of 205 car spaces is therefore required for Lot 3B.

As a total of 207 car spaces are provided at the site, there is adequate parking to satisfy the minimum requirements as per the controls.

1.2 Conditions of Consent

The following changes are proposed to the conditions of consent for SSD 7491:

Development:

Construction and operation of a Dangerous Goods Storage Facility with a total Gross Floor Area of 36,365 m² comprised of:

- (i) 36,198 m² of warehousing space including storage space for aerosols, flammable and corrosive substances;*
- (ii) 808 m² of ancillary office space;*
- (iii) ~~96~~ 156 m² of dock office space;*
- (iv) minor grading earthworks: and*
- (v) 150 car parking spaces.*

Condition B6

Use	Area (sqm)
Warehouse	36,198
Office	808
Office Dock	96 156
Total	37,162

APPENDIX 1 • SCHEDULE OF APPROVED DRAWINGS

<i>Architectural Plans Prepared by SBA Architects</i>			
Drawing No.	Rev.	Name of Plan	Date
OAK 3 DA01	W X	Cover Sheet/Location Plan	15/04/2016 01/12/2016
OAK 3 DA02	U W	Estate Masterplan	10/03/2016 01/12/2016
OAK 3 DA03	F H	Lot 3 Masterplan	10/03/2016 01/12/2016
OAK 3 DA10	V AA	Site Plan/Floor Plan	22/05/2016 02/06/2017
OAK 3 DA11	F	Roof Plan	15/04/2016
OAK 3 DA12	K	Office Plans	15/04/2016
OAK 3 DA13	F	Office Elevations	15/04/2016
OAK 3 DA14	F G	Warehouse Elevations	15/04/2016
OAK 3 DA15	C	Section	10/03/2016
OAK 3 DA16	A	Lighting Plan	07/04/2016

2 Statutory Provisions

Section 96(1) 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***

The proposed change to the dock office from a single to 2 storeys and minor increase to GFA will have minimal visual and other environmental impacts. This is emphasised by the large scale of the façade compared with the minor area proposed for change.

- (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***

No change is proposed to the proposed use and operation of the proposal save for the minor increase office space to enhance amenity for users.

- (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

- (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

Suitability of the Site for development

The proposed modifications will have no adverse impact on the public's interests and the site remains suitable for development.

3 Conclusion

Pursuant to Section 96(1A) of the Environmental Planning and Assessment Act 1979 (the Act), we therefore seek to update SSD 7491 to enable change to the dock office of the facility to increase the GFA by 60sqm.

Based on the reasons provided above, we are of the opinion that the proposed modification is minor in nature and not likely to result in any environmental impacts.

Yours sincerely

A handwritten signature in black ink, appearing to be "Guy Smith", with a stylized "A" visible in the middle.

Guy Smith
Planning Manager