

Modification of Development Consent

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

As delegate of the Minister for Planning under delegation executed on 9 March 2022, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Pamela Morales
A/Team Leader
Industry Assessments

Sydney

17 August 2022

File: EF22/2154

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 18 warehouse buildings inclusive of dock offices and ancillary offices providing 556,824 square metres of gross lettable area, built over seven 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 88,876 square metres of gross lettable area;
- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2 and 8 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 8 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;
- 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 10

Modification Application:	SSD-7348-Mod-10
	Modification to: <ul style="list-style-type: none">• update Precinct 1 signage plans, including façade signage.
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning
The Land:	2 Sepia Road, Kemp's Creek NSW 2178 (Lot 105 DP 1262310) 19 Emporium Avenue, Kemp's Creek NSW 2178 (Lot 107 DP 1262310)

SCHEDULE 2

The consent is modified as follows:

In Definitions

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 the 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 8, SSD-7348-MOD-9 and SSD-7348-MOD-10.
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SSD-7348-MOD-10	The Section 4.55(1A) modification application prepared by Goodman Property Services (Aust) Pty Ltd, titled 'SSD7348 MOD 10, Oakdale West Stage – s.4.55(1A) Application to Modify Architecture Plans', dated 4 July 2022.
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In Schedule D Part 2: Environmental Performance Conditions

2. Delete condition D43 and replace with the following:

D43. All signage and fencing must be erected in accordance with the plans at Appendix 1 and Appendix 2, as modified.

In the Appendices

3. In Appendix 1 – Concept Proposal, in Table 7, delete the following row:

Table 7: Schedule of Approved Plans – Concept Proposal

Architectural Plans prepared by SBA Architects			
Drawing	Title	Issue	Date
OAK MP 12	Signage Precinct 1 Plan	B	30 July 2020

And replace with the following row:

Table 7: Schedule of Approved Plans – Concept Proposal

Architectural Plans prepared by SBA Architects			
Drawing	Title	Issue	Date
OAK MP 12	Signage Precinct 1 Plan	F	2 August 2022

4. In Appendix 2 – Stage 1 DA Plans, in Table 8A, delete the following rows:

Table 8A: Schedule of Approved Plans – Stage 1 Development

Architectural Plans prepared by SBA Architects			
Drawing	Title	Issue	Date
OAK-1A-DA-14	Proposed Industrial Facility – Building 1A Office Elevations	Q	23 June 2021
OAK-1A-DA-15	Proposed Industrial Facility – Building 1A Warehouse Elevations	R	23 June 2021
OAK-1A-DA-29	Proposed Industrial Facility – Building 1A – Stage 2 - Elevations	L	23 June 2021

And replace with the following rows:

Table 8A: Schedule of Approved Plans – Stage 1 Development

Architectural Plans prepared by SBA Architects			
Drawing	Title	Issue	Date
OAK-1A-DA-14	Proposed Industrial Facility – Building 1A Office Elevations	R	1 February 2022
OAK-1A-DA-15	Proposed Industrial Facility – Building 1A Warehouse Elevations	S	1 February 2022
OAK-1A-DA-19	Skybridge Sections & Elevations – Building 1A	M	1 February 2022
OAK-1A-DA-29	Proposed Industrial Facility – Building 1A – Stage 2 - Elevations	M	1 February 2022

End of Modification 10