

Modification of Development Consent

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

As delegate for the Minister for Planning and Public Spaces 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

8 October 2021

File: SSD-7348

SCHEDULE 1

Development Consent

Development Consent:

SSD 7348 granted by the Minister for Planning and Public Spaces on 13 September 2019

For the following:

A Concept Proposal including:

- concept layout of 22 warehouse buildings inclusive of dock offices and ancillary offices providing 476,000 square metres of gross lettable area, built over five development stages;
- concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and
- development controls.

A Stage 1 Development including:

- bulk earthworks across all five stages including retaining walls and noise walls;
- lead in services including but not limited to drainage, power, sewer, water and telecommunications;
- service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;
- construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;
- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection; and
- works within Lot 9 DP1157476 including reconfiguration of car park, relocation of car park access on Lockwood Road, infrastructure, landscaping and all works associated with the WNSLR.

Modification 7

Modification Application: SSD-7348-Mod-7

Modification to:

- Concept Proposal - including changes to earthworks levels and building layouts in Precinct 4, earthworks pad and lot boundary in Precinct 3 and layout of estate road 7
- Stage 1 Development – including bulk earthworks and construction of retaining walls in Precincts 3 and 4 and construction of a lot boundary fence in Precinct 1

Applicant: Goodman Property Services (Aust) Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: Lot 26 DP 1269741

SCHEDULE 2

This consent is modified as follows:

1. Delete the definition for Development, and insert the following definitions in alphabetical order:

Development	The development described in the EIS and RtS, including construction and operation of 18 warehouse buildings, offices and associated infrastructure, as modified by the conditions of this consent and shown on plans in Appendix 1, Appendix 2 and Appendix 3 and as modified by SSD 7348 MOD 1, SSD 7348 MOD 2, SSD 7348 MOD 3, SSD 7348 MOD 4, SSD 7348 MOD 5, SSD 7348 MOD 6, SSD 7348 MOD 7 and SSD 7348 MOD 8.
SSD 7348 MOD 7	The Section 4.55(1A) modification application prepared by Keylan Consulting Pty Ltd, titled 'Assessment Report Section 4.55(1A) Modification, SSD 7348 Modification 7', dated July 2021

In Schedule B: Conditions for the Concept Proposal

2. Delete Condition B9(e) and replace with the following:

B9(e). forklifts are not to operate during the night-time period on Lots 2C, 2D, 2E, 3B, 3C, 3D, 3E, 4A and 5A; and

3. Amend Table 3 in Condition B18 by deleting the noise limits for "All other non-associated residences" and replacing with the following:

Location	Day LA _{eq} (15 minute)	Evening LA _{eq} (15 minute)	Night LA _{eq} (15 minute)	L _A Max
N9 to N14	47	42	42	52

4. Delete item 2. from the Notes under Condition B18.

5. Delete Condition B20(b) and replace with the following:

B20(b). the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016 and updated 13 January 2020, the SSD-7348 (MOD 6) Bushfire Hazard Assessment prepared by Blackash Bushfire Consulting, dated 12 November 2020 and SSD-7348 (MOD 7) Bushfire Hazard Assessment prepared by Blackash Bushfire Consulting, dated 27 May 2021; and

In Schedule C: Conditions for Future Development Applications

6. Delete Condition C12(b) and replace with the following:

C12(b) the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016 and updated 13 January 2020, the SSD-7348 (MOD 6) Bushfire Hazard Assessment prepared by Blackash Bushfire Consulting, dated 12 November 2020 and SSD-7348 (MOD 7) Bushfire Hazard Assessment prepared by Blackash Bushfire Consulting, dated 27 May 2021; and

In Schedule D: Conditions for State 1 DA

Part 2 - Environmental Performance Conditions

7. Delete Condition D43 and replace with the following:

D43. All signage and fencing must be erected in accordance with the plans in the RtS, as modified by SSD-7348 MOD 7.

8. Insert new Condition D44A after Condition D44 as follows:

D44A. Notwithstanding the controls listed in Condition D44, the Applicant may construct a 2.4 m high boundary fence between Lots 1A and 1B/1C.

9. Replace Condition D75(b) with new Conditions D75(b) and D75(c) as follows:

D75(b). A Noise Verification Report must be prepared by a suitably qualified and experienced acoustic consultant and submitted to the satisfaction of the Planning Secretary at the following stages of the development:

- (a) within three months of commencing operation of any buildings on the site; and
- (b) two years after commencing operation of any buildings on the site.

D75(c). The Noise Verification Reports required by Condition D75(b) must include:

- (a) an analysis of compliance with the noise limits in Condition B18, undertaken in accordance with the *NSW Noise Policy for Industry* (EPA 2017) and Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Australian Standards 2018);
- (b) a detailed maximum noise level event assessment undertaken in accordance with the *NSW Noise Policy for Industry* (EPA 2017);
- (c) an assessment of the performance and effectiveness of applied noise mitigation measures, including the noise barrier; and
- (d) identification of additional noise control measures to be implemented to address any exceedances of the limits in Condition B18 and details of when these measures would be implemented and how their effectiveness would be measured and reported to the Planning Secretary.

In the Appendices

10. Replace Table 7 in Appendix 1 with new tables as follows:

Table 7: Schedule of Approved Plans – Concept Proposal

Architectural Plans prepared by SBA Architects			
Drawing	Title	Issue	Date
OAK MP 02	Estate Masterplan	E	10 August 2021
OAK MP 03	Western North South Link Road	B	30 July 2020
OAK MP 05	Precinct 1 Plan	F	30 July 2020
OAK MP 06	Precinct Plan	C	24 November 2020
OAK MP 07	Indicative Ultimate Lot Layout	C	2 June 2021
OAK MP 08	Site Analysis Plan	B	30 July 2020
OAK MP 11	Building Staging Plan (Indicative)	B	2 June 2021

OAK MP 12	Signage Precinct 1 Plan	B	30 July 2020
OAK MP 13	Fire Protection Plan	F	25 November 2020

Landscape Plans prepared by Scape Design Landscape Architecture			
Drawing	Title	Issue	Date
L.SK.000	Cover Sheet	M	16/8/21
L.SK.100	Landscape Master Plan – OWE MOD 6	N	16/8/21
L.SK.101	Street Trees & Planting Masterplan	J	24/6/21
L.SK.102	Planting Schedule – OWE MOD 5	J	24/6/21
L.SK.200	Landscape Sections – OWE MOD 5	C	23/10/20

B1. Civil Plans prepared by AT&L			
Drawing	Title	Issue	Date
15-272-C0000	Cover Sheet	A11	4-6-21
15-272-C0001	General Arrangement Master Plan	A15	4-6-21
15-272-C0002	Existing Site Plan	A14	4-6-21
15-272-C0003	Precinct Plan	A15	4-6-21
15-272-C0004	Stage 1 SSD Approval Extents Sheet 1 of 2	A18	4-6-21
15-272-C0005	Stage 1 SSD Approval Extents Sheet 2 of 2	A13	4-6-21
15-272-C0006	Cut/Fill Plan	A13	4-6-21
15-272-C0007	Stormwater Drainage Catchment Plan (Pre-Developed)	A11	4-6-21
15-272-C0008	Stormwater Drainage Catchment Plan (Developed)	A11	4-6-21
15-272-C0009	Erosion and Sediment Control Master Plan	A14	4-6-21
15-272-C0010	Typical Sections Sheet 1	A13	4-6-21
15-272-C0011	Typical Sections Sheet 2	A11	4-6-21
15-272-C0012	Typical Sections Sheet 3	A12	4-6-21
15-272-C0013	Typical Sections Sheet 4	A10	4-6-21
15-272-C0014	Typical Sections Sheet 5	A1	4-6-21
15-272-C0020	Western North-South Link Road General Arrangement Plan	A12	4-6-21
15-272-C0021	Western North-South Link Road Stormwater Drainage Catchment Plan (Pre-Developed)	A11	4-6-21
15-272-C0022	Western North-South Link Road Stormwater Drainage Catchment Plan (Developed)	A11	4-6-21
15-272-C0023	Western North-South Link Road Proposed Land Acquisition Plan	A15	4-6-21
15-272-C1003	Precinct General Arrangement Plan	A18	4-6-21
15-272-C1004	Typical Site Sections Sheet 1 of 6	A14	4-6-21
15-272-C1005	Typical Site Sections Sheet 2 of 6	A13	4-6-21

11. Replace Figure 1 and Figure 2 in Appendix 1 with new figures as follows:

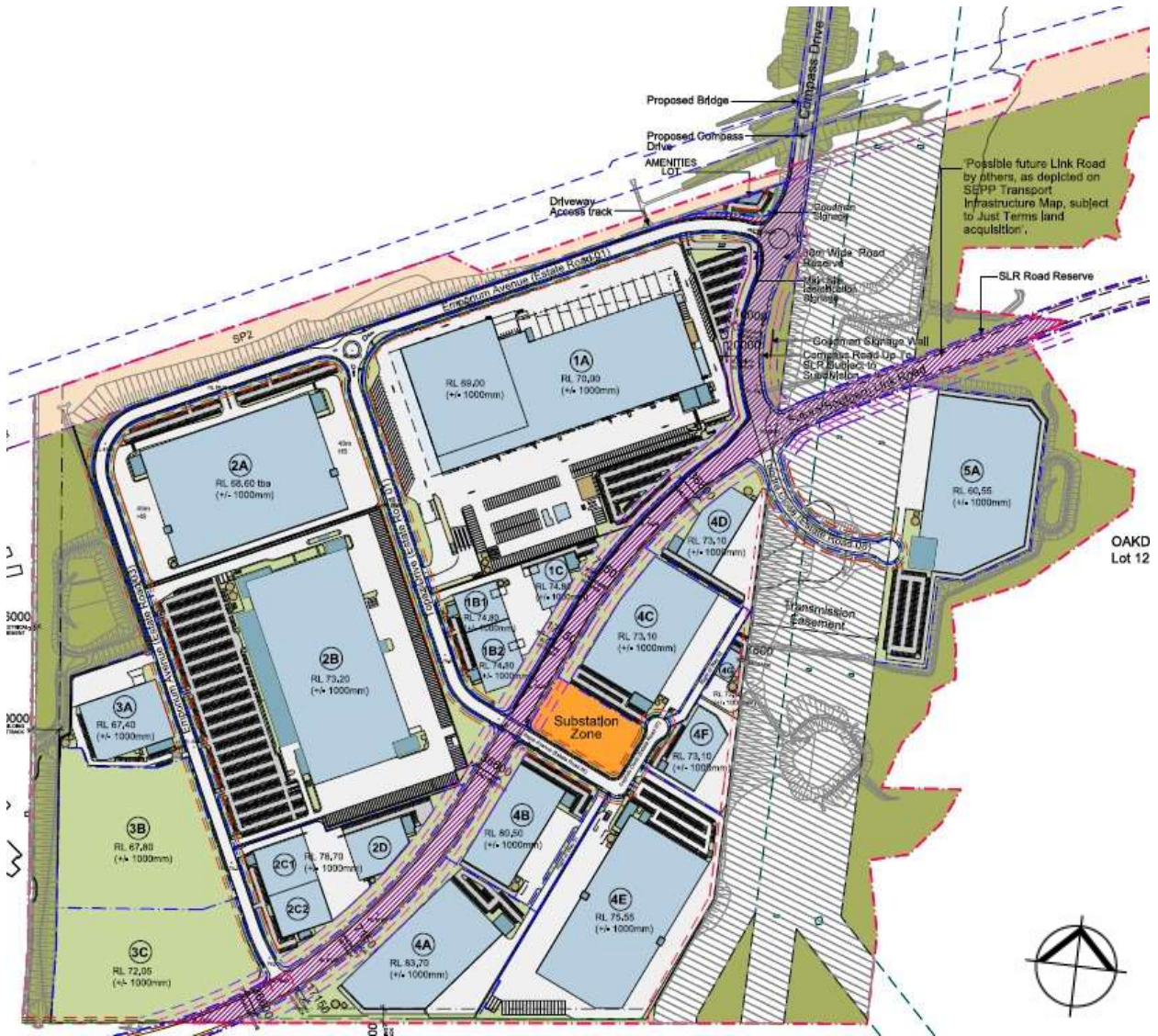


Figure 1: Concept Proposal Layout (MOD 7)



Figure 2: Staging Plan (MOD 7)

12. Replace Figure 6 in Appendix 5 with a new figure as follows:



Figure 6: Noise Receivers and Noise Wall Locations