

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Lindsey Blecher
Team Leader
Industry Assessments

Sydney

11 November 2022

SF22/117930

SCHEDULE 1

Development consent: SSD-9794683 granted by the Director, Industry Assessments on 16 December 2021

For the following: Oakdale West Estate Stage 3 Development including construction, fit out, operation and use of warehouse buildings 2A, 2C and 2D, associated office space and parking

Modification 1

Modification Application: SSD-9794683-MOD-1

Amendments to warehouses 2C and 2D layouts, building footprints, car park, façade design, signage locations, and landscaping

Applicant: Goodman Property Services (Aust) Pty Ltd

Consent Authority: Minister for Planning

The Land: 19 Emporium Avenue, Kemps Creek NSW 2178 (Lot 107 DP 1262310)

SCHEDULE 2

This consent is modified as follows:

In Definitions

1. Delete the definition for development and replace with the following:

| | |
|-------------|--|
| Development | The development described in Schedule 1, the EIS and RTS, including construction and operation of three warehouses and associated office space and infrastructure, as modified by the conditions of this consent and shown on the plans in Appendix 1 and as modified by SSD-9794683-MOD-1 |
|-------------|--|

2. Add the following definitions in alphabetical order:

| | |
|--------------------------|--|
| Modification Application | The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification application made under the EP&A Act: |
|--------------------------|--|

- a) Section 4.55(1A) modification application, Oakdale West Industrial Estate Stage 3 SSD 9794683 – Modification Application 1, 19 Emporium Avenue, Kemps Creek, prepared by Keylan Consulting, dated 19 August 2022.

In Schedule 2, Part A Administrative Conditions

3. In Condition A2, relabel sub-clauses (d) and (e) as sub-clauses (e) and (f).

4. In Condition A2, insert new sub-clause (d) immediately after (c) as follows:

(d) in accordance with the Modification Application;

5. Delete Condition A6 and replace with the following:

A6. The total area of warehousing and office space at the development must not exceed the following maximum gross lettable area:

- (a) Building 2A – 35,612 square metres;
- (b) Building 2C – 11,047 square metres;
- (c) Building 2D – 5,753 square metres.

In Appendix 1

6. Delete the schedule of plans and replace with the following:

Architectural Plans prepared by SBA Architects Pty Ltd

Lot 2A

| Drawing | Revision | Title | Date |
|----------------|-----------------|--------------------------------|-----------------|
| OAK 2A DA000 | H | Cover Page | 21 October 2021 |
| OAK 2A DA001 | H | Perspectives – Office 2A | 21 October 2021 |
| OAK 2A DA010 | O | Site Plan | 25 October 2021 |
| OAK 2A DA200 | I | Roof Plan | 20 October 2021 |
| OAK 2A DA201 | J | Floor Plans - Office | 22 October 2021 |
| OAK 2A DA203 | F | Floor Plans – Dock Offices | 20 October 2021 |
| OAK 2A DA210 | N | Warehouse Elevations & Section | 29 October 2021 |
| OAK 2A DA211 | I | Elevations Office | 21 October 2021 |
| OAK 2A DA300 | I | Signage Plan | 20 October 2021 |

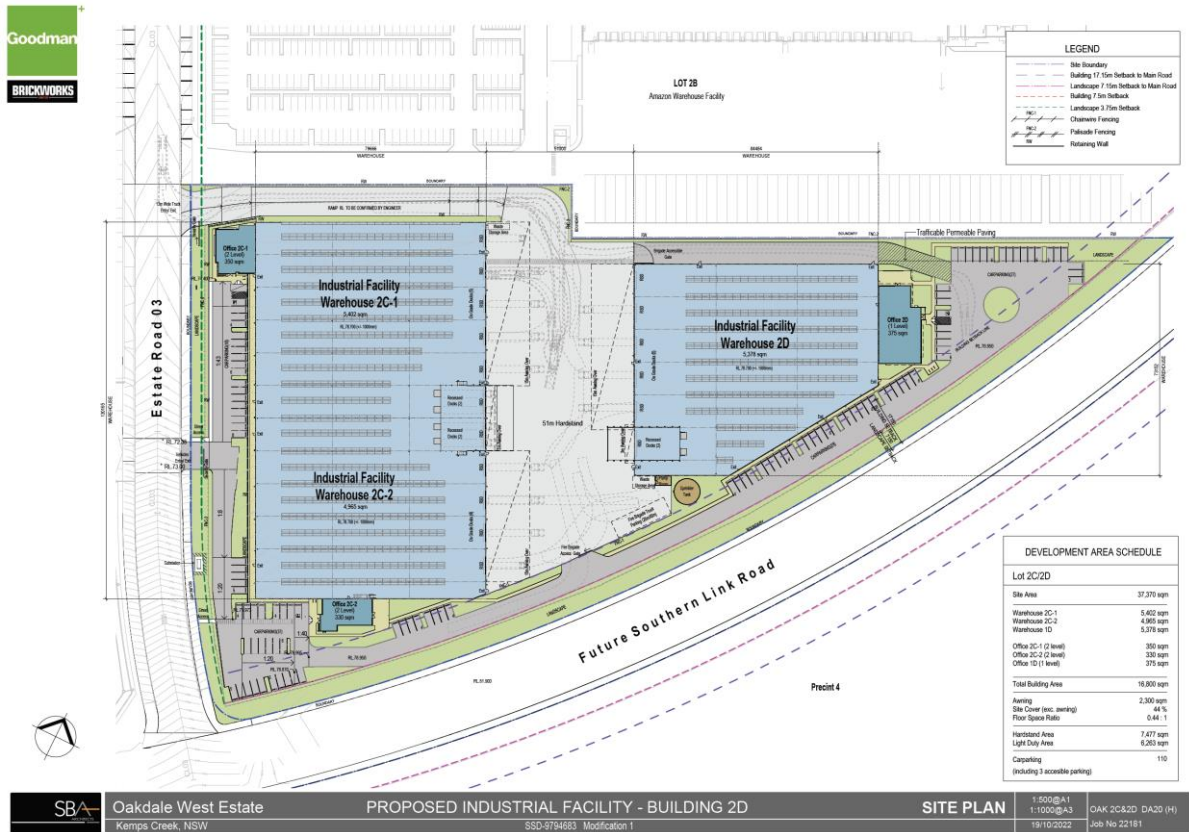
Lot 2C and 2D

| | | | |
|-------------------|----|---------------------------|------------------|
| OAK 2C & 2D DA000 | H | Cover Page | 29 October 2021 |
| OAK 2C & 2D DA001 | G | Office Perspectives | 29 October 2021 |
| OAK 2C & 2D DA002 | PF | Warehouse Perspective | 28 October 2021 |
| OAK 2C & 2D DA20 | H | Site Plan | 19 October 2022 |
| OAK 2C & 2D DA300 | A | Roof Plan | 8 August 2022 |
| OAK 2C & 2D DA305 | E | Floor Plan – Office 2C1 | 28 October 2021 |
| OAK 2C & 2D DA306 | F | Floor Plan – Office 2C2 | 16 November 2021 |
| OAK 2C & 2D DA307 | F | Floor Plan – Office 2D | 16 November 2021 |
| OAK 2C & 2D DA310 | E | Elevations – Warehouse 2C | 21 October 2022 |
| OAK 2C & 2D DA311 | B | Elevations – Warehouse 2D | 19 August 2022 |
| OAK 2C & 2D DA312 | G | Office Elevations – 2C1 | 29 October 2021 |
| OAK 2C & 2D DA313 | G | Office Elevations – 2C2 | 29 October 2021 |
| OAK 2C & 2D DA314 | G | Office Elevations – 2D | 29 October 2021 |
| OAK 2C & 2D DA315 | D | Sections - Warehouse | 28 October 2021 |
| OAK 2C DA400 | E | Signage Plan | 16 November 2021 |

Landscape Plans prepared by Scape Design Pty Ltd

| Drawing | Revision | Title | Date |
|----------------|-----------------|---|------------------|
| L.SK.00 | H | Cover Sheet | 23 November 2021 |
| L.SK.01 | F | Landscape Sketch Plan – Lot 2A | 1 November 2020 |
| L.SK.02 | G | Landscape Sketch Plan – Lot 2C & 2D | 24 October 2022 |
| L.SK.03 | F | Planting Plan – Lot 2A | 1 November 2020 |
| L.SK.04 | G | Planting Plan – Lot 2C & 2D | 18 August 2022 |
| L.SK.05 | F | Planting Schedule – Lot 2A | 1 November 2020 |
| L.SK.06 | G | Planting Schedule – Lot 2C & 2D | 18 August 2022 |
| L.SK.07 | D | Character & Materials | 23 November 2021 |
| L.SK.105 | F | Landscape – Detailed Plan & Notes – Lot 2A | 1 November 2020 |
| L.SK.106 | E | Landscape – Detailed Plan & Notes – Lot 2C & 2D | 18 August 2022 |
| L.SK.200 | G | Carpark Details | 18 August 2022 |
| L.SK.201 | E | Landscape – Typical Street Sections – Lot 2A | 1 November 2020 |
| L.SK.202 | D | Landscape – Typical Street Sections – Lot 2C & 2D | 23 November 2021 |

7. Delete Figure 5 and replace with the following:



8. Delete Figure 6 and replace with the following:



9. Delete Figure 7 and replace with the following:



INDICATIVE EXTERNAL FINISHES LEGEND

| | | | | | | | | | | | | | | | | | | | | |
|-------------|---------------|--------------------|-----------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1. CONCRETE | 11. BRICKWORK | 21. METAL CLADDING | 31. GLASS | 41. POLYURETHANE | 51. POLYURETHANE | 61. POLYURETHANE | 71. POLYURETHANE | 81. POLYURETHANE | 91. POLYURETHANE | 101. POLYURETHANE | 111. POLYURETHANE | 121. POLYURETHANE | 131. POLYURETHANE | 141. POLYURETHANE | 151. POLYURETHANE | 161. POLYURETHANE | 171. POLYURETHANE | 181. POLYURETHANE | 191. POLYURETHANE | 201. POLYURETHANE |
|-------------|---------------|--------------------|-----------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|

10. Delete Figure 8 and replace with the following:



**End of modification
(SSD-9794683-MOD-1)**