



# STATEMENT OF ENVIRONMENTAL EFFECTS

Oakdale South Estate - Building 2B

Prepared for  
**GOODMAN LTD**  
20 October 2020

**URBIS**



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# EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) has been prepared by Urbis on behalf of Goodman Property Services (Aust) Pty Ltd (the Proponent). It accompanies a Development Application to Penrith City Council seeking Development Approval for two warehouses, offices and associated access at Site 2B within Precinct 2 of the Oakdale South Estate (OSE) at Estate Road, Horsley Park.

## Stage 1 Consent

SSDA 6917 was approved on 26 October 2016, setting the framework for the future development of the OSE. The approval was for a staged development application as provided for by Clause 4.22 of the EP&A Act, which sets out the requirements for concept proposals and subsequent separate detailed development applications which must be consistent with the Concept Approval.

The environmental matters in relation to the overall development of the OSE have been addressed in the EIS for the approved Concept and Stage 1 Approval SSD 6917. The Approval covers the establishment of road layouts, bulk earthworks, site levels, subdivision, vegetation clearing, archaeological site clearing and infrastructure delivery for the site. These details are covered by the Stage 1 Consent.

SSD6917 also approved the general building footprints within Oakdale South, including for Precinct 2. This DA proposes constructing a building footprint for Lot 2A consistent with that approved by the Department in SSD 6917.

## Development Site 2B

This development application is lodged with Penrith City Council as the relevant planning authority as determined under the Development Consent for SSDA 6917. The original consent contained a declaration which enables any future stage development applications within the OSE for the purpose of a warehouse or distribution centre with a capital investment value less than \$50 million to be determined by the relevant consent authority (the Council) and that application ceases to be State Significant Development. This is pursuant to clause 4.37 of the Environmental Planning and Assessment Act 1979 which states:

*If a concept development application is made in respect of State significant development—*

- (a) the consent authority may determine that a subsequent stage of the development is to be determined by the relevant council as consent authority, and*
- (b) that stage of the development ceases to be State significant development and that council becomes the consent authority for that stage of the development.*

This development application seeks a subsequent stage approval within the bounds of the Concept Approval SSD 6917 for the following specific works:

- Construction and operation of a warehouse and distribution facility and associated ancillary office space.
- Operation on a 24 hour / 7 day a week basis.
- Car and truck access, loading area and car parking accessed from Entolasia Close and Chelodina Street.
- Minor site grading.
- On-lot stormwater works.
- Significant landscaping.

The proposed development has been assessed against the relevant state and local planning instruments, and the Stage 1 Consent Conditions. A summary of the key issues is provided as follows:

- **Traffic impact** – the Traffic Impact Assessment reviews the proposed local road network and concludes that there is sufficient road capacity for the proposed development and the proposal would have a negligible traffic impact.
- **Stormwater, erosion and sediment control** – the proposed stormwater system has been designed in accordance with Penrith City Council's Section C3 of DCP2014 and includes two rainwater tanks. An Erosion and Sediment Control Plan has also been provided.

- **Acoustic impact** – the proposed development is capable of complying with relevant noise emission criteria and will not result in any adverse acoustic impacts, subject to the recommendations in the Acoustic Assessment.
- **Waste** – the future development is able to comply with the recommendations made by the Waste Management Plan with regard to Council's DCP 2014 requirements.

This assessment concludes that the proposal represents a design, quality and form that is consistent with the objectives of the relevant planning policies and Stage 1 Consent and will have an acceptable and positive environmental impact.

In light of the above, it is considered that the proposed development will not result in any significant adverse impacts and as such, is worthy of support and approval from Penrith City Council.

# 1. INTRODUCTION

## 1.1. OVERVIEW

This Statement of Environmental Effects accompanies a Development Application (**DA**) to Penrith City Council (**Council**) on behalf of Goodman Property Services (Aust) Pty Ltd for the construction of a warehouse and distribution facility at Site 2B in Precinct 2 of the Oakdale South Estate (OSE), Horsley Park. This DA seeks consent for a warehouse and distribution facility with associated site works.

## 1.2. REPORT STRUCTURE

This report includes the following information:

- Description of the site, its context and approvals history;
- A comprehensive description of the proposed development;
- An assessment of the proposal's compliance against the relevant environmental planning instruments, policies and guidelines;
- Identification and analysis of issues relevant to the proposed development; and
- Assessment of matters listed for consideration in Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*.

This report has also been informed by the specialist input and supporting documentation listed below.

Table 1 – Supporting Documentation

Company	Input	Reference
SBA Architects	Architectural Drawings	<b>Appendix A</b>
Site Image Landscape Architects	Landscape Drawings	<b>Appendix B</b>
Ason Group	Traffic Impact Assessment	<b>Appendix C</b>
SLR Consulting	Acoustic Report	<b>Appendix D</b>
Blackett Macguire Goldsmith	BCA Assessment Report	<b>Appendix E</b>
AT&L	Civil Engineering Report	<b>Appendix F</b>
SLR Consulting	Waste Management Plan	<b>Appendix G</b>
Muller Partnership	Cost Summary Report	<b>Appendix H</b>
Affinity Fire Engineering	Fire Safety Strategy	<b>Appendix I</b>
Australian Bushfire Protection Planners	Bushfire Protection Plan	<b>Appendix J</b>
SLR Consulting	Sustainability Management Plan	<b>Appendix K</b>
Urbis	SEPP 64 Assessment	<b>Appendix L</b>

## 2. BACKGROUND AND CONSENT FRAMEWORK

The development of the OSE is part of the development of the broader Western Sydney Employment Area (WSEA) and, within that, the wider Oakdale Estate.

## 2.1. SSD 6917 – STAGED SSDA FOR THE OSE

A State Significant Development consent (SSD6917) was issued on 26 October 2016 for Concept and Stage 1 Estate and Precinct Development works within the OSE. Specifically, the Staged Development Application for the Oakdale South Industrial Estate comprised of the following.

## OSE Concept Proposal

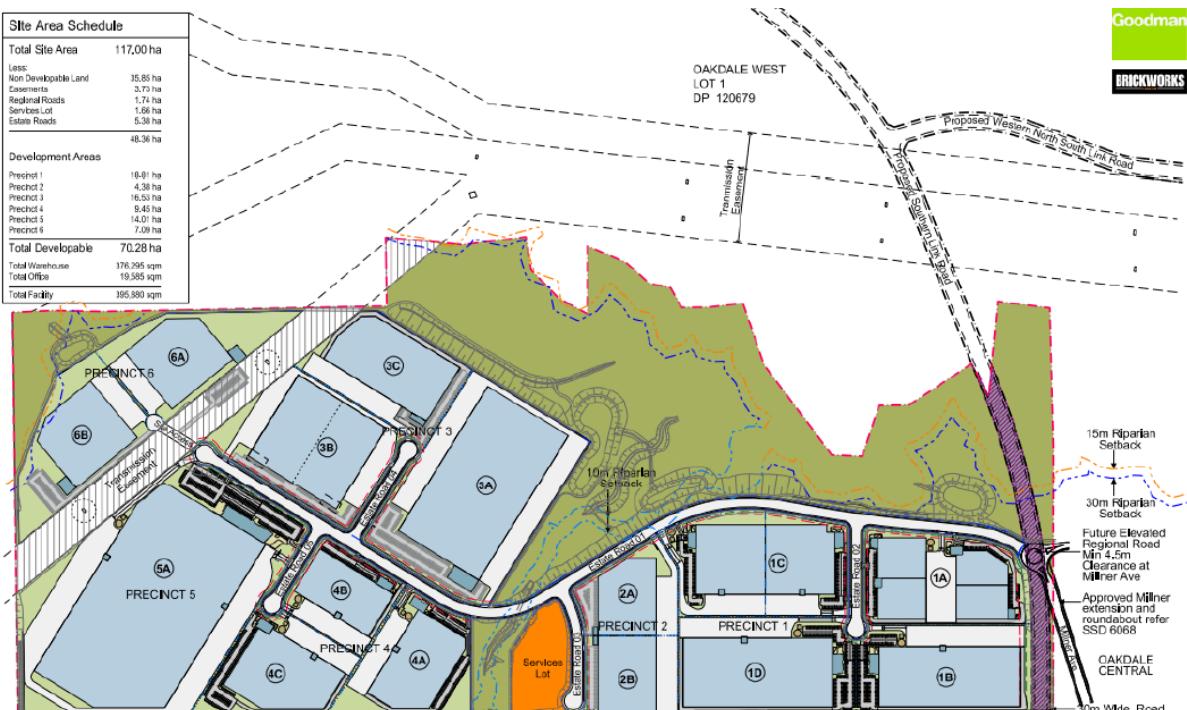
The Concept Proposal included a site master plan to guide the staged development of the OSE (refer to **Figure 1** below) along with core development controls to form the basis for design and assessment of future development applications on the site.

Determination of the Concept Proposal included detailed consideration of impacts generated by the proposed future use of the site, including an assessment of estate-wide traffic generation and infrastructure demand, impact on Aboriginal and non-Indigenous heritage, impact on flora and fauna, riparian lands and creeks, acoustic, visual and air quality impact and overall consistency of the proposal with the strategic objectives of the WSEA SEPP and metropolitan planning strategy.

The Concept Approval provides for:

- 395,880 m<sup>2</sup> of GFA comprised of 376,295 m<sup>2</sup> of warehousing and 19,585 m<sup>2</sup> of ancillary office floor space;
- Six development precincts with a total of 15 building envelopes; and
- Conceptual lot layout, site levels, road layout, urban design controls, conceptual landscape designs and infrastructure arrangements.

Figure 1 – Originally Approved OSE Masterplan



## Stage 1 Development

The Stage 1 Estate Works were approved for the following:

- Staged subdivision;
- Vegetation and archaeological site clearance across the Estate;
- Construction of bulk and detailed earthworks for road construction and interim development site pad levels;
- Construction of internal Estate roads, water, sewer, telecommunications and gas infrastructure;
- Construction of stormwater management devices including drainage within the Estate roads and civil works for the realignment of the Ropes Creek Tributary;
- Installation of Estate landscaping; and
- Construction and operation of nine warehouse and distribution buildings across precincts 1, 4 and 5 as follows:
  - Precinct 1: Five warehouse buildings with a total GFA of 104,739 m<sup>2</sup>;
  - Precinct 4: Three warehouse buildings with a total GFA of 48,256 m<sup>2</sup>; and
  - Precinct 5: One warehouse building with a GFA of 84,075 m<sup>2</sup>.

## 2.2. SUBSEQUENT MODIFICATIONS

Eleven (11) modification applications have been submitted to modify SSD 6917 since the approval. These are described briefly as follows:

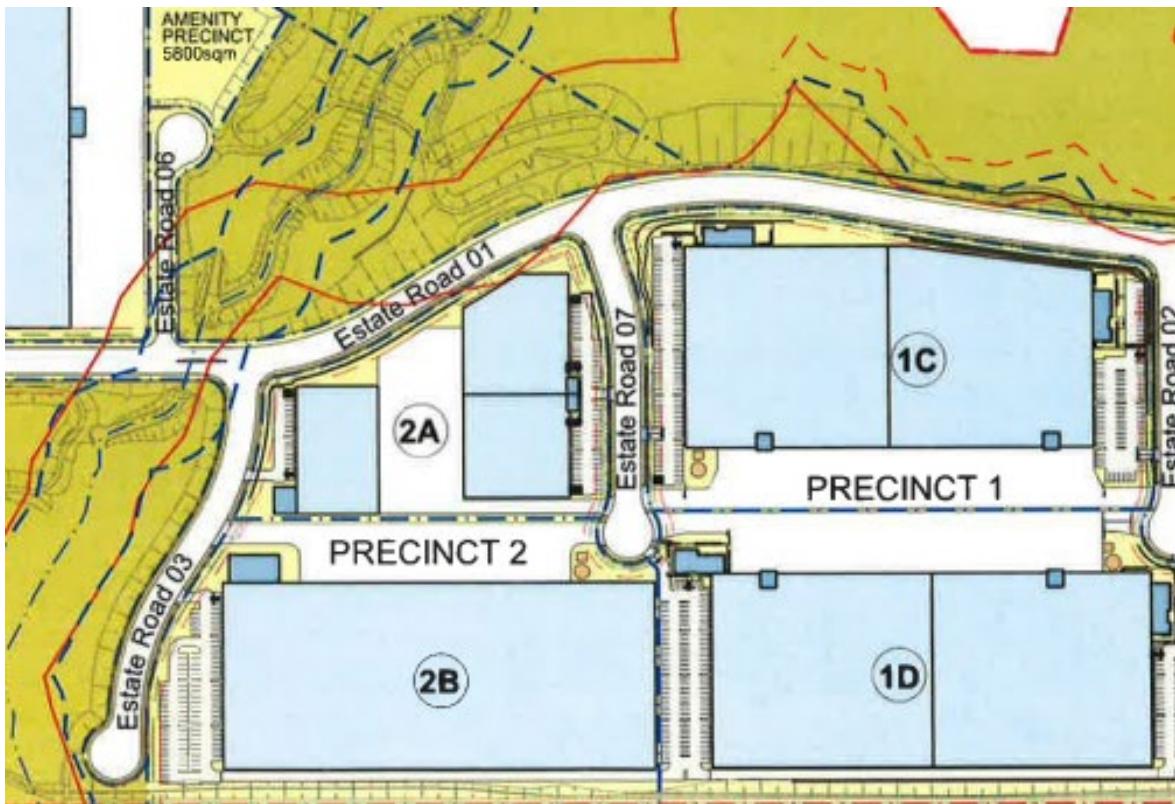
- **Mod 1 – Approved:** MOD 1 modified the Concept Proposal and Stage 1 DA Layout including:
  - Revised lot, building envelope and internal road layout under the Concept Proposal and Stage 1 DA,
  - Addition of a 5,800sqm amenity lot;
  - Amended subdivision layout;
  - An increase of the total developable area for the estate from 70.28ha to 71.33ha;
  - Amended bulk earthworks, estate infrastructure and landscaping works;
  - Amended creek re-alignment works;
  - Construction of extended noise walls; and
  - Removal of all warehouse building construction in precincts 3,4 and 5 from the Stage 1 DA.
- **MOD 2 – Withdrawn:** This (then) section 96(1) modification application was sought to amend Condition D16(e) of SSD 6917 to require Fire and Rescue NSW endorsement and approval by the Secretary prior to commencement of on-lot building works in Precinct 1, 4 or 5, rather than the Stage 1 Construction Certificate.
- **MOD 3 – Approved:** This (then) section 96(1A) modification application was determined on 5 October 2017 and amended Condition E27 of SSD 6917 to extend the permissible Standard Construction Hours to carry out importation of fill activities during the hours of 7pm to 5am from Monday to Friday.

The extension specifically relates to the supply and importation of fill materials from the Westconnex M4 East project to the OSE site as required to support the bulk earthworks for OSE. Capacity constraints at the Westconnex project necessitated an approval for that project to carry out exportation of fill outside of regular construction hours. The condition amendment facilitates the importation of fill to OSE for the bulk earthworks.

- **MOD 4 – Approved:** This (then) section 96(1A) modification application was determined on 18 December 2017 and amended the layouts and areas of Precincts 1 and 2, altered the layout of the estate road network to reflect changes to Precincts 1 and 2, included the addition of estate road between

Precinct 1 and 2 and modifications to the built form within Precinct 1. This modified building footprint layout is shown in **Figure 2** below.

Figure 2 – Updated Precinct 2 Footprint (Approved in Mod 4)



Source: SBA Architects

- **MOD 5 – Approved:** This (then) section 96(1) modification application was determined on 23 November 2017 and amended Condition E37 of SSD 6917 to remove a contradiction in the wording of the consent.
- **MOD 6 – Approved:** This (then) section 96(1A) modification was determined on 15 June 2018 and updated the Vegetation Management Plan (VMP) and Biodiversity Offset Strategy (BOS), in addition to updating conditions E46 and E47 concerning ecosystem credits and the VMP.
- **MOD 7 – Approved:** This s4.55(1A) modification was determined on 11 December 2018 and sought to amend the approved concept plan for SSD 6917 to replace the landscaped corner of Lot 3A with hardstand (on land that has recently been rezoned from E2 to IN1).
- **MOD 8 – Approved:** This s4.55(1A) was determined on 12 December 2018 and sought to increase the maximum height limit for a warehouse within Precinct 5 from 15m to 16.5m to accommodate roof plant.
- **MOD 9 – Approved:** This s4.55(1A) was determined on 21 February 2019 and sought to make amendments to the built form and layout of structures within Precinct 6.
- **MOD 10 – Approved:** This s4.55(1A) was determined on 5 August 2019 and sought to make amendments to enable the storage of dangerous goods within Warehouse 1D.
- **MOD 11 – Approved:** This s4.55(1A) was determined on 28 October 2019 and sought to update the vegetation management map and remove the biodiversity offset strategy.

# 3. SITE CONTEXT

## 3.1. SITE DESCRIPTION

The site is located in the Penrith Local Government Area, in Western Sydney, approximately 40 kilometres from Sydney CBD, 8 kilometres from the future Badgerys Creek Airport and 13 kilometres south-east of Penrith Town Centre.

The Oakdale South Estate is a 117 hectare site located within the Western Sydney Employment Area (WSEA) and is the second of four stages of the broader 'Oakdale Estate' under the management of Goodman Limited. Refer to **Figure 3** which depicts the Oakdale Estate and the OSE.

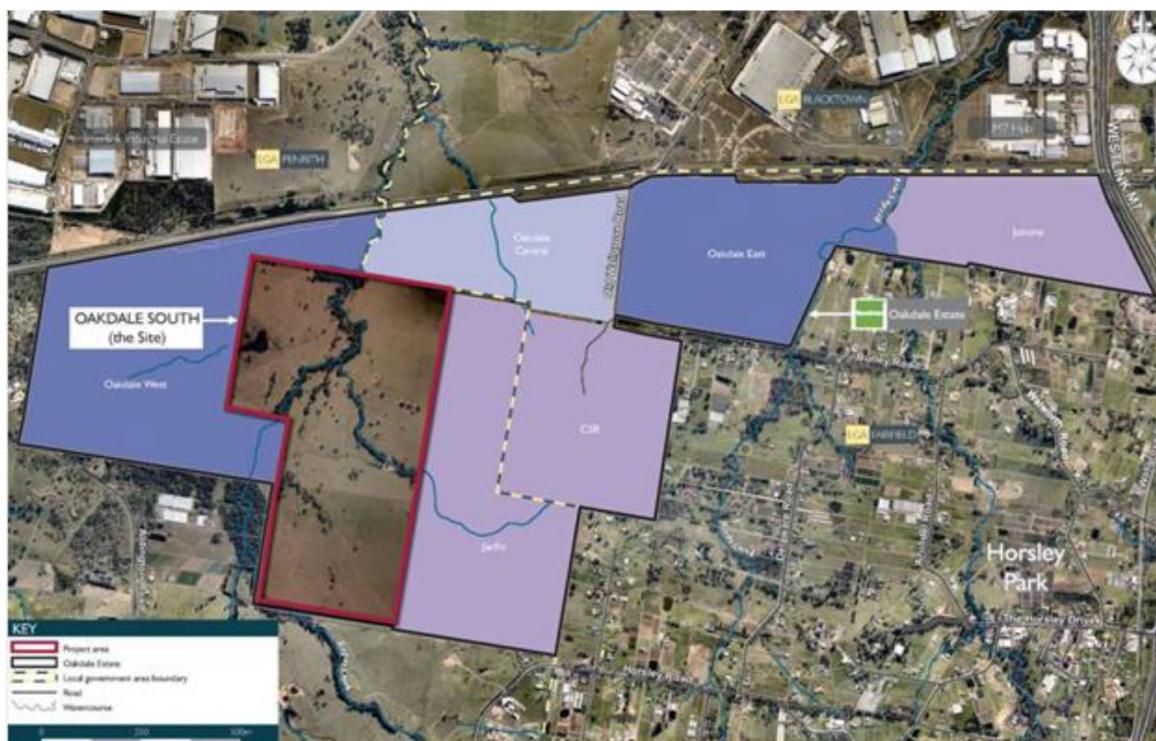
The subject site is referred to as Site 2B, within Precinct 2 of the Oakdale South Estate and will be accessed by Chelodina Street and Entolasia Close.

The subject site is described by the following:

Table 2 – Site Parameters

Parameter	Description
<b>Address</b>	Site 2B, Precinct 2, Oakdale South Estate, Kemps Creek
<b>Legal Description</b>	Lot 20 DP 126634
<b>Site Area (approx.)</b>	48,881 sqm

Figure 3 – Oakdale South Estate (Source: Goodman)



## 3.2. SURROUNDING DEVELOPMENT

The surrounding context of the site is summarised in **Table 3** below. Oakdale South Estate has been progressively developed since 2016. Precinct 2 is the last of the development precincts for which development consent is required: to enable warehouse and distribution development.

Table 3 – Surrounding Development

Direction	Description
North	Precinct 1 (Warehouses 1A, 1B, 1C-1, 1C-2, 1D-1 and 1D-2).
South	Precinct 4 and Precinct 5 with approved warehousing operations.
East	Vacant land which has been approved for industrial purposes (Jacfin Industrial Estate).
West	Immediately to the west is Warehouse 2A, currently the subject of a separate and concurrent application to Council.

The surrounding development is shown in image below. The Oakdale South precinct is highlighted in blue and Precinct 2 is highlighted red.

Figure 4 – Surrounding Development



Source: NearMap and Urbis

# 4. PROPOSED DEVELOPMENT

## 4.1. OVERVIEW

Consistent with the building layout, setbacks and access arrangements approved by the DPIE in SSD 6917, MOD4, the proposed development comprises:

- The construction and use of one industrial warehouse and distribution centre split into two tenancies with a total area of 27,595 sqm, consisting of:
  - Warehouse 2B-1; Office 2B-1; and dock office 2B-1: **14,260 sqm.**
  - Warehouse 2B-2; Office 2B-2; and dock office 2B-2: **13,335 sqm.**
- Associated on-site car parking for 211 vehicles (including 5 accessible spaces)
- Truck access from and egress to Entolasia Close and Chelodina Street;
- Separate car access and egress to Entolasia Close and Chelodina Street;
- 7,345 sqm. of hardstand for truck access and shared circulation areas;
- 6,340 sqm. of light duty area;
- Associated site landscaping, sprinkler tanks and pump rooms, and boundary fencing.

The works are detailed in Architectural Plans prepared by SBA Architects included in **Appendix A**.

Key numeric aspects of the proposal are provided in Table 4 and the various components of the proposed development are described in the following sections.

Table 4 – Key Components of the Proposal

Parameter	Proposed
<b>Site Area</b>	48,881 sqm.
<b>Zoning</b>	IN1 – General Industrial
<b>Land Use</b>	Warehouse or distribution centre with ancillary offices.
<b>Site Coverage (excluding awning)</b>	56%
<b>Floor Space Ratio</b>	0.56:1
<b>Total Building Area</b>	27,595 sqm.
– Warehouse 2B-1; Office 2B-1; and dock office 2B-1	14,260 sqm.
– Warehouse 2B-2; Office 2B-2; and dock office 2B-2	13,335 sqm
– Hardstand Area	7,345 sqm.
– Light duty Area	6,340 sqm.
– Awning area	2,881 sqm.
<b>Building Height</b>	13.7m
<b>Car Parking</b>	211 (including 5 accessible spaces)

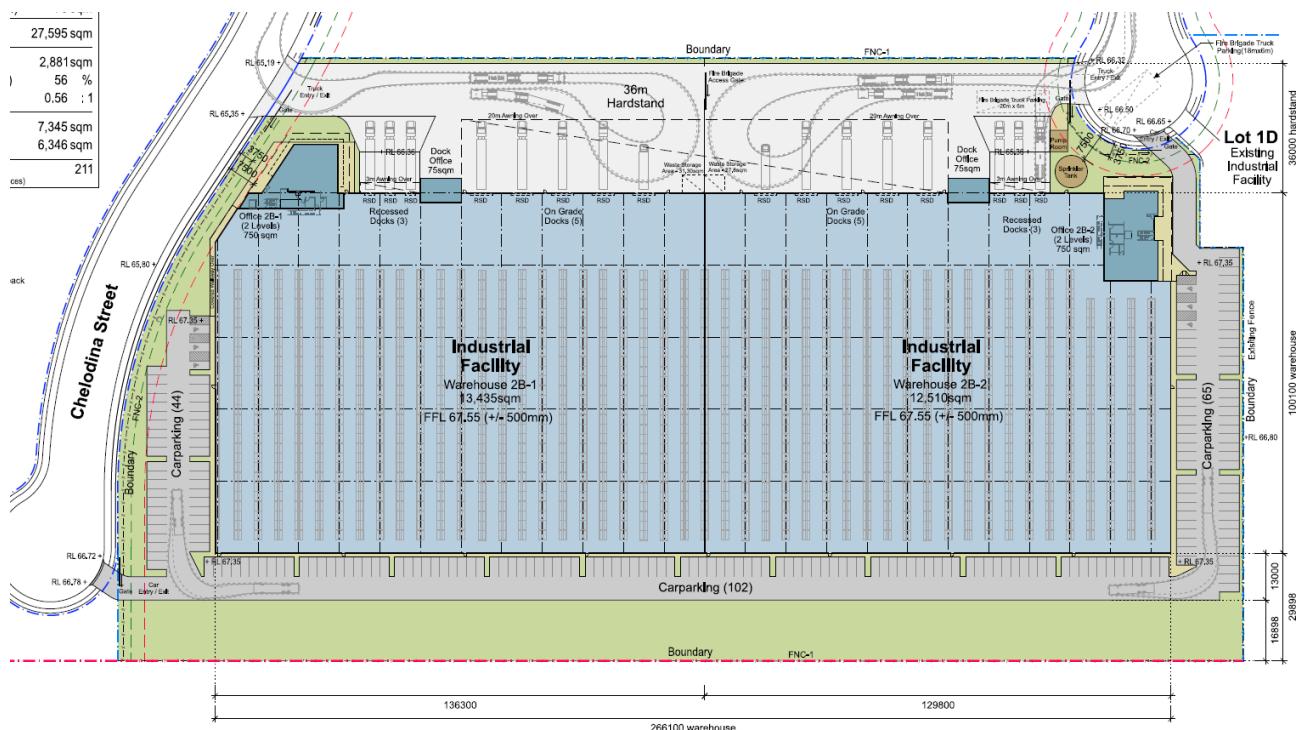
Parameter	Proposed
<b>Motorcycle/ Bicycle Parking</b>	12 spaces

## 4.2. LAYOUT AND DESIGN

The building layout is consistent with that approved by the DPIE in SSD6917, MOD 4. The site is rectangular in shape and has a frontage and access to Chelodina Street and Entolasia Close. The layout and design of the proposed development has been sited to provide efficient circulation and enhance operational, visitor and worker traffic safety. The layout of the site is as follows:

- One warehouse divided into two tenancies
- The warehouse tenancies will be oriented in an east-west direction towards the northern and southern sides of the site to accommodate shared hardstand towards the centre of the site
- Landscaping around the perimeter of the site
- Office spaces designed to orient towards the streets
- Building height of 13.7m
- Solar panels on the north eastern and south eastern portion of the roof.

Figure 5 – Proposed Site Plan



Source: SBA Architects

### 4.2.1. Setbacks

SSDA 6917 Condition of Consent B10 requires a 7.5m building setback and a 50% landscape setback (3.75m) to all internal roads. A 7.5m building setback and 3.75m landscaping setback is largely achieved at Chelodina Street and Entolasia Close.

There is a minor incurrence on the Chelodina Street frontage, with some sections of the covered walkway incurring on the 7.5m setback. However, this is managed through an exceedance in setbacks to the east and west, where the full 7.5m building setback is wholly landscaped exceeding the minimum requirement of Condition B10.

The setbacks of the development are consistent with the surrounding context, other approved and constructed warehouse buildings in the Estate, and the overall design intent of the broader OSE.

## 4.3. MATERIALS AND FINISHES

An external finishes schedule is provided on Sheet OAK 2A DA306(B) within the Architectural Drawings (refer to **Appendix A**). The proposed warehouses will be constructed primarily with profiled metal wall cladding, with precast concrete dado panels to the base of the buildings. The roof will consist of profiled metal roof sheeting and translucent roof sheeting. The offices will consist of bricks, V columns, aluminium cladding and vitrapanel.

## 4.4. OPERATIONAL DETAILS

The warehouses are proposed to operate 24 hours a day, 7 days a week. Shift times will vary depending on the operational needs of the future tenants.

## 4.5. ACCESS, CIRCULATION AND PARKING

Four access points are proposed for the site, including:

- A car entry/ exit to Chelodina Street.
- A car entry/ exit to Entolasia Close.
- A truck entry/ exit to Chelodina Street serving Warehouse 2B-1
- A truck entry/ exit to Entolasia Close serving Warehouse 2B-2

**Circulation:** Trucks will circulate through the concrete hardstand area in an anti-clockwise direction from Entolasia Close to and from the dock area. Trucks will circulate through the hardstand area in a clockwise direction from Chelodina Street to and from the dock area.

**Parking:** 211 car spaces including 5 accessible spaces are proposed.

## 4.6. LANDSCAPING

Landscape Plans have been prepared by Site Image Landscape Architects and are included at **Appendix B**.

The proposed landscaping for the development is low maintenance and ensures that the design provides an attractive and year round aesthetic. Landscaping is provided around the site boundary with substantial turfed areas screened with shrubs and layered groundcovers along the edges. Tree planting has been incorporated between car spaces. The proposed tree plantings include Sydney Red Gum, Spotted Gum, Tuckeroo, Crepe Myrtle and Water Gum. The proposed shrubs and accents include Lilly Pilly, Sweet Viburnum and Coastal Rosemary.

Overall, the proposed landscaping scheme has been designed to enhance the presentation of the development to the surrounding properties and streetscapes. It provides a suitable presentation to Chelodina Street, Ottelia Road and Entolasia Close and corresponds with the character of the Oakdale South Estate. Tree planting has been incorporated in the hardstand areas and

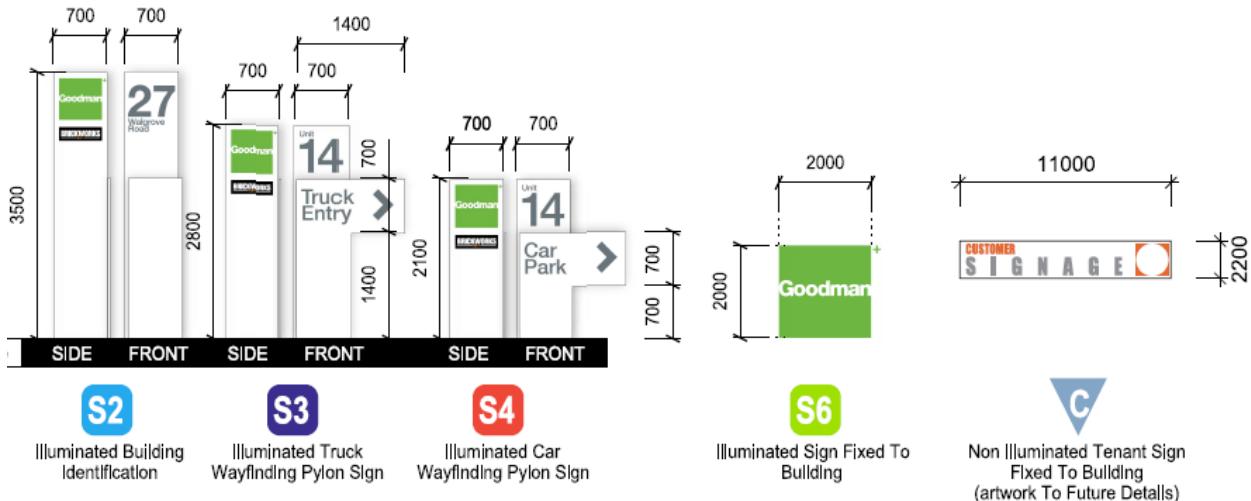
## 4.7. SIGNAGE

Signage details are provided below and within the Architectural Plans at **Appendix A**.

- **S2** – 2x illuminated 'Goodman' building identification signage pylons at the Entolasia Close entrance and the south western edge of Warehouse 2B-1. The dimensions are 0.7m (wide); 3.5m (high) and 0.7m deep.
- **S3** – 2x illuminated truck wayfinding pylon signs at the Entolasia Close entrance and south western edge of Warehouse 2B-1. The dimensions are 1.4m (wide); 2.8m (high) and 0.7m (deep).
- **S4** – 2x illuminated car wayfinding pylon sign at the Entolasia Close and Chelodina Street entrances. The dimensions are 1.4m (wide); 2.1m (high) and 0.7m (deep).
- **S6** – 2x illuminated 'Goodman' signage flush to building on the northern façade of Warehouse 2B-2 and the southern façade of Warehouse 2B-1. The dimensions are 2m (wide) and 2m (high).

- **C** – 2 x non- illuminated tenant signs flush to building on the northern façade of warehouse 2B-2 and southern façade of Warehouse 2B-1. The dimensions are 11m (wide) x 2.2m (high).

Figure 6 – Proposed Signage Details



Source: SBA Architects

Signage will be erected in accordance with the established design parameters and is considered to be compatible with the stated aims as it will provide only for business identification purposes and will not be out of context for the locality or intended purpose.

## 4.8. CIVIL WORKS

A civil works package has been prepared by AT&L (refer to **Appendix F**).

The Lot 2B stormwater catchment falls into the Oakdale South development Catchment B as per the Oakdale South Civil Report (approved under SSD 6917). The Precinct based bio-retention basins have been designed and constructed to both attenuate stormwater flows and treat the nutrients to achieve Penrith City Council reduction targets. The use of rainwater harvest tanks and the design basis to size the tanks is to ensure a minimum of 80% of all non-potable water on Lot 2B can be sourced from the tank.

The Precinct On Site Detention Basin is designed to mitigate post development flows to pre-developed flows for peak Average Recurrence Interval (ARI) events and has been sized to ensure that for all storm events up to and including the 1:100 ARI event the development does not increase stormwater flows in any downstream areas.

As the main pad levels have been established under SSD 6917, the proposed maximum cut and fill is 1.5-2m balanced across the site to create level pads, as shown on the earthworks cut/fill plan.

## 5. SSDA 6917 CONSENT CONDITIONS

SSD 6917 contains conditions of consent that must be addressed by future stage applications, and also environmental conditions for the ongoing operation of Oakdale South Estate.

Table 6 below provides a response to those conditions contained within the Stage 1 Consent relevant to the subject proposal and includes a reference to where these matters are addressed within this SEE.

Table 5 – SSDA 6917 Consent Conditions

Condition	Comment
<b>Limits of Consent</b>	
<b>B9</b> (a) the maximum GFA for the land uses in the Development shall not exceed the limited outlined in Table 1 below: <ul style="list-style-type: none"> <li>• Total General Warehousing: 321,249m<sup>2</sup> GFA</li> <li>• Total Office: 15,486m<sup>2</sup> GFA</li> <li>• Total GFA: 336,735m<sup>2</sup></li> </ul>	Complies The total GFA of the OSE is 336,065sqm – less than the maximum 336,735sqm.
<b>B10</b> The Applicant shall ensure that the development is consistent with development controls in Table 2.	Complies Addressed in <b>Section 6.7</b> of this SEE.
<u>Development Aspect:</u>	
Southern Link Road Setback - 20m	N/A the development does not have a frontage to the Southern Link Road.
Internal Estate Roads Setback – 7.5m	Partially complies. The main building setback complies with the 7.5m requirement however there is a small incursion resulting from the covered walkway structure surrounding the office to Warehouse 2B-1. This element is lightweight and does not contribute to the perception of building bulk or massing within the 7.5m setback zone. Refer to <b>Section 6.7</b> of this SEE.
Rear and side boundary setbacks to development adjacent to the Oakdale South Estate, excluding the southern property boundary – 5m	The development within site 2B is set back 30m to the Estate's eastern boundary which exceeds the 5m requirement. Refer to <b>Section 6.7</b> of this SEE.
Side Boundaries within the Oakdale South Estate – 0m.	Complies Refer to <b>Section 6.7</b> of this SEE.
Height – 15m	Complies

<b>Condition</b>	<b>Comment</b>
	Proposed building height is 13.7m.
Minimum Lot Size 5,000m2	Complies  The site area is 48,881 sqm.
Minimum Frontage 40m (excl. cul-de-sacs)	Complies  The site has a 130m frontage to Chelodina Street.
Site Coverage 65% (site coverage control excludes building awnings)	Complies  Site coverage (excluding awnings) is 56%.
<b>B13</b> A maximum of one illuminated sign is permitted on each elevation of each warehouse building. All illuminated signage shall be orientated away from residential receivers.	Complies  A maximum of one illuminated sign is proposed on each elevation. The proposed signs are not orientated towards residential receivers.
<b>B15</b> The Applicant shall provide bicycle racks, and amenity and change room facilities for cyclists in accordance with Planning Guidelines for Walking and Cycling (December, 2004), NSW Department of Infrastructure, Planning and Natural Resources; Roads and Traffic Authority.	Complies  Bicycle racks and change facilities are provided in the office spaces at each warehouse.
<b>Noise Limits</b>	
<b>B18</b> The Applicant shall ensure the Development does not exceed the noise limits provided in Table 3 and the receiver locations (L1, L2 and L3 shown in Appendix 4)	Complies  Addressed in <b>Section 7.1.5</b> of this SEE and Acoustic Assessment at <b>Appendix D</b> .
<b>Schedule C – Conditions to be met in future development applications.</b>	
<b>Development Contributions</b>	
<b>C1</b> Future Development Applications shall identify whether the provisions of Council's 94 Contributions Plan or any voluntary planning agreement(s) apply to the site.	The Penrith City Wide 7.12 Development Contributions Plan for Non-Residential Development applies to the site and a 1% levy will be paid.
<b>Ecologically Sustainable Development</b>	
<b>C2</b> Future development applications shall demonstrate how the Development incorporates the principles of ESD in the design, construction and on-going operation of the Development.	Complies  Addressed in <b>Section 7.1.7</b> and <b>Appendix K</b> .
<b>Sustainability Management Plan</b>	

Condition	Comment
<p><b>C3</b> Future Development Applications must demonstrate compliance with the Sustainability Management Plan approved under Condition B17. Alternatively, future development applications may include a development specific Sustainability Management Plan which demonstrates compliance with condition B17, items (a) to (d).</p>	Addressed in <b>Section 7.1.7 and Appendix K.</b>
<p><b>Traffic and Access</b></p>	
<p><b>C4</b> Future Development Applications shall be accompanied by a detailed assessment of the traffic and transport impacts on the surrounding road network and intersection capacity, and shall detail provisions demonstrating that sufficient loading/unloading, access and car parking has been provided having regard to the car parking rates approved under Condition C5, and details to promote non-car travel modes. The traffic and transport impact assessment shall also have specific regard to the scope and timing of road infrastructure works in the surrounding road network.</p>	Addressed in <b>Section 7.1.3 and Appendix C.</b>
<p><b>C5</b> Car parking shall be provided in accordance with the following rates, unless evidence is provided in accordance with Part C10, section 10.5.1, C1) f) of the Penrith DCP:</p> <p>(a) 1 space per 300m<sup>2</sup> of warehouse GFA</p> <p>(b) 1 space per 40m<sup>2</sup> of office GFA; and</p> <p>(c) 2 disabled spaces for every 100 car parking spaces.</p>	<p>Complies</p> <p>Addressed in <b>Section 7.1.3 and Appendix C.</b></p>
<p><b>C6</b> To ensure that potential conflicts between heavy vehicles and light vehicles are minimised, future Development Applications shall include details demonstrating satisfactory arrangements have been made to separate heavy and light vehicle movements.</p>	<p>Separate egress and access points for heavy vehicles and cars are provided to Lot 2A. A single heavy vehicle access is provided from Road 07, whereas light vehicle access is provided from both Road 07 and Road 03.</p> <p>Addressed in <b>Section 7.1.3 and Appendix C.</b></p>
<p><b>C7</b> To ensure that sustainable transport modes are supported, all future Development Applications proposing the construction of new warehouse buildings shall include a Sustainable Travel Plan. All Sustainable Travel Plans shall identify the pedestrian and cyclist facilities proposed to service the proposed warehouse buildings.</p>	<p>Complies</p> <p>Addressed in <b>Section 7.1.3 and Appendix C.</b></p>

<b>Condition</b>	<b>Comment</b>
<b>Bushfire Protection</b>	
<p><b>C8</b> Future Development Applications for warehouse buildings shall demonstrate compliance with</p> <p>a) the relevant provisions of Planning for Bushfire Protection 2006 and</p> <p>b) the asset protection zones recommended in the report titled <i>Estate Bushfire Protection Assessment, Section 96 Application for the Modification of the Approved Oakdale Industrial Estate – South</i>, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016</p>	Addressed in <b>Section 7.1.10 and Appendix J.</b>
<p><b>C9</b> Future Development Applications for warehouse buildings shall demonstrate compliance with Bushfire Construction Standard - A. S. 3959 - 2009 as recommended in the report titled <i>Estate Bushfire Protection Assessment, Section 96 Application for the Modification of the Approved Oakdale Industrial Estate - South</i>, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016.</p>	Addressed in <b>Section 7.1.10 and Appendix J.</b>
<p><b>C10</b> Future Development Applications for the construction of buildings shall demonstrate compliance with the BCA, as relevant.</p>	Addressed in <b>Section 7.1.4 and Appendix E.</b>
<b>Noise and Vibration</b>	
<p><b>C11</b> Future Development Applications shall include a noise assessment identifying the noise and vibration impacts associated with the construction and operation of future warehouse buildings. The assessment must also identify whether appropriate acoustic amenity can be achieved at surrounding sensitive receivers and identify all mitigation measures, such as noise barriers, necessary to achieve compliance with the requirements of the project specific noise levels identified in Condition B18.</p>	<p>The proposal meets the required noise criteria.</p> <p>Addressed in <b>Section 7.1.8 and Appendix D.</b></p>
<b>Waste</b>	
<p><b>C12</b> Future Development Applications shall include a Waste Management Plan prepared in accordance with the with the EPA's Waste Classification Guidelines (DECCW, 2009).</p>	Addressed in <b>Section 7.1.12 and Appendix G.</b>

<b>Condition</b>	<b>Comment</b>
<b>Outdoor Lighting</b>	
<b>C13</b> Future Development is to ensure compliance with AS/N21158.3:1999 Pedestrian Area (Category P) Lighting and A54282: 1997 Control of Obtrusive Effects of Outdoor Lighting.	A condition to this effect should be placed on the consent for the subject DA.
<b>Signage</b>	
<b>C14</b> Future Development Applications shall include details of any external advertising signage and demonstrate compliance with the requirements of Condition B13 and State Environmental Planning Policy No. 64 -Advertising and Signage.	Addressed in <b>Section 4.7</b> of the SEE. Signage details are provided within Architectural Plans at <b>Appendix A</b> and a full SEPP 64 assessment is included at <b>Appendix L</b> .
<b>Reflectivity</b>	
<b>C15</b> The visible light reflectivity from building materials used in the facades of the buildings shall not exceed 20 per cent and shall be designed so as to minimise glare. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority for each future warehouse building prior to the issue of the relevant Construction Certificate.	A condition to this effect should be placed on the consent for the subject DA.
<b>Road Upgrades</b>	
<b>C16</b> Future Development Applications shall identify whether any road upgrades are required as a result of the Development works.	Not required.
<b>Stormwater Management</b>	
<b>C17</b> All future Development Applications shall demonstrate that the design of the warehouse buildings, plant and equipment and hardstand areas are consistent with the: <ul style="list-style-type: none"> <li data-bbox="165 1596 795 1709">(a) Civil, Stormwater and Infrastructure Services Strategy, rev 10, report no 14-193-R001, prepared by AT&amp;L dated September 2016;</li> <li data-bbox="165 1731 795 1843">(b) Flood Impact Assessment: Oakdale South Industrial Estate, ref: 59914136, prepared by Cardno, dated 11 July 2016; and</li> <li data-bbox="165 1866 795 2007">(c) Letter report titled 'SSD6917 Oakdale South Industrial Estate, Trans Grid Easement Flooding', prepared by AT&amp;L, ref: 14-193-ATL-L004, dated 18 April 2016 and all appendices.</li> </ul>	Complies Addressed in <b>Section 7.1.5</b> and <b>Appendix F</b> .

<b>Condition</b>	<b>Comment</b>
<b>Salinity</b>	
<p><b>C18</b> As part of future Development Applications, the Applicant shall implement the recommendations outlined in the Salinity Management Plan prepared by Pells Sullivan Meynink, reference PSM1541-113L Rev 3, dated 9 September 2015.</p>	<p>Complies</p> <p>This is addressed in the civil engineering report, refer to <b>Appendix F</b>.</p>
<b>Transmission Line Easement</b>	
<p><b>C19.</b> As part of future Development Applications for the warehouse buildings located in Precincts 3 and 6, the Applicant shall demonstrate that the design of the warehouse buildings and hardstand allows accumulated stormwater to drain away from the TransGrid easement.</p>	<p>No works are proposed in Precincts 3 or 6.</p>
<p><b>C20.</b> Any Development Application to develop the amenities lot located to the north of Lot 3A must only provide for small scale local services such as commercial, retail and community facilities (including child care facilities) that service or support the needs of local employment-generating uses.</p>	<p>No works are proposed to the subject amenities lot.</p>
<b>Schedule E Environmental Performance and Management</b>	
<b>Driveways and Retaining Walls</b>	
<p><b>E7</b> As part of the relevant Construction Certificate for each warehouse building, the applicant shall demonstrate that:</p> <p>a) no driveways associated with warehousing and distributions buildings, water tanks and pump stations are located within the E2 zone; and</p> <p>b) all retaining walls are wholly located within private property and do not encroach into road reserves.</p>	<p>Site 2B does not comprise any E2 zoned land.</p>
<b>Operational Noise Limits</b>	
<p><b>E35</b> The Applicant shall ensure that the noise generated by the operation of the development does not exceed the noise limits set out in Table 6</p>	<p>Operational noise limits will be monitored to ensure compliance with the noise criteria.</p> <p>Addressed in <b>Section 7.1.8</b> and <b>Appendix D</b>.</p>
<p><b>Noise Verification – External Mechanical Plant</b></p> <p><b>E37</b> Within three months of the commencement of construction of each warehouse building containing</p>	<p>This can occur following operation of the buildings.</p> <p>The requirement for an NVR for external mechanical plant has not been included as at this</p>

<b>Condition</b>	<b>Comment</b>
<p>external mechanical plant, the Applicant shall undertake noise testing and prepare a Noise Validation Report (NVR) to demonstrate that operation of the mechanical plant and equipment meets the noise limits in Condition B18: The NVR shall:</p> <ul style="list-style-type: none"> <li>a) be prepared by an appropriately qualified and experienced noise expert;</li> <li>b) be approved by the Secretary, prior to the installation of any external mechanical plant;</li> <li>c) demonstrate that the location, design and operation of external mechanical plant would achieve the noise limits in Condition B18;</li> <li>d) describe any acoustic treatments required to ensure compliance with noise limits in Condition B18; and</li> <li>e) if necessary, recommend, prioritise and implement measures to improve noise controls on-site to ensure the Development meets relevant criteria and protects off-site receivers from excess noise.</li> </ul>	stage of the development, specific models have not been chosen.
<b>Aboriginal Heritage</b>	
<p><b>E39</b> In the event that impacts to Aboriginal Heritage Information Management System (AHIMS) sites 45-5-4528 (Oakdale South AS 3) and 45-5-4529 (Oakdale South AS 4) cannot be avoided; the Applicant shall undertake a salvage excavation prior to the commencement of bulk earthworks at the two AHIMS sites. In undertaking the salvage excavation, the Applicant shall prepare a salvage excavation methodology in consultation with the OEH and Aboriginal stakeholder groups.</p>	This is a construction phase requirement.
<p><b>E41</b> If any Aboriginal archaeological objects are uncovered which were not previously identified in the Archaeological Test Excavation Report, prepared by Artefact Heritage and dated September 2015 during construction works, the Applicant shall cease works immediately and notify the OEH and obtain any necessary approvals to continue the works. The Applicant shall comply with any request made by the OEH to cease works for the purpose of archaeological recording.</p>	Noted. The unexpected finds procedure will be required should any artefacts be discovered during site works.

<b>Condition</b>	<b>Comment</b>
<b>Energy Efficiency and Greenhouse Gasses</b>	
<p><b>E51.</b> Prior to the issue of a Construction Certificate for each warehouse building, the Applicant shall submit a Sustainability Management Plan outlining the specific sustainability measures that will be installed in each warehouse. Each plan must:</p> <ul style="list-style-type: none"> <li>a) Be approved by the secretary;</li> <li>b) Be consistent with the Sustainability Strategy approved under Condition B17;</li> <li>c) Confirm the total greenhouse gas savings achieved in comparison to a base case development (i.e. development constructed in accordance with the minimum requirements of Section J of the BCA);</li> <li>d) Include a calculation of water requirements and measures incorporated to reduce water use;</li> <li>e) Include a program to monitor and report annually on the efficiency of the measure implemented; and</li> <li>f) Ensure the Development will continue to operate at industry best practice over time.</li> </ul>	A Sustainability Management Plan has been provided at <b>Appendix K</b> and is addressed in <b>Section 7.1.7.</b>
<p><b>E52.</b> The applicant shall include all sustainability measures outlined in the approved Sustainability Management Plan(s) in the Construction Certificate drawings for each warehouse building prior to the issue of an Occupation Certificate.</p>	Noted. This can be detailed at CC stage.
<b>Hazards and Risk</b>	
<p><b>E53</b> The storage of Dangerous Goods shall not exceed the thresholds outlined in the Hazardous and Offensive Development Application Guidelines: Applying SEPP 33.</p>	Storage of dangerous goods is not proposed.
<p><b>E54</b> Dangerous goods, as defined by the Australian Dangerous Goods Code shall be stored and handled strictly in accordance with all relevant Australian Standards.</p>	Storage of dangerous goods is not proposed.
<p><b>E74</b> Prior to the issue of any Construction Certificate of any warehouse building adjacent to the TransGrid easement, the Applicant shall submit revised design drawings prepared in consultation with TransGrid demonstrating that stormwater accumulated on-site is directed away from the Transgrid easement to the satisfaction of the secretary.</p>	The Oakdale South Precinct is not adjacent to the TranGrid Easement.

# 6. PLANNING ASSESSMENT

The following assessment has been structured in accordance with Section 4.15 (1)(a) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.

This section assesses the proposal against the key applicable controls found within:

- *State Environmental Planning Policy (Western Sydney Employment Area) 2009 (the SEPP)*.
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy No. 64 – Advertising and Signage*
- *Sydney Regional Environmental Plan No.20- Hawkesbury- Nepean River (No.2- 1997)*.
- Site Specific Development Controls

## 6.1. STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY EMPLOYMENT AREA) 2009

The site falls within the Western Sydney Employment Area, Precinct 8 - South of Sydney Catchment Authority Warragamba Pipelines as identified under the SEPP (WSEA). As such, this is the principal environmental planning instrument governing development on the site.

### 6.1.1. Zoning and Permissibility

The proposed development is located within the IN1 General Industrial Zone under the SEPP (WSEA), as seen in **Figure 7** below. The proposed development is defined as the following land use terms, which is identified as permissible with consent under the SEPP (WSEA).

- **Warehouse or distribution centre** means a building or place used mainly, or exclusively for the storing or handling of items (whether goods or materials) pending their sale, but from which no retail sales are made.

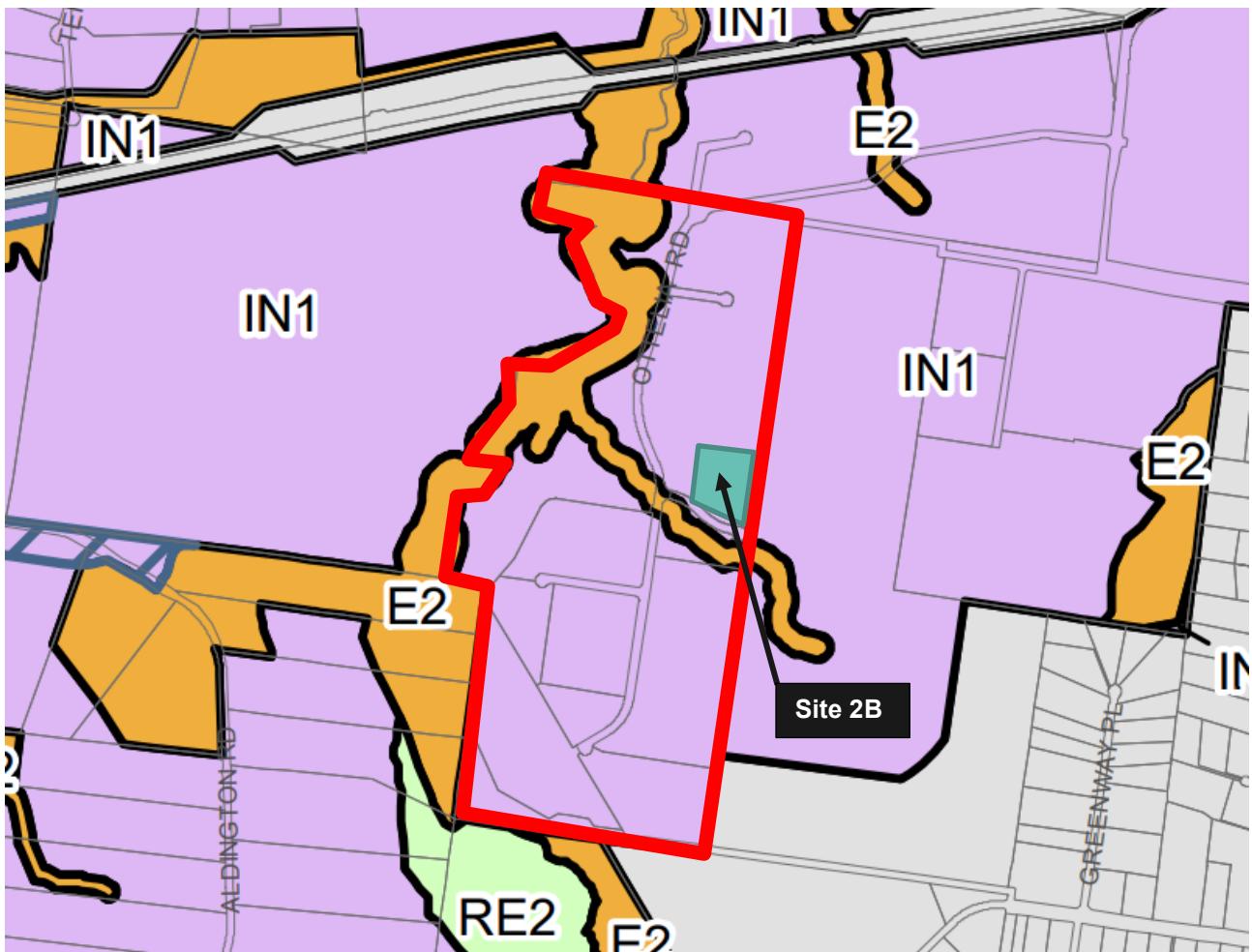
The objectives of the IN1 General Industrial Zone are:

- To facilitate a wide range of employment-generating development including industrial, manufacturing, warehousing, storage and research uses and ancillary office space.
- To encourage employment opportunities along motorway corridors, including the M7 and M4.
- To minimise any adverse effect of industry on other land uses.
- To facilitate road network links to the M7 and M4 Motorways.
- To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment.
- To provide for small-scale local services such as commercial, retail and community facilities (including child care facilities) that service or support the needs of employment-generating uses in the zone.

The proposal is consistent with the relevant IN1 General Industrial zone objectives as the proposed development:

- Facilitates increased the provision of employment-generating warehousing and ancillary office floor space;
- Encourages employment opportunities in close proximity to the M4 and M7 motorways, and
- Will have negligible adverse effect on surrounding industrial land uses, and will not prejudice the sustainability of surrounding businesses, operations or the environment.

Figure 7 – Site Zoning



### 6.1.2. Provisions

Table 6 below details a summary assessment against the relevant provisions of SEPP WSEA. Further detail on each element is contained in the referenced section.

Table 6 – Assessment of Proposal against WSEA SEPP

Control	Proposal	Reference	Compliance
<b>Clause 11 – Zoning</b>			
IN1 General Industrial	The proposed warehouse and distribution centre with ancillary office are permissible land uses in the IN1 zone.	Section 6.1.1	✓
<b>Clause 20 – Ecologically Sustainable Development</b>			
The development must contain measures designed to minimise:  (a) the consumption of potable water, and	The proposed development has been designed in consideration of the recommendations of the accompanying Sustainability Management Plan.	Section 7.1.7	✓

Control	Proposal	Reference	Compliance
(b) greenhouse gas emissions.			
<b>Clause 21 – Building Height</b>			
Building heights will not adversely impact on the amenity of adjacent residential areas, and  Site topography must be taken into consideration	The site is located on an approved industrial site and is not located nearby to any zoned residential land. The site topography is such that no unreasonable impacts are expected to result to properties outside the OSE.  As such, amenity impacts from the proposed development are negligible.	Section 6.7	✓
<b>Clause 26 – Development on or in the vicinity of proposed transport infrastructure routes</b>			
The consent authority must refer to the Director-General of the Department of Planning any application for consent to carry out development on land to which this clause applies.	Noted. Not applicable to Lot 2B.	-	N/A
<b>Clause 31 – Design Principles</b>			
High quality design, and  A variety of materials and external finishes for the external facades are incorporated, and  High quality landscaping is provided, and  The scale and character of the development is compatible with other employment-generating development in the precinct concerned.	The proposal has been designed and sited to be complementary to the future character, concept building form and layout of the Oakdale South Estate. High quality architectural treatment and landscaping have been incorporated into the overall layout and design to ensure the proposal positively contributes to the visual amenity of the precinct.	Section 4.2 and 7.1.1	✓

## 6.2. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The proposed development is considered a traffic generating development under clause 104 of the *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP 2007). Schedule 3 lists the types of development that are defined as Traffic Generating Development under this clause. The referral thresholds for 'industry' are:

- 8,000sqm or more in GFA with site access to any road; or

- 8,000sqm or more in GFA where the site has access to a classified road or to a road that connects to a classified road (if access is within 90 metres of connection, measured along the alignment of the connecting road).

The proposed development will create 27,595 sqm of warehousing and office space and 6,340 sqm of light duty area and hardstand area associated with the warehousing use. Referral of the proposal to Transport for NSW is required.

## 6.3. STATE ENVIRONMENTAL PLANNING POLICY NO. 33 – HAZARDOUS AND OFFENSIVE DEVELOPMENT

*State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) requires the consent authority to consider whether an industrial proposal is potentially hazardous or comprises 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 storage of dangerous goods is not proposed.

## 6.4. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Under the provisions of *State Environmental Planning Policy No.55 – Remediation of Land* (SEPP 55), the consent authority for a development application must consider an investigation of contamination of the land concerned.

As part of the OSE Concept Proposal and Stage 1 SSDA to DPIE, a detailed investigation of contamination of the site was undertaken in March 2016 by AECOM. The Environmental Site Assessment (ESA) concluded that:

- *Significant soil contamination-related constraints to the commercial/industrial development of the Site have not been identified.*
- *Site soils, as investigated, are considered suitable for commercial/industrial land use.*
- *The potential for groundwater contamination to be present that would preclude Site suitability for the proposed development is considered to be low based on the Site history and results of this investigation.*

AECOM advised that no further contamination assessment was necessary to assess the site suitability for commercial/industrial land use based on:

- The footprint of the proposed revised Masterplan being substantially similar to the 04 September 2015 version.
- There would be no reason for any changes to have occurred to the contamination status of Site soils since completion of the ESA.

The Department stated within its assessment report for the Concept and Stage 1 approval that it considers the site is fit for its intended purpose of warehousing and distribution uses and is consistent with the aims, objectives and provisions of SEPP 55. It is therefore considered that the development of Building 2B is fit for the intended purpose and also consistent with the aims and objectives of SEPP 55.

## 6.5. STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE

*State Environmental Planning Policy No.64 Advertising and Signage* (SEPP 64) applies to the assessment of development applications for signage that:

- (a) ... under another environmental planning instrument that applies to the signage, can be displayed with or without development consent, and
- (b) is visible from any public place or public reserve.

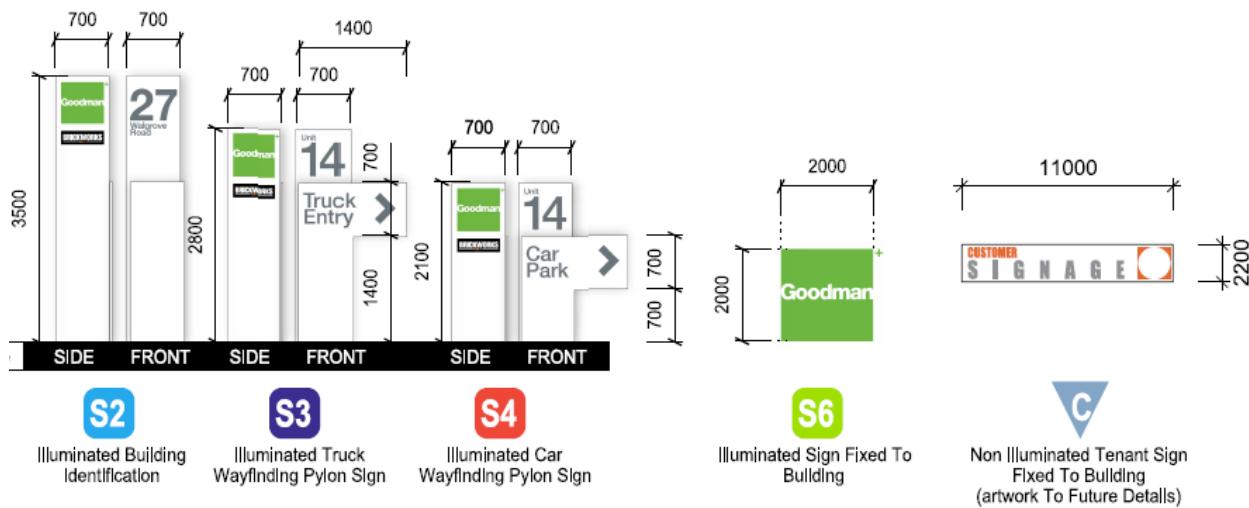
Under clause 8 of SEPP 64, a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the aims/objectives of the Policy, and
- (b) that the signage satisfies the assessment criteria specified in Schedule 1 of the SEPP.

Signage details are provided below and within the Architectural Plans at **Appendix A**.

- **S2** – 2x illuminated 'Goodman' building identification signage pylons at the Entolasia Close entrance and the south western edge of Warehouse 2B-1. The dimensions are 0.7m (wide); 3.5m (high) and 0.7m deep.
- **S3** – 2x illuminated truck wayfinding pylon signs at the Entolasia Close entrance and south western edge of Warehouse 2B-1. The dimensions are 1.4m (wide); 2.8m (high) and 0.7m (deep).
- **S4** – 2x illuminated car wayfinding pylon sign at the Entolasia Close and Chelodina Street entrances. The dimensions are 1.4m (wide); 2.1m (high) and 0.7m (deep).
- **S6** – 2x illuminated 'Goodman' signage flush to building on the northern façade of Warehouse 2B-2 and the southern façade of Warehouse 2B-1. The dimensions are 2m (wide) and 2m (high).
- **C** – 2 x non- illuminated tenant signs flush to building on the northern façade of warehouse 2B-2 and southern façade of Warehouse 2B-1. The dimensions are 11m (wide) x 2.2m (high).

Figure 8 – Proposed Signage Details



Source: SBA Architects

Part 2 of SEPP 64 provides that a consent authority must consider the matters in Schedule 1 of the SEPP prior to granting consent to development involving signage. The assessment criteria under Schedule 1 of the SEPP are addressed in **Appendix L** and it has been found that the proposal meets the relevant requirements.

Signage that is erected in accordance with the established design parameters is considered to be compatible with the stated aims as it will provide only for business identification purposes and will not be out of context for the locality or intended purpose.

## 6.6. SYDNEY REGIONAL ENVIRONMENTAL PLAN NO. 20 – HAWKESBURY NEPEAN RIVER (NO.2 – 1997)

The proposed development will meet the considerations under Sydney Regional Environmental Plan (SREP) No.20 - Hawkesbury-Nepean River. In particular, water quality provisions will be met through appropriate implementation of soil and water management measures contained in the Soil and Erosion Plan at **Appendix F**.

The soil and erosion management plan includes the following measures:

- All stormwater runoff from Precinct 2 drains via on lot underground drainage networks into the bioretention Basin B west of the lot. The Precinct 2 total catchment area draining into bio-retention Basin B is 13.98 hectares.
- All stormwater runoff will drain into an OSD / Bio-retention Basin D to the west of the lot via on a Lot underground drainage network. This basin has been designed and sized to take into account the entire catchment which includes the development of Precinct 2.
- All stormwater runoff will drain into an OSD / Bio-retention Basin D to the west of the lot via on a Lot underground drainage network. This basin has been designed and sized to take into account the entire catchment which includes the development of Precinct 2.

## 6.7. SITE SPECIFIC DEVELOPMENT CONTROLS

Pursuant to Clause 11 of the SRD SEPP, Development Control Plans do not apply to SSD and as such do not require consideration in the assessment of the proposed development of Development Site 3D of the OSE. A site-specific development control plan was submitted as part of the Concept and Stage 1 SSDA for the OSE. This DCP provided built form controls to guide the future development of the OSE which includes Site 3D

Condition B10 of the Development consent for SSD 6917 requires that development within the OSE is consistent with the development controls as detailed within the Table below:

Table 7 – Site Specific DCP Assessment Table

Development Aspect	Control	Comment
Southern Link Road Setback	20m	No frontage to Southern Link Road.
Internal Estate Roads Setback	7.5m	Setbacks to Chelodina Street and Entolasia Close are 7.5m
Rear and side boundary setbacks to development adjacent to the Oakdale South Estate, excluding the southern property boundary	5m	The rear boundary has a 30m setback.
Boundary setbacks along the southern property boundary of the Oakdale South Estate	30m	Site 2B does not have a boundary along the southern property boundary of Oakdale South Estate.
Side boundary setbacks within the Oakdale South Estate	0m, subject to compliance with fire rating requirements	The side boundary setbacks are greater than 0m.
Height	Maximum 15m	The proposed height is 13.7m.
Minimum lot size	5,000sqm	The site area is 48,881 sqm.
Minimum frontage	40m (excluding cul-de-sacs) 35m minimum lot width at building line	The site has a 130m frontage to Chelodina Street.
Site Coverage	Maximum 65%	Site Coverage is 56%.

Development Aspect	Control	Comment
B13. Signage	<p>A maximum of one illuminated sign is permitted on each elevation of each warehouse building.</p> <p>All illuminated signage shall be orientated away from residential receivers.</p>	One illuminated sign is proposed on the northern and southern elevations.
B14. Parking	Underground car parking is not permitted on-site.	Underground car parking is not proposed.
B15. Parking	<p>On-site car parking for the OSE to be provided at the following rates:</p> <ul style="list-style-type: none"> <li>▪ 1 space per 300m<sup>2</sup> of warehouse GFA</li> <li>▪ 1 space per 40m<sup>2</sup> of Office GFA</li> </ul> <p>2 disabled spaces for every 100 car parking spaces.</p>	<p>Complies</p> <ul style="list-style-type: none"> <li>• Total warehouse area: 27,595 sqm. 86 spaces are required</li> <li>• Total office area: 1,650 sqm. 42 spaces are required.</li> </ul> <p>Therefore, 128 car spaces are required.</p> <p>Parking is proposed at the following rate: 211 spaces (including 2 accessible spaces).</p>
B15. Parking	The applicant shall provide parking for bicycles and associated facilities such as change rooms	Bicycle racks and end of trip facilities are provided in the office spaces of each warehouse.

# 7. SECTION 4.15 ASSESSMENT

## 7.1. ASSESSMENT OF KEY IMPACTS

The following assessment has been structured in accordance with Section 4.15 (1)(b) of the EP&A Act. The key issues likely to be of relevance in the assessment of the proposed development include:

- Landscaping;
- Traffic and access impact;
- Building Code of Australia;
- Stormwater, erosion and sediment control;
- Ecologically sustainable development;
- Acoustic impact;
- Bushfire protection;
- Fire safety;
- Waste management; and
- Social and economic impacts.

Each of the potential impacts arising from the proposed development have been assessed in detail within the following sections of the report, supported by relevant specialist consultant input.

### 7.1.1. Landscaping and Setbacks

SSDA 6917 Condition of Consent B10 requires a 7.5m building setback and a 50% landscape setback (3.75m) to all internal roads. A 7.5m building setback and 3.75m landscaping setback is largely achieved at Chelodina Street and Entolasia Close.

There is a minor incurrence on the Chelodina Street frontage, with some sections of the covered walkway incurring on the 7.5m setback. However, this is managed through an exceedance in setbacks to the east and west, where the full 7.5m building setback is wholly landscaped exceeding the minimum requirement of Condition B10. The setbacks of the development are consistent with the surrounding context, other approved and constructed warehouse buildings in the Estate, and the overall design intent of the broader OSE,

Landscape Plans have been prepared by Site Image Landscape Architects and are included at **Appendix B**. The proposed landscaping for the development is low maintenance and ensures that the design provides an attractive and year round aesthetic. Landscaping is provided around the site boundary with substantial turfed areas screened with shrubs and layered groundcovers along the edges.

Overall, the proposed landscaping scheme has been designed to enhance the presentation of the development to the surrounding properties and streetscapes. It provides a suitable presentation to Chelodina Street and Entolasia Close and corresponds with the character of the Oakdale South Estate.

### 7.1.2. Traffic and Access

A Transport Assessment has been prepared by Ason Group (**Appendix C**) to identify and assess the potential transport impacts arising from the proposed development. The report was prepared in accordance with relevant legislation and transport policy, and concluded that:

- **Parking** – Council's DCP specifies site-specific rates for the OSE, requiring a minimum provision of 128 car parking spaces. In response, the proposal provides 211 spaces readily satisfying (and exceeding) this requirement, with sufficient provision for the individual tenancies on-site. Further, 12 bicycle spaces are provided.
- **Vehicle access** – Four access points are proposed for the site, including:
  - A car entry/ exit to Chelodina Street.
  - A car entry/ exit to Entolasia Close.

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- A truck entry/ exit to Chelodina Street serving Warehouse 2B-1
- A truck entry/ exit to Entolasia Close serving Warehouse 2B-2
- **Traffic generation and impact** – The traffic generation of the development has been assessed having regard for the MOD 9 yields and inherent traffic generation approval for Lot 2B. Relative to earlier concept plan modification approvals, the current proposal seeks a minor uplift in floor area by 43 sqm, resulting in:
  - No change to vehicle trips during peak periods and
  - 1 additional vehicle trips throughout the day.
- The above change to traffic volumes is minimal and will not have a material impact on the performance of the surrounding road network. Furthermore, the cumulative GFA for the overall Estate—and associated traffic generation thereof—is still less than that contemplated under the original SSD approval.

Site access, car parking and commercial vehicle service areas have generally been designed having regard for relevant Australian Standards (AS2890 series). A standard condition of consent requiring compliance with AS2890 would be considered sufficient to ensure that any minor changes to the plans required, if any, could be undertaken as part of detailed Construction Certificate documentation.

A Sustainable Travel Plan (STP) is included within the TIA. The STP provides site-specific measures to promote and maximise the use of sustainable travel modes, including walking, cycling, public transport and car sharing. The indicative staff number for Lot 1B is 110 employees. Accordingly, six bicycle spaces are required and 12 spaces are proposed. The STP provides an action plan to implement sustainable travel methods. These actions are summarised as:

- Establish a site-specific transport committee which is to include (but not limited to) the Travel Plan Coordinator.
- Facilitate engagement between staff with a view to encourage ride sharing for those staff that do require the use of private vehicles.
- Provide clearly signposted cycle parking within the site.

Based on the above, it is considered that traffic impacts of the proposed development will be consistent with the planned development for the Oakdale South Estate and are unlikely to have any adverse traffic implications.

### 7.1.3. Building Code of Australia

A Building Code of Australia (BCA) assessment has been prepared by Blackett Maguire Goldsmith ([Appendix E](#)). The report includes a preliminary review of the proposed development against the deemed-to-satisfy (DTS) provisions of the Building Code of Australia 2016 (BCA) pursuant to the provisions of clause 145 of the *Environmental Planning & Assessment Regulation 2000* and clause 18 of the Building Professionals Regulation 2007.

The aim of the BCA report is to:

- Undertake an assessment of the proposed warehouse facilities against the Deemed-to-Satisfy (DtS) Provisions of the BCA 2019 Amendment 1.
- Identify any BCA compliance issues that require resolution/attention for the proposed development at the CC Application stage.

The BCA report concludes that the proposed development can readily achieve compliance with the relevant provisions of the BCA. Where compliance matters are proposed to comply with the Performance Requirements (rather than DtS Provisions), the development of a Performance Solution Report will be required prior to the issue of the Construction Certificate.

### 7.1.4. Stormwater, Erosion and Sediment Control

AT& L have prepared a civil engineering report and associated plans incorporating stormwater, erosion and sediment controls, provided at [Appendix F](#). A summary of the report findings is detailed in the sections below:

#### **7.1.4.1. Stormwater**

A Stormwater Report is included within the Civil Design report package prepared by AT&L and provided at **Appendix F**.

The Lot 2B stormwater catchment falls into the Oakdale South development Catchment B as per the Oakdale South Civil Report (approved under SSD 6917). The Precinct based bio-retention basins have been designed and constructed to both attenuate stormwater flows and treat the nutrients to Penrith City Council reduction targets. The use of rainwater harvest tanks and the design basis to size the tanks is to ensure a minimum of 80% of all non-potable water on Lot 2B can be sourced from the tank.

As indicated all stormwater runoff from Precinct 2 drains via on lot underground drainage networks into the bioretention Basin B west of the lot. The Precinct 2 total catchment area draining into bio-retention Basin B is 13.98 hectares.

The Precinct On Site Detention Basin is designed to mitigate post development flows to pre-developed flows for peak Average Recurrence Interval (ARI) events and has been sized to ensure that for all storm events up to and including the 1:100 ARI event the development does not increase stormwater flows in any downstream areas.

#### **7.1.4.2. Erosion and Sediment Control**

An Erosion and Sediment Control Plan is included within the Civil Design Report package provided at **Appendix F**. These plans show the works can proceed without polluting receiving waters.

The potential for these polluting impacts to occur is well understood and readily managed through standard construction and operational mitigation measures.

Soil and Water Management Plans (SWMP) have been prepared in accordance with the NSW Department of Housing Publication titled: Managing Urban Stormwater- Soils and Construction (2004) for the whole site.

The Erosion and Sediment Control Plan includes the following measures:

- Diversion of “clean” water away from the disturbed areas and discharge via suitable scour protection.
- Provision of hay bale type flow diverters to catch drainage and divert to “clean” water drains.
- Diversion of sediment-laden water into temporary sediment control basins to capture the design storm volume and undertake flocculation (if required).
- Provision of construction traffic shaker grids and wash-down to prevent vehicles carrying soils beyond the site.
- Provision of catch drains to carry sediment-laden water to sediment basins.
- Provision of silt fences to filter and retain sediments at source.
- Where future construction and building works are not proposed, the rapid stabilisation of disturbed and exposed ground surfaces with hydro-seeding

#### **7.1.5. Ecologically Sustainable Development**

A Sustainability Management Plan has been prepared by SLR Consulting and is provided at **Appendix K**. This plan addresses both the energy efficiency and ecologically sustainable development requirements.

The principal objective of the Sustainability Management Plan (SMP) is to identify all potential energy savings that may be realised during the operational phase of the project, including a description of likely energy consumption levels and options for alternative energy sources such as PV solar power.

The SMP sets out a number of energy efficiency measures for the proposed development. These include:

- Installation of a 990 kW PV Solar system;
- Daylight controlled LED lighting for the warehouse instead of metal halide, resulting in a considerable energy reduction and reduced maintenance;
- Motion sensors to all LED lights within the warehouse, and offices;

- Roof and external wall insulation as per the NCC requirements;
- High performance glazing to all air-conditioned areas or minimum NCC requirements;
- Passive solar design for external outdoor areas;
- Efficient air conditioning system;
- Power sub-metering to enable continued review of power consumption for the offices, and warehouse;
- Selection of endemic and low maintenance landscaping species;
- 50 kL Rainwater tank for rainwater harvesting and re-use for landscape irrigation and toilet flushing; and
- Low flow fixtures and fittings including taps and shower heads.

By implementing the energy efficiency measures, the proposal is predicted to achieve a 50.8% GHG emission reduction when compared with NCC Reference Building. By installing 4-star rated toilets, urinals and taps and the proposed rainwater harvesting facility the proposed development will reduce its potable water demand by approximately 28%.

In conclusion, the relevant ESD initiatives and Energy Efficiency measures outlined in the SMP are to be incorporated into the proposed building and development details. The proposed ESD initiatives will help to achieve significant reductions in the energy required by the development both in building and operation.

Building tuning will be conducted by the builder and SLR recommends that quarterly reviews of actual building energy and water consumption be carried out once the warehouses are operational to check the actual energy usage and energy savings and verify that all systems are performing at their optimum efficiency. This will provide an opportunity for the systems to be tuned to optimise time schedules to best match occupant needs and system performance while satisfying the sustainability target for the project.

### 7.1.6. Acoustic Impact

A Noise Impact Assessment has been prepared by SLR Consulting and is provided at **Appendix D**. Potential noise sources include vehicle movements, mobile plant such as forklifts, and fixed plant such as office air handling units. The operating hours of the facility are expected to be 24 hours a day, 7 days a week.

The report identifies the surrounding sensitive receivers, with the closest residential receivers located to 1.7km west of the site at the Emmaus Village and 1km to the south of the site at the future residential subdivisions. The separation distance between Lot 2B and the nearest existing residential receivers is considered to be sufficient to mitigate potential impacts.

The operational noise limits applicable to Oakdale South are defined in Condition B18 of the site's Development Consent SSD 6917. The operational noise modelling for Lot 2B and cumulative noise modelling for Lot 2B within the broader OSE operations found no exceedances of the Noise Limits at any sensitive receivers under both neutral (day, evening and night periods) and adverse (night period) weather conditions.

### 7.1.7. Bushfire Protection

A Bushfire Protection Assessment Report has been prepared by Australian Bushfire Protection Planners and is attached at **Appendix J**. The Bushfire Protection Assessment Report prepared by ABPP – Assessment No. B162718 - 2 dated 22/09/2016 identified that the future warehouse building on Lot 2B required a minimum 10 metre wide Defendable Space from the bushfire hazard to the south of Estate Road 03.

The report concluded that a review of the Architectural Site Plan for Warehouse Building 2B-1 identifies a 7.5 metre wide building setback from the Estate Road 03 boundary plus the road corridor width of 23 metres – a combined width of 30.5 metres – exceeding the approved width of Defendable Space. Access for fire-fighting operations has been reviewed and complies with recommendations in the Bushfire Protection Assessment Report - Assessment No. B162718.

### 7.1.8. Fire Safety

A Fire Safety Strategy has been prepared by Affinity Fire Engineers (refer to **Appendix I**) to assess compliance with the Building Code of Australia. This Fire Safety Strategy outlines the construction and

management requirements considered necessary to achieve an acceptable level of life safety within the building and satisfy the Performance Requirements of the BCA.

The fire safety strategy has been summarised below:

- The building structure including floors, walls, columns and shafts shall be constructed in accordance with the requirements of BCA Clause C1.1, Specification C1.1 for Type C Construction throughout.
- Rooms containing lift motors, generators, boilers or battery systems must be fire separated from the remainder of the building by construction in accordance with Specification C1.1 or 120/120/120 FRL construction.
- Internal finishes, internal linings and internal materials used throughout the building should be non-combustible.
- The external cladding forming the building must comply with the DTS provisions of the BCA.
- Warning signs must be erected to state 'Solar Panels on Warehouse Roof'.
- A building occupant warning system shall be provided throughout all buildings. The system shall be in accordance with the prescriptive requirements of Specification E1.5 and Clause 6 of Specification E2.2a of DTS provisions and AS1670.1:2018.

In summary, the Fire Safety Strategy states that these measures will need to be addressed in the detail design stage and signed off prior to issuance of a construction certificate.

### 7.1.9. Waste Management

A Waste Management Plan (WMP) has been prepared by SLR Consulting and is attached at **Appendix G**. The WMP has been prepared in accordance with the *Waste Avoidance and Resource Recovery Act 2001*.

The plan comprises of the follow three key objectives:

- Ensure waste is managed to reduce the amount of waste and recyclables to landfill;
- Recover, reuse and recycle generated waste wherever possible; and
- Compliance with all relevant codes and policies.

Waste materials produced from site preparation and construction activities are to be separated at the source and stored separately on-site. The proposal will include on-site for separate skip bins or appropriately managed stockpiles, of the following waste types:

- Bricks, concrete and scrap metal
- Metal and steel, in a condition suitable for recycling at metal recycling facilities
- Timber
- Glass
- Hardstand rubble
- Uncontaminated excavation spoil, if present
- Contaminated excavation spoil, if present
- Hazardous waste, if present
- Paper and cardboard
- General co-mingled recycling waste, and
- Non-recyclable general waste.

The estimated quantities of operational general waste and recycling is summarised in **Table 8**.

Table 8 – Estimated quantities of operational waste per week

Location and Waste Type	Warehouse 2B-1	Warehouse 2B-2
General Waste	10,010 L/ week	9,380 L/ week
Recycling	10,010 L/ week	9,380 L/ week
<b>Total</b>	<b>20,020 L/ week</b>	<b>18,780 L/ week</b>

Waste collections will be undertaken through a private contractor. The following general waste servicing access requirements should be implemented:

- Waste will be removed regularly.
- Arrangements should be in place so that the waste and recycling storage rooms are not accessible to the general public.

The report concludes that the proposed development is capable of compliance with all relevant waste controls provided by Penrith City Council, statutory requirements and Australian Standards.

### 7.1.10. Social and Economic Impact

The proposal will have a positive social and economic impact on the locality through the following measures:

- Contribution to the objectives of the WSEA SEPP through the creation of up to 96 operational jobs;
- Provision of additional local employment opportunities throughout construction and operation; and
- Additional investment in new warehousing facilities in the Erskine Business Park, and occupation by a global business operation.

The proposal is not anticipated to have a negative social or economic impact on the locality.

## 7.2. SITE SUITABILITY

The site is considered suitable for the proposed development in accordance with *Section 4.15 (1)(c) of the EP&A Act 1979* as:

- The proposed development is permissible in the IN1 General Industrial zone of the SEPP 2009 (WSEA), and the site is zoned specifically to accommodate the proposed warehouse and distribution uses.
- The proposed land uses are in keeping with surrounding development and associated industrial activities.
- The site is adequately separated from sensitive land uses, including residential.
- The site is not adversely burdened by heritage or other environmental constraints.
- The site is located within close proximity to the regional road network, including the M4 and M7.
- The site is currently vacant and its development is consistent with the intended use of the site as approved by SSD 6917.

## 7.3. THE PUBLIC INTEREST

It is anticipated that the proposed development will provide the following public benefits:

- Contribution to the continued growth of the industrial sector in the Western Sydney Employment Area throughout construction and operation.
- Floorspace to meet current demand for warehouse and distribution space within western Sydney servicing the increase in online sales which requires distribution of goods.

This is achieved with no unreasonably adverse impacts on the environment and amenity of Oakdale South Estate and adjoining areas.

## **7.4. SUBMISSIONS**

The proposal may be placed on public exhibition in accordance with Council's policy on notification of development applications. In the event that submissions are made, the Proponent will respond to them as required by Council.

## 8. CONCLUSION

This Statement of Environmental Effects accompanies a Development Application (**DA**) to Penrith City Council (**Council**) on behalf of Goodman Property Services Pty Ltd for the construction of Site 2B in Precinct 2 of the Oakdale South Estate, Horsley Park. This DA seeks consent for:

- The construction of one industrial warehouse split into two tenancies with a total area of 27,595 sqm, consisting of:
  - Warehouse 2B-1; Office 2B-1; and dock office 2B-1: **14,260 sqm.**
  - Warehouse 2B-2; Office 2B-2; and dock office 2B-2: **13,335 sqm.**
- Associated on-site car parking for 211 vehicles (including 5 accessible spaces)
- Truck access from and egress to Entolasia Close and Chelodina Street;
- Separate car access and egress to Entolasia Close and Chelodina Street;
- 7,345 sqm. of hardstand for truck access and shared circulation areas;
- 6,340 sqm. of light duty area;
- Associated site landscaping, sprinkler tanks and pump rooms, and boundary fencing.

The proposed development has been considered against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and Stage 1 Consent Conditions of SSD 6917. The proposal is considered satisfactory and consistent with the relevant planning controls for the reasons outlined in this report and as summarised below:

- The proposed development is permissible and consistent with the objectives of the IN1 General Industrial zone;
- The proposed development is an employment generating use and will contribute towards the achievement of the Western Sydney Employment Area job growth targets;
- The operation will provide warehouse and distribution centre supply, catering to the high demand for such floorspace in western Sydney;
- The proposed development generally complies with the relevant State, Local and site-specific development standards and controls;
- The proposed development incorporates appropriate landscaping, building material diversity and adequate building articulation to ensure the architectural quality of the Oakdale South Estate is maintained and enhanced;
- The site is physically suitable for the proposed development; and
- The proposed development will not result in any unreasonable environmental impacts.

It is anticipated that the proposed development represents an efficient and permissible use of the site. The proposal will also fulfil a need for a high quality industrial facility which is compatible with the existing nature of development in the vicinity, and able to provide long term economic benefit.

In view of the above, the proposal is considered worthy of Council support and subsequent approval.

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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

## ARCHITECTURAL DRAWINGS

## APPENDIX B

## LANDSCAPE DRAWINGS

## **APPENDIX C**

## **TRAFFIC IMPACT ASSESSMENT**

## APPENDIX D

## NOISE IMPACT ASSESSMENT

## **APPENDIX E**

## **BCA ASSESSMENT REPORT**

## APPENDIX F

# CIVIL ENGINEERING REPORT

## **APPENDIX G**

## **WASTE MANAGEMENT PLAN**

## **APPENDIX H**

## **COST SUMMARY REPORT**

## **APPENDIX I**

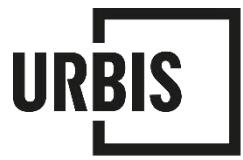
## **FIRE SAFETY STRATEGY**

## APPENDIX J

## BUSHFIRE PROTECTION PLAN

## **APPENDIX K**

## **SUSTAINABILITY MANAGEMENT PLAN**



## APPENDIX L

## SEPP 64 ASSESSMENT