

# Modification of Development Consent

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

As delegate for the Minister for Planning, under delegation executed on 11 October 2017, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Chris Ritchie  
Director  
Industry Assessments

Sydney 11 DECEMBER 2018

File: EF18/2818

### SCHEDULE 1

<b>Application No:</b>	SSD 6917
<b>Applicant:</b>	Goodman Property Services (Aust) Pty Ltd
<b>Consent Authority:</b>	Minister for Planning
<b>Development:</b>	Oakdale South Industrial Estate, Lot 12 DP 1178389 and Lot 87 DP 752041, Kemps Creek, Penrith local government area
<b>Date of Original Consent:</b>	26 October 2016
<b>Modification:</b>	SSD 6917 MOD 7 – Amendment to add additional hardstand and amend the E2 Environmental Conservation zone.

### SCHEDULE 2

This consent is modified as follows:

1. Delete the definition for "Development" and replace with:

Development	The development as described in the EIS, RTS known as SSD 6917 for the Oakdale South Industrial Estate, approved by this Development Consent and as described in Schedule A and modified by the section 4.55(2) modification application (SSD 6917 MOD 1), the section 4.55(1A) modification application (SSD 6917 MOD 3), the section 4.55(1A) application (SSD 6917 MOD 4), the section 4.55(1) application (SSD 6917 MOD 5), the section 4.55(1A) application (SSD 6917 MOD 6) and the section 4.55(1A) application (SSD 6917 MOD 7)
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2. Insert the following definitions in alphabetical order:

SSD 6917 MOD 7	The section 4.55(1A) modification application lodged by the Applicant on 19 February 2018 to add additional hardstand and amend the E2 Environmental Conservation zone
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#### In Schedule B: Conditions of Consent for Concept Proposal

3. Delete and replace Condition B4 as follows:

B4.	The Applicant shall carry out the Development generally in accordance with the:
(a)	EIS and RTS;
(b)	the letter titled 'Re: SSD6917 Oakdale South Industrial Estate, TransGrid Easement Flood Extents', ref 14-193-ATL-TRANSGRID-L2, prepared by At&I, dated 18 May 2016 and all appendices;

- (c) the Supplementary Response to Submissions titled 'Re: Oakdale South Estate SSDA\_6917' and all annexures, prepared by Urban Advisory Services, dated 12 July 2016;
- (d) the letter report titled 'Oakdale South Estate, Operational Noise Contours, Adverse Weather Conditions', prepared by SLR, dated 13 July 2016;
- (e) the letter titled 'Re: Oakdale South Estate - State Significant Development Application Ref. 6917' and all annexures, prepared by Urban Advisory Services, dated 8 September 2016;
- (f) the section 4.55(2) Modification Application prepared by Urbis, dated 4 November 2016 and all supporting information;
- (g) the section 4.55(1A) Modification Application SSD 6917 MOD 3, prepared by Goodman, dated 5 April 2017 and all supporting documentation, excluding Appendix E;
- (h) the section 4.55(1A) Modification Application SSD 6917 MOD 4, prepared by Urbis, reference: "Oakdale South MOD 4\_Final" and all supporting documentation;
- (i) the section 4.55(1) Modification Application SSD 6917 MOD 5, prepared by Goodman, dated 1 November 2018 and all supporting information;
- (j) the section 4.55(1A) Modification Application SSD 6917 MOD 6, prepared by Goodman, dated 26 March 2018 and all supporting information;
- (k) the section 4.55(1A) Modification Application SSD 6917 MOD 7, prepared by Goodman, dated 19 February 2018 and all supporting information;
- (l) the development layout plans and drawings listed at **Appendix 1**; and
- (m) the Management and Mitigation Measures at **Appendix 3**.

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

4. Delete and replace Condition D2 as follows:

D2. Development Consent is granted to the 'Stage 1 works' as described in Schedule A, the conditions contained in this Development Consent and the EIS, as amended by the RTS and SSD 6917 MOD 1, SSD 6917 MOD 3, SSD 6917 MOD 4, SSD 6917 MOD 5, SSD 6917 MOD 6 and SSD 6917 MOD 7.

5. Delete and replace Condition D3 as follows:

D3. The Applicant shall carry out the Development in accordance with the:

- (a) EIS and RTS;
- (b) the letter titled 'Re: SSD6917 Oakdale South Industrial Estate, TransGrid Easement Flood Extents', ref 14-193-ATL-TRANSGRID-L2, prepared by At&I, dated 18 May 2016 and all appendices;
- (c) the Supplementary Response to Submissions titled 'Re: Oakdale South Estate SSDA\_6917' and all annexures, prepared by Urban Advisory Services, dated 12 July 2016;
- (d) the letter report titled 'Oakdale South Estate, Operational Noise Contours, Adverse Weather Conditions', prepared by SLR, dated 13 July 2016;
- (e) the letter titled 'Re: Oakdale South Estate - State Significant Development Application Ref. 6917' and all annexures, prepared by Urban Advisory Services, dated 8 September 2016;
- (f) the section 96(2) Modification Application prepared by Urbis, dated 4 November 2016 and all supporting documentation;
- (g) the section 96(1A) Modification Application SSD 6917 MOD 3, prepared by Goodman, dated 5 April 2017 and all supporting documentation, excluding Appendix E;
- (h) the section 96(1A) Modification Application SSD 6917 MOD 4, prepared by Urbis, reference: "Oakdale South MOD 4\_Final" and all supporting documentation;
- (i) the section 4.55(1) Modification Application SSD 6917 MOD 5, prepared by Goodman, dated 1 November 2018 and all supporting information;
- (j) the section 4.55(1A) Modification Application SSD 6917 MOD 6, prepared by Goodman, dated 26 March 2018 and all supporting documentation;
- (k) the development layout plans and drawings listed at **Appendix 1**; and
- (l) the Management and Mitigation Measures at **Appendix 3**.

**In Appendix 1 – Schedule of Approved Concept Proposal Drawings**

6. Delete and replace the "Master Plan Drawings Prepared by SBA Architects" as follows:

<b>Master Plan Drawings Prepared by SBA Architects</b>			
<b>Drawing No.</b>	<b>Rev.</b>	<b>Name of Plan</b>	<b>Date</b>
OAK MP 01	GG	Cover Sheet	09/02/2018
OAK MP 02	SS	SSDA Masterplan	09/02/2018
OAK MP 03	S	SSDA Stage 1 Development	19/06/2017
OAK MP 04	T	Precinct 1 Plan	19/06/2017
OAK MP 06	N	Indicative Ultimate Lot Layout	11/05/2017

OAK MP 07	N	Site Analysis Plan	19/06/2017
OAK MP 08	P	Existing Zoning	09/02/2018
OAK MP 09	J	Infrastructure Staging Plan	28/04/2017
OAK MP 10	P	Building Staging Plan (Indicative)	06/11/2017
OAK MP 11	N	Signage Precinct 1 Plan	03/08/2017
OAK MP 13	N	Fire Protection Plan	02/08/2017
OAK MP 14	P	Restoration Zones	19/06/2017
OAK MP 15	K	Fencing Plan	19/06/2017
OAK MP 16	D	SSDA Masterplan	09/02/2018