

Modification of Development Consent

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

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



Chris Ritchie
Director
Industry Assessments

Sydney

23 February 2021

File: EF21/518

SCHEDULE 1

Development consent: SSD 6917 granted by the then Executive Director, Key Sites and Industry Assessments on 26 October 2016

For the following: The Staged Development Application for the Oakdale South Industrial Estate comprised of:

A Concept Proposal with:

- 395,880 m² of GFA comprised of 376,295m² of warehousing and 19,585m² of ancillary office 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.

A Stage 1 Development Application including:

- staged subdivision;
- construction of bulk and detailed earthworks;
- construction of internal estate roads, water, sewer, telecommunications and gas infrastructure;
- construction of stormwater management devices;
- 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 m²;
 - Precinct 4: three warehouse buildings with a total GFA of 48,256 m²;
 - and
 - Precinct 5: one warehouse building with a GFA of 84,075 m²

Modification 13

Modification Application: SSD-6917-Mod-13

Modification to Conditions D32 and D33 to update the Bushfire Attack Level construction requirements for the warehouse building approved for Lot 1C in accordance with the relevant standards

Applicant: Goodman Property Services (Aust) Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land:

Lot 12 in Deposited Plan 1178389 and Lot 87 in Deposited Plan 752041,
Kemps Creek

SCHEDULE 2

This consent is modified as follows:

1. In the list of definitions delete the definition for Modification Assessments and replace with:

Modification Assessments	<p>The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act:</p> <ul style="list-style-type: none">a) Modification Application SSD 6917 MOD 1 lodged by the Applicant on 18 November 2016 to amend the Concept Proposal and Stage 1 DA layouts of the Oakdale South Industrial Estateb) Modification Application SSD 6917 MOD 3 lodged by the Applicant on 5 April 2017 to temporarily extend the permissible construction hours for fill importation under the Stage 1 DA, excluding the proposed amendments to the management at Appendix E of the modification applicationc) Modification Application SSD 6917 MOD 4 lodged by the Applicant on 29 June 2017 to amend the Concept Proposal and Stage 1 DA layouts, estate road network and landscaping of the Oakdale South Industrial Estated) Modification Application SSD 6917 MOD 5 lodged by the Applicant on 11 October 2017 to amend Condition E27A and Condition E37e) Modification Application SSD 6917 MOD 6 lodged by the Applicant on 25 January 2018 to amend the Vegetation Management Plan, Biodiversity Offset Strategy, Condition E46, Condition E47 and the Landscape Plansf) Modification Application SSD 6917 MOD 7 lodged by the Applicant on 19 February 2018 to add additional hardstand and amend the E2 Environmental Conservation zoneg) Modification Application SSD 6917 MOD 8 lodged by the Applicant on 17 December 2019 to increase the maximum height limit for Precinct 5 from 15 m to 16.5 mh) Modification Application SSD 6917 MOD 9 lodged by the Applicant on 21 February 2019 to amend the Concept proposal plan by consolidating the two warehouses in Precinct 6 into one warehousei) Modification Application SSD 6917 MOD 10 lodged by the Applicant on 19 June 2019 to enable storage of dangerous goods within Warehouse 1Dj) Modification Application SSD 6917 MOD 11 lodged by the Applicant on 19 June 2019 to update the Vegetation Management Plan (VMP) and remove the Biodiversity Offset Strategy (BOS)k) Modification Application SSD 6917 MOD 12 lodged by the Applicant on 27 October 2020 to amend the approved Concept Proposal within Precincts 1 and 2, changes to the approved Stage 1 development and fit-out and use of Warehouse 1D-1 for the purposes of pallet storage
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- i) Modification Application SSD 6917 MOD 13 lodged by the Applicant on 14 January 2021 to modify Conditions D32 and D33 to update the Bushfire Attack Level construction requirements for the warehouse building approved for Lot 1C in accordance with the relevant standards.

In Schedule D: Conditions of Consent for the Stage 1 DA

2. Conditions D32 and D33 are deleted and replaced with the following:

D32. Construction of the northern, southern and western elevation(s) and roof of Building 1C shall comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate, and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.

D33. Construction of the eastern elevation(s) of Building 1C shall comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate, and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.

**End of modification
(SSD 6917 MOD 13)**