



Project Name: Oakdale East MOD 6 - Reconfiguration of Precincts 2-5
Case ID: SSD-37486043-Mod-6

Applicant Details

Project Owner Info

Title	Mr
First Name	Guy
Last name	Smith
Role/Position	Head of Planning
Phone	0292307225
Email	guy.smith@goodman.com
Address	1-11 HAYES ROAD ROSEBERY , New South Wales, 2018 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED
ABN	40088981793

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Guy	Smith
Phone	Email	Role/Position
0292307225	guy.smith@goodman.com	Planning Manager
Address		
1-11 HAYES ROAD ROSEBERY, New South Wales 2018 AUS		

Political Donations

Do you need to disclose a political donation?

No

Modification Details

Project Info

Project Name	Oakdale East MOD 6 - Reconfiguration of Precincts 2-5
Additional Capital Investment Value(excl GST)	AUD0.00
Additional Operation Jobs	0
Additional Construction Jobs	0
Additional Dwellings	0

Modification Description
Amendment to Masterplan & Subdivision plan to accommodate revised Precinct 2-5 layout; consolidates Precincts 2, 4 and 5, into Precincts 1, 2 & 3). / Amend Stage 2 infrastructure to accommodate revised Precinct 2-5 layout /Amend Development Controls prescribed in Condition A9 & A10, specifically Building height & Maximum GLA / Increase max permissible vehicle size from 30 m super B-double to 36.5m B-triple (Condition D14)

How is the modification substantially the same as the original development?

Regularize the approved development to accommodate a significant new tenant who will facilitate a large number of new jobs.

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Site Details

Site Information

Site Name	Oakdale East Industrial Estate
Site Address (Street number and name)	2 - 10 Old Wallgrove Road, Horsley Park

Local Government Area

Local Government	District Name	Region Name	Primary Region
Fairfield City	Western City District	Sydney	

State Significant Development - Identified Site

Is your proposal on an Identified Site?
No
Identified Site Name

Landowner’s Consent

Is the applicant the sole owner of the land?
Yes
Does the modification application relate to land owned by a Local Aboriginal Land Council?
No

Statutory Context

Modification Type
Modification involving minimal environmental impact, where the development as originally approved remains substantially the same - Section 4.55(1A)

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
No

Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

No
Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?
No

Other Requirements

Is the modification application accompanied by a biodiversity development assessment report (BDAR)?
Yes
Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?
No
Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?
No

Approvals - Part1

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?
No
An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?
No
An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?
No
A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?
No
A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?
No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Modification Report and Attachments

Attachments

File Name	Environmental Impact Statement - Project Silverback
File Name	App. 26 - NABERS Agreement to Rate
File Name	App. 25 -Embodied Emissions Form