

# 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 21 FEBRUARY 2019

File: DOC19/96231

### 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 10 DP 1244678, Kemps Creek, Penrith Local Government Area
<b>Date of Original Consent:</b>	26 October 2016
<b>Modification:</b>	SSD 6917 MOD 9 – Modification to amend the Concept proposal plan by consolidating the two warehouses in Precinct 6 into one warehouse.

### SCHEDULE 2

This consent is modified as follows:

- Delete the definitions for Concept Proposal and Development and insert the following definitions in alphabetical order:

Concept Proposal	The Concept Proposal comprised of 335,317m <sup>2</sup> of GFA comprised of 320,946m <sup>2</sup> of warehousing GFA and 14,371m <sup>2</sup> of ancillary office floor spaces, six development precincts with a total of 14 building envelopes, and conceptual layouts, site levels, road layout, urban design controls, conceptual landscape designs and infrastructure arrangements.
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 96(2) modification application (SSD MOD 1) and as modified by section 96(1A) modification application (SSD 6917 MOD 4) and modified by section 4.15(1A) modification application (SSD 6917 MOD 9).
- Insert the following new definition in the list of definitions in alphabetical order:

### In Schedule B: Conditions of Consent for Concept Proposal

3. Delete Condition B4 and replace with the following:

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 96(2) Modification Application prepared by Urbis, dated 4 November 2016 and all supporting information;
- (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(1A) Modification Application SSD 6917 MOD 9 prepared by Urbis dated 6 December 2018 and all supporting documentation;
- (j) the development layout plans and drawings listed at **Appendix 1**; and the Management and Mitigation Measures at **Appendix 3**

4. Delete Condition B9 and Table 1 and replace with the following:

The following limits apply to the Concept Proposal for the Development:

- a. the maximum GFA for the land uses in the Development shall not exceed the limits outlined in **Table 1** below;
- b. no car parking is permitted in the TransGrid easement;
- c. no loading docks, delivery bays or heavy vehicle movements are permitted along the southern property boundary;
- d. the loading dock, heavy vehicle route and associated hardstand along the southern elevation of building 5A are not permitted; and

*Table 1: GFA Maximum for Concept Proposal*

Land Use	Maximum GFA (m <sup>2</sup> )
Total General Warehousing	320,946
Total Office	14,371
<b>Total GFA</b>	<b>335,317</b>

### In the Appendices

5. Delete and replace the table in Appendix 1 – Approved Concept Proposal Drawings as follows:

## APPENDIX 1 – SCHEDULE OF APPROVED CONCEPT PROPOSAL DRAWINGS

Master Plan Drawings Prepared by SBA Architects			
Drawing No.	Rev.	Name of Plan	Date
OAK MP 01	HH	Cover Sheet	28/09/2018
OAK MP 02	WW	SSDA Masterplan	06/12/2018
OAK MP 03	T	SSDA Stage 1 Development	28/09/2018
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	Q	Existing Zoning	28/09/2018
OAK MP 09	J	Infrastructure Staging Plan (Indicative)	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	P	Bushfire Protection Plan	28/09/2018
OAK MP 14	Q	Restoration Zones	28/09/2018
OAK MP 15	K	Fencing Plan	19/06/2017
OAK MP 16	E	SSDA Masterplan	28/09/2018
Concept Landscape Plans prepared by Site Image Landscape Architects			
Drawing No.	Rev.	Name of Plan	Date
LR-003	R	Landscape Concept Master Plan	07/12/2018
LR-004	Q	Typical Landscape Site Section	03/04/2018
LR-005	R	Southern Boundary Landscape Section	07/12/2018
LR-006	R	Eastern Boundary Landscape Section	07/12/2018
LR-007	R	Vegetation Typologies	07/12/2018
LR-008	Q	Typical Species List and Reference Table	03/04/2018
LR-009	R	Street Tree Master Plan	07/12/2018
LR-010	Q	Streetscape Typical Detail	03/04/2018
LR-011	Q	Landscape Node 1 – Plan & Section	03/04/2018
LR-012	Q	Landscape Node 2 – Plan / Section	03/04/2018
LR-013	R	Stage 1 Development	07/12/2018