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NSW Department of Planning & Environment
GPO BOX 39
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Attention: Pascal van de Walle

Section 75W Modification Application – MP08_0065 - Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181)

Dear Sir,

Further to the correspondence dated 16 May 2014, please find below the response on behalf of Goodman Property Services (Aust) Pty Ltd to the issues raised by the Department of Planning and Environment.

Issues & Responses

1. *Details of bio-banking and if consultation has been carried out with the NSW Office of Environment and Heritage*

Response: As previously confirmed in correspondence to the Department of Planning and Environment, it is no longer proposed to include bio banking as part of State Significant Development (SSD 6078). Should bio-banking be pursued in the future, it will be the subject of a future 75W Modification Application to further modify the Concept Plan and a Section 96 Application to modify SSD 6078 once determined.

2. *A more detailed description and rationale is required for each of the proposed modifications to the "Estate Masterplan" (Plan No. OAK DA 02(K)) and "Subdivision Plan" (Plan No. OAK DA 04(A)).*

Response: The proposed changes to the Estate Masterplan and Subdivision Plan are a result of the design of the facility proposed on Lot 3 and the provision of a turning head on the adjoining site being Lot 82 75204 (known as Oakdale South) which has been developed to accommodate the particular requirements of a customer. The particulars of the new scheme which impact on the estate layout are as follows:

- Consolidation of Lots 3A and 3B to form a single allotment known as Lot 3
- Provision of a single facility on the proposed Lot 3 comprising a floor area of 88,295sqm
- A turning head which extends into the adjoining land (Lot 82 DP75204) equating to 0.25 hectares in area.

The previous Masterplan for the estate sought to accommodate two separate facilities on this allotment with a line of subdivision to demarcate the boundary. Due to market demand and requirements of the customer, a single facility is considered a more suitable built outcome that will be in keeping with the character of the estate and surrounding employment lands. The height of this facility will be generally consistent with the proposed built form on estate allotments 1C and 2B, and while the floor area (being 88,295sqm) will be greater than other facilities within the estate, a sufficient level of amenity will be maintained by virtue of the landscaping, material selection and colour schemes. The architectural design is consistent with the other facilities in the estate and will ensure a high quality presentation.

It is considered necessary to provide a turning head on the adjoining land to enable safe access and manoeuvring of vehicles within the estate, particularly heavy rigid vehicles entering/exiting the facilities. This road extension is consistent with the development plans for the Oakdale South Estate and the turning head will be transformed to a roundabout once Oakdale South is developed and there is increased vehicle movements which demand the infrastructure. The plans which accompany SSD 6078 in **Appendix 6** provide an illustration of the turning head and subsequent future design to enable it to be used for such purposes.

The quantum of areas stipulated in the General Terms of Approval are proposed to remain unchanged as the subject modification relates only to the subdivision pattern, provision of a single facility on proposed Lot 3 and the turning head.

Accordingly, the modifications sought to the Estate Master Plan and Subdivision Plan represents a minor departure from the Concept Plan and do not raise any environmental concerns.

3. *With regards to the proposed amalgamation of Lots 3A and 3B into a single Lot 3, the following additional information is required:*

- *the "Subdivision Plan" is required to be amended by deleting the reference to Lots 3A and 3B, and replacing these with a reference to Lot 3 (including the total area of proposed Lot 3); and*
- *confirmation that the proposed boundary of the new amalgamated Lot 3 will remain the same as that of Lots 3A and 3B.*

Response: A revised Subdivision Plan has been prepared by SBA Architects and is annexed to this submission (see **Appendix 1**) which deletes reference to Lots 3A and 3B, amending the notation to "Lot 3" (plan reference **Subdivision Plan OAK DA 04 (B) 22 May 2014**). It is requested that this plan be referenced in Condition 1 under the General Terms of Approval.

The area of Lot 3 is proposed to remain unchanged from the Concept Approval with the resultant allotment size being 15.59 hectares. The alignment of Lot 3 will remain the same as was previously approved for Lots 3A and 3B and shall not encroach on the biodiversity lots.

We trust that all issues have now been adequately addressed to enable the application to be favourably determined concurrently with SSD 6078.

Should you require further information, please contact the undersigned on 8298 6800.

Yours Faithfully,



Andrew Cowan
Senior Planner
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Appendix 1

Estate Subdivision Plan