

Modification of Development Consent

Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate for the Minister for Planning, under delegation executed on 16 February 2015, 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

1 JULY

2017

File: 17/05824

SCHEDULE 1

Application No:	SSD 6078
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning
Development:	The staged construction and operation of three warehouse, distribution and freight transport facilities on lots 1C, 2B and 3 at Oakdale Central, Horsley Park, and the upgrade of Old Wallgrove Road between Milner Avenue and Lenore Drive
Date of Original Consent:	18 March 2015
Modification:	SSD 6078 MOD 8 – amendments to estate signage and warehouse design

SCHEDULE 2

This consent is modified as follows:

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

Development

The development that is approved by this consent for the construction of three warehouse and distribution facilities and internal subdivision roads, and the upgrade of Old Wallgrove Road as described in Schedule 1 and in the documentation referred to in Schedule 2, Condition 2 of this consent.

In Schedule 2: Administrative Conditions

2. Delete Condition 2 and replace with the following:
 2. The Applicant must carry out the development in accordance with the:
 - (a) EIS;
 - (b) consolidated RTS;
 - (c) addendum report;
 - (d) subdivision plan (see Appendix 1);
 - (e) plans and elevations (see Appendix 1);
 - (f) management and mitigation measures (Appendix 2);

- (g) the Voluntary Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited and executed on 12 March 2015;
- (h) the modification application 6078 MOD 1 and supporting documentation;
- (i) the modification application 6078 MOD 2 and supporting documentation;
- (j) the modification application 6078 MOD 3 and supporting documentation;
- (k) the modification application 6078 MOD 4 and supporting documentation;
- (l) the modification application 6078 MOD 5 and supporting documentation;
- (m) the modification application SSD 6078 MOD 6 and supporting documentation;
- (n) the modification application SSD 6078 MOD 7 and supporting documentation;
- (o) the modification application SSD 6078 MOD 8 and supporting documentation; and
- (p) conditions of this Consent.

In Schedule 3: Environmental Performance Conditions

- 3. Delete Condition 6 and replace with the following:
 - 6. The Applicant shall provide a minimum of 668 (including 26 provisional) on-site car parking spaces for use during operation of the development, as follows:
 - (a) Lot 1C = 168 (including a minimum of three spaces for people with disabilities);
 - (b) Lot 2B = 200 (including a minimum of four spaces for people with disabilities); and
 - (c) Warehouse 3A = 53 (including a minimum of four spaces for people with disabilities);
 - (d) Warehouse 3C = 194 (including a minimum of four spaces or people with disabilities); and
 - (e) Warehouse 3D = 53 (including a minimum of two spaces or people with disabilities).

Note: On-site parking associated with warehouse 3B shall be the subject of a separate application.

- 4. Delete Condition 29 and replace with the following:

Signage

- 29. Prior to commencement of construction of any signage the following information must be submitted and approved by the Secretary:
 - (a) detailed architectural drawings for the signs identified in the:
 - i. Estate Signage Plan OAK 3 DA 05 (Q) dated 6 April 2017;
 - ii. Lot 3A – Site Plan/Floor Plan OAK 3 DA 30 (J) dated 11 January 2017;
 - iii. Lot 3C – Site Plan/Floor Plan OAK 3 DA 40 (U) dated 3 April 2017; and
 - iv. Lot 3D – Site Plan/Floor Plan OAK 3 DA 50 (H) dated 8 May 2017;

Note: These plans must be prepared in consultation with Fairfield City Council.

- (b) evidence of consultation with Fairfield City Council;
- (c) an assessment against the relevant requirements of *State Environmental Planning Policy No. 64 – Advertising and Signage*; and
- (d) details demonstrating compliance with the *Australian Standard for the Control of Obtrusive Effects of Outdoor Lighting (AS 4282 – 1997)*.

In the Appendices

- 5. Delete Appendix 1 and replace with the following:

**APPENDIX 1
SCHEDULE OF APPROVED DRAWINGS**

Architectural Plans and Elevations by SBA Architects			
Drawing No.	Revision	Name of Plan	Date
OAK DA 01	U	Cover Sheet/Location Plan	7 June 2016
OAK 3 DA 02	AD	Estate Masterplan	30 March 2017
OAK DA 03	P	Indicative Staging Diagram	7 June 2016
OAK DA 04	N	Subdivision Plan	7 June 2016
OAK 3 DA 05	Q	Estate Signage	6 April 2017
OAK DA 06	P	Land Use Plan	7 June 2016
OAK 3 DA 07	X	Lot 3 Masterplan	8 May 2017
OAK 1C DA 10	P	Site Plan/Floor Plan	18 April 2015
OAK 1C DA 11	F	Roof Plan	11 April 2015
OAK 1C DA 12	F	Office Plan	18 May 2015
OAK 1C DA 13	E	Dock Office Plans	18 May 2015
OAK 1C DA 14	J	Elevations	18 May 2015
OAK 1C DA 15	E	Sections	7 April 2015
OAK 2B DA 20	T	Site Plan/Floor Plan	9 June 2015
OAK 2B DA 21	H	Roof Plan	9 June 2015
OAK 2B DA 22	J	Office Plan	9 June 2015
OAK 2B DA 23	F	Dock Office Plans	9 June 2015
OAK 2B DA 24	N	Elevations	9 June 2015
OAK 2B DA 25	E	Sections	9 June 2015
OAK 2B DA 31	C	DG Store	9 June 2015
OAK 3 DA 30	J	Lot 3A – Site Plan/Floor Plan	11 January 2017
OAK 3 DA 31	D	Roof Plan	16 September 2016
OAK 3 DA 32	D	Warehouse 1 Office Plans	16 September 2016
OAK 3 DA 33	B	Warehouse 2 Office Plans	9 September 2016
OAK 3 DA 34	B	Warehouse 1 Office Elevations	16 September 2016
OAK 3 DA 35	A	Warehouse 2 Office Elevations	9 September 2016
OAK 3 DA 37	A	Warehouse Sections	9 September 2016
OAK 3 DA 40	U	Lot 3C – Site Plan/Floor Plan	3 April 2017
OAK 3 DA 41	G	Lot 3C – Roof Plan	30 March 2017
OAK 3 DA 42	J	Lot 3C – Warehouse 1 Office Plans	3 April 2017
OAK 3 DA 43	F	Lot 3C – Warehouse 2 & 3 Office Plans Lower	7 June 2016
OAK 3 DA 44	F	Lot 3C – Warehouse 2 & 3 Office Plans Upper	7 June 2016
OAK 3 DA 45	F	Lot 3C – Warehouse 1 Office Elevations	7 June 2016
OAK 3 DA 46	F	Lot 3C – Warehouse 2 & 3 Office Elevations	7 June 2016
OAK 3 DA 47	J	Lot 3C – Warehouse Elevations	11 January 2017
OAK 3 DA 48	L	Lot 3C – Warehouse Elevations	30 March 2017
OAK 3 DA 50	H	Lot 3D – Site Plan/Floor Plan	8 May 2017
OAK 3 DA 51	D	Lot 3D – Roof Plan	8 May 2017
OAK 3 DA 52	B	Office Plans	17 Feb 2016
OAK 3 DA 53	B	Office Elevations	17 Feb 2016
OAK 3 DA 55	B	Section	17 Feb 2016
16207 GA – 701	C	Lot 3A – Overall Coloured Elevations Sheet 1 – West, North & East	4 April 2017
16207 GA – 702	B	Lot 3A – Overall Coloured Elevations Sheet 2 – West, South & East	31 March 2017
16172 GA – 701	D	Lot 3D – Overall Elevations - Coloured	4 April 2017
Land Acquisition Plan by AT&L			
Drawing No.	Revision	Name of Plan	Date
C360	H	Land Acquisition Plan	01 -10-14
Civil Works Package by AT&L			
Drawing No.	Revision	Name of Plan	Date
C001	H	Cover Sheet and Locality Plan	29-02-16
C002	B	Notes and Legends	21-10-13

C003	C	Oakdale General Arrangement	11-03-15
C004	B	Sedimentation, Erosion and Standard Details	21-10-13
C008	D	Estate Road No.2 Typical Section and Service Trench Details	29-02-16
C100	C	Lot 1C General Arrangement	11-03-15
C101	C	Lot 1C Typical Sections	11-03-15
C102	C	Lot 1C Typical Sections 2	11-03-15
C105	C	Lot 1C Siteworks and Stormwater Drainage Plan Sheet 1	11-03-15
C106	C	Lot 1C Siteworks and Stormwater Drainage Plan Sheet 2	11-03-15
C107	C	Lot 1C Siteworks and Stormwater Drainage Plan Sheet 3	11-03-15
C108	C	Lot 1C Siteworks and Stormwater Drainage Plan Sheet 4	11-03-15
C110	C	Lot 1C Sedimentation and Erosion Control Plan	11-03-15
C111	C	Lot 1C Pavement Plan	11-03-15
C115	C	Lot 1C Cut/Fill Plan	11-03-15
C200	C	Lot 2B General Arrangement	11-03-15
C201	C	Lot 2B Typical Sections Sheet 1	11-03-15
C202	C	Lot 2B Typical Sections Sheet 2	11-03-15
C203	C	Lot 2B Typical Sections Sheet 3	11-03-15
C205	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 1	11-03-15
C206	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 2	11-03-15
C207	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 3	11-03-15
C208	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 4	11-03-15
C209	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 5	11-03-15
C211	C	Lot 2B Sedimentation and Erosion Control Plan	11-03-15
C212	C	Lot 2B Pavement Plan	11-03-15
C215	C	Lot 2B Cut / Fill Plan	11-03-15
C300	J	General Arrangement Plan	30-03-17
C301	G	Typical Sections Sheet 1	30-05-16
C302	H	Typical Sections Sheet 2	08-09-16
C303	H	Typical Sections Sheet 3	08-09-16
C304	H	Typical Sections Sheet 4	08-09-16
C305	I	Site works and Stormwater Drainage Plan Sheet 1	08-09-16
C306	H	Site works and Stormwater Drainage Plan Sheet 2	08-09-16
C307	H	Site works and Stormwater Drainage Plan Sheet 3	30-03-17
C308	H	Site works and Stormwater Drainage Plan Sheet 4	30-03-17
C309	F	Site works and Stormwater Drainage Plan Sheet 5	29-02-16
C310	G	Site works and Stormwater Drainage Plan Sheet 6	30-05-16
C311	G	Site works and Stormwater Drainage Plan Sheet 7	30-05-16
C315	J	Sedimentation and Erosion Control Plan Sheet 1	30-03-17
C316	H	Sedimentation and Erosion Control Plan Sheet 2	30-03-17
C317	G	Sedimentation and Erosion Control Plan Sheet 3	30-05-16
C318	G	Sedimentation and Erosion Control Plan Sheet 4	30-05-16
C320	J	Pavement Plan Sheet 1	30-03-17
C321	H	Pavement Plan Sheet 2	30-03-17
C322	G	Pavement Plan Sheet 3	30-05-16
C323	G	Pavement Plan Sheet 4	30-05-16
C330	F	Estate Road Longitudinal Section	29-02-16
Civil Works Package for Road Upgrade by AT&L			
Drawing No.	Revision	Name of Plan	Date
C350	E	Old Wallgrove Road Upgrade General Arrangement Plan	08-08-14
C351	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 1	08-08-14
C352	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 2	08-08-14
C353	D	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 3	08-08-14
C354	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 4	08-08-14
C355	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 5	08-08-14
C356	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 6	08-08-14
C357	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 7	08-08-14
C358	F	Typical Sections	08-08-14

C359	D	Typical Bridge Section	08-08-14
Property Adjustment Plans by AT&L			
Drawing No.	Revision	Name of Plan	Date
C310	A	SCA Property Adjustment Plan	01-10-14
C411	A	Transgrid Property Adjustment Plan Sheet 1	01-10-14
C412	A	Transgrid Property Adjustment Plan Sheet 2	01-10-14
C413	A	Transgrid Property Adjustment Plan Sheet 3	01-10-14
C414	A	Transgrid Property Adjustment Plan Sheet 4	01-10-14
C415	A	Transgrid Property Adjustment Plan Sheet 5	01-10-14
Austral Access Works Civil Works Package by AT&L			
Drawing No.	Revision	Name of Plan	Date
C501	B	Cover Sheet	12-12-14
C502	B	General Notes and Legends Sheet	12-12-14
C503	B	Typical Sections Sheet	12-12-14
C505	B	Typical Details Sheet 1	12-12-14
C506	B	Typical Details Sheet 2	12-12-14
C510	C	General Arrangement Plan	12-12-14
C511	D	Siteworks Plan Sheet 1	12-12-14
C512	D	Siteworks Plan Sheet 2	12-12-14
C515	B	Roadworks Longitudinal Sections	04-12-14
C531	B	Pavement Plan Sheet 1	12-12-14
C532	C	Pavement Plan Sheet 2	12-12-14
C541	C	Signage and Linemarking Plan Sheet 1	12-12-14
C542	C	Signage and Linemarking Plan Sheet 2	12-12-14
C551	C	Services and Utilities Coordination Plan Sheet 1	12-12-14
C552	C	Services and Utilities Coordination Plan Sheet 2	12-12-14
C561	B	Stormwater Drainage Details Sheet 1	12-12-14
C565	C	Stormwater Drainage Longitudinal Section	12-12-14
Landscape Plans by Site Image Landscape Architects			
Drawing No.	Revision	Name of Plan	Date
002	C	Landscape Masterplan	10.03.2015
003	C	Lot 1C – Landscape Plan	10.03.2015
004	C	Lot 1 C Landscape Sections and Detail Plan	10.03.2015
005	C	Lot 2B – Landscape Plan	10.03.2015
006	C	Lot 2B – Landscape Sections	10.03.2015
007	C	Lot 2B – Landscape Sections	10.03.2015
000	C	Oakdale Central Lot 3A – Coversheet	08.09.16
101	C	Oakdale Central Lot 3A – Landscape Plan	08.09.16
102	C	Oakdale Central Lot 3A – Landscape Plan	08.09.16
501	C	Oakdale Central Lot 3A – Landscape Details	08.09.16
000	D	Oakdale Central Lot 3C – Coversheet	24.05.17
101	C	Oakdale Central Lot 3C – Landscape Plan	24.05.17
102	C	Oakdale Central Lot 3C – Landscape Plan	24.05.17
103	B	Oakdale Central Lot 3C – Landscape Plan	24.05.17
104	C	Oakdale Central Lot 3C – Landscape Plan	24.05.17
105	D	Oakdale Central Lot 3C – Landscape Plan	24.05.17
106	B	Oakdale Central Lot 3C – Landscape Plan	24.05.17
501	C	Oakdale Central Lot 3C – Landscape Details	24.05.17
000	D	Oakdale Central Lot 3D – Coversheet	05.05.17
101	C	Oakdale Central Lot 3D – Landscape Plan	05.05.17
102	C	Oakdale Central Lot 3D – Landscape Plan	05.05.17
103	B	Oakdale Central Lot 3D – Landscape Plan	05.05.17
501	C	Oakdale Central Lot 3D– Landscape Details	05.05.17