

# Modification of Development Consent

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

The Independent Planning Commission, as the declared consent authority under clause 8A of the State Environmental Planning Policy (State and Regional Development) 2011 and section 4.5(a) of the *Environmental Planning and Assessment Act 1979*, approves the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

Member of the Commission

Member of the Commission

Sydney

2018

File: EF18/1507

### SCHEDULE 1

|                                  |                                                                                                                                                                                                                                                                                                            |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>           | SSD 7719                                                                                                                                                                                                                                                                                                   |
| <b>Applicant:</b>                | Goodman Property Services (Aust) Pty Ltd                                                                                                                                                                                                                                                                   |
| <b>Consent Authority:</b>        | Minister for Planning                                                                                                                                                                                                                                                                                      |
| <b>Development:</b>              | Construction, fitout and operation of a warehouse and distribution facility, comprising the following: <ul style="list-style-type: none"><li>• a warehouse building;</li><li>• ancillary office;</li><li>• 200 car parking spaces; and</li><li>• business identification and wayfinding signage.</li></ul> |
| <b>Date of Original Consent:</b> | 28 July 2017                                                                                                                                                                                                                                                                                               |
| <b>Modification:</b>             | SSD 7719 MOD 1 – Amendments to the facility layout and signage                                                                                                                                                                                                                                             |

### SCHEDULE 2

This consent is modified as follows:

1. Insert the following definition in alphabetical order:

|       |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MOD 1 | The modification as described in <i>Sigma Warehouse &amp; Distribution Facility Oakdale South Estate Site 3A – SSDA 7719, Section 96(1A) Modification Application – MOD 1</i> , prepared by Urbis Pty Ltd, dated 16 February 2018 and as amended in the letter titled <i>Sigma Pharmaceutical Warehouse &amp; Distribution Facility Modification – SSD 7719 MOD 1</i> , prepared by Urbis Pty Ltd, dated 9 May 2018. |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                                                                                                                                          |
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| Modification Assessments | The document assessing the environmental impact of a proposed modification of this consent submitted with the following modification applications made under the EP&A Act: MOD 1 dated 15 February 2018. |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### In Schedule 2 Part A: Administrative Conditions

2. Delete Condition A2 and replace with the following:

- A2. The Development may only be carried out:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with all written directions of the Secretary;
  - (c) in accordance with the EIS and Response to Submissions;
  - (d) in accordance with Modification Assessments;
  - (e) in accordance with the Schedule of Drawings in Appendix A; and
  - (f) in accordance with the Management and Mitigation Measures in Appendix B.

**In Schedule 2 Part B: Environmental Performance Conditions**

3. Insert Condition B46A after Condition B46 as follows:

B46A. The Applicant must ensure signage is illuminated in accordance with **Table 2**.

**Table 2: Signage Illumination Limits**

| Sign | Location                         | Hours of Permitted Illumination |
|------|----------------------------------|---------------------------------|
| S1   | Entrance to car park             | 7am – 9pm                       |
| S2   | Warehouse eastern facade         | 24 hours                        |
| S2   | Warehouse western facade         | 7am – 9pm                       |
| S3   | Ancillary office southern facade | 7am – 9pm                       |
| S4   | Warehouse northern facade        | 24 hours                        |

**In the Appendices**

4. Delete Appendix A replace with new Appendix A.

## APPENDIX A – SCHEDULE OF APPROVED DRAWINGS

| Drawing No.                                                           | Issue | Date              | Title                   |
|-----------------------------------------------------------------------|-------|-------------------|-------------------------|
| <b>Architectural Drawings Prepared by SBA Architects</b>              |       |                   |                         |
| OAK 3A DA 00                                                          | J     | 2 May 2018        | Cover Sheet             |
| OAK 3A DA 01                                                          | P     | 19 April 2018     | Site Plan               |
| OAK 3A DA 02                                                          | Y     | 19 April 2018     | Warehouse Plan          |
| OAK 3A DA 03                                                          | M     | 19 April 2018     | Roof Plan               |
| OAK 3A DA 04                                                          | J     | 8 December 2017   | Office Plan             |
| OAK 3A DA 06                                                          | L     | 9 February 2018   | Dock Office Plan        |
| OAK 3A DA 07                                                          | F     | 27 September 2017 | Office Elevations       |
| OAK 3A DA 08                                                          | O     | 19 April 2018     | Warehouse Elevations    |
| OAK 3A DA 09                                                          | J     | 2 May 2018        | Warehouse Sections      |
| OAK 3A DA 10                                                          | G     | 19 April 2018     | Signage Plan            |
| FB 001                                                                | A     | May 2017          | Finishes Board Exterior |
| <b>Landscape Drawings Prepared by Site Image Landscape Architects</b> |       |                   |                         |
| 000                                                                   | N     | 14 May 2018       | Cover Sheet             |
| 001                                                                   | N     | 14 May 2018       | Landscape Site Plan     |
| 101                                                                   | M     | 14 May 2018       | Landscape Plan          |
| 102                                                                   | N     | 14 May 2018       | Landscape Plan          |
| 103                                                                   | M     | 14 May 2018       | Landscape Plan          |
| 104                                                                   | N     | 14 May 2018       | Landscape Plan          |
| 501                                                                   | I     | 8 September 2016  | Landscape Plan          |