

# Modification of Development Consent

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

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



Lindsey Blecher  
**Team Leader**  
**Industry Assessments**

Sydney

18 April 2023

File: EF23/650

## SCHEDULE 1

**Development consent:** SSD-9794683 granted by the Director, Industry Assessments on 16 December 2021

**For the following:** Oakdale West Estate Stage 3 Development including construction, fit out, operation and use of warehouse buildings 2A, 2C and 2D, associated office space and parking

### Modification 2

**Modification Application:** SSD-9794683-MOD-2

**Applicant:** Goodman Property Services (Aust) Pty Ltd

**Consent Authority:** Minister for Planning and Public Spaces

**The Land:** 19 Emporium Avenue, Kemps Creek NSW 2178 (Lot 107 DP 1262310)

**Modification:** Amendments to warehouses 2C and 2D façade and building design, and landscaping

## SCHEDULE 2

The consent is modified as follows:

### In Schedule 1

1. In the definitions list, delete the definition for Development and Modification Application and replace with the following:

Development	The development described in Schedule 1, the EIS and RTS, including construction and operation of three warehouses and associated office space and infrastructure, as modified by the conditions of this consent and shown on the plans in Appendix 1 and as modified by SSD-9794683-MOD-1 and SSD-9794683-MOD-2.
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Modification Assessments	<p>The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification application made under the EP&amp;A Act:</p> <ol style="list-style-type: none"> <li>a) Section 4.55(1A) modification application, Oakdale West Industrial Estate Stage 3 SSD 9794683 – Modification Application 1, 19 Emporium Avenue, Kemp's Creek, prepared by Keylan Consulting, dated 19 August 2022</li> <li>b) Section 4.55(1A) modification application, Oakdale West Industrial Estate Stage 3 SSD 9794683 – Modification Applicant 2, 19 Emporium Avenue, Kemp's Creek, prepared by Goodman Group, dated 21 December 2022</li> </ol>
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### In Schedule 2 – Part A Administrative Conditions

2. In Condition A2(d), delete the word “Application” after the words “the Modification” and replace with the word “Assessments”.

### In Appendix 1

3. Delete the schedule of plans and replace with the following:

Architectural Plans prepared by SBA Architects Pty Ltd			
Lot 2A			
Drawing	Revision	Title	Date
OAK 2A DA000	H	Cover Page	21 October 2021
OAK 2A DA001	H	Perspectives – Office 2A	21 October 2021
OAK 2A DA010	O	Site Plan	25 October 2021
OAK 2A DA200	I	Roof Plan	20 October 2021
OAK 2A DA201	J	Floor Plans - Office	22 October 2021
OAK 2A DA203	F	Floor Plans – Dock Offices	20 October 2021
OAK 2A DA210	N	Warehouse Elevations & Section	29 October 2021
OAK 2A DA211	I	Elevations Office	21 October 2021
OAK 2A DA300	I	Signage Plan	20 October 2021
Lot 2C and 2D			
OAK 2C & 2D DA000	H	Cover Page	29 October 2021
OAK 2C & 2D DA001	G	Office Perspectives	29 October 2021
OAK 2C & 2D DA002	PF	Warehouse Perspective	28 October 2021

OAK 2C & 2D DA20	A	Site Plan	09 March 2023
OAK 2C & 2D DA300	A	Roof Plan	8 August 2022
OAK 2C & 2D DA305	E	Floor Plan – Office 2C1	28 October 2021
OAK 2C & 2D DA306	F	Floor Plan – Office 2C2	16 November 2021
OAK 2C & 2D DA307	F	Floor Plan – Office 2D	16 November 2021
OAK 2C & 2D DA310	B	Elevations – Warehouse 2C	14 April 2023
OAK 2C & 2D DA311	B	Elevations – Warehouse 2D	14 April 2023
OAK 2C & 2D DA312	A	Office Elevations – 2C1	09 March 2023
OAK 2C & 2D DA313	A	Office Elevations – 2C2	22 December 2022
OAK 2C & 2D DA314	A	Office Elevations – 2D	22 December 2022
OAK 2C & 2D DA315	D	Sections - Warehouse	28 October 2021
OAK 2C DA400	E	Signage Plan	16 November 2021

Landscape Plans prepared by Scape Design Pty Ltd			
Drawing	Revision	Title	Date
L.SK.00	H	Cover Sheet	23 November 2021
L.SK.01	F	Landscape Sketch Plan – Lot 2A	1 November 2020
L.SK.02	G	Landscape Sketch Plan – Lot 2C & 2D	24 October 2022
L.SK.03	F	Planting Plan – Lot 2A	1 November 2020
L.SK.04	G	Planting Plan – Lot 2C & 2D	18 August 2022
L.SK.05	F	Planting Schedule – Lot 2A	1 November 2020
L.SK.06	G	Planting Schedule – Lot 2C & 2D	18 August 2022
L.SK.07	D	Character & Materials	23 November 2021
L.SK.105	F	Landscape – Detailed Plan & Notes – Lot 2A	1 November 2020
L.SK.106	E	Landscape – Detailed Plan & Notes – Lot 2C & 2D	18 August 2022
L.SK.200	G	Carpark Details	18 August 2022
L.SK.201	E	Landscape – Typical Street Sections – Lot 2A	1 November 2020
L.SK.202	D	Landscape – Typical Street Sections – Lot 2C & 2D	23 November 2021

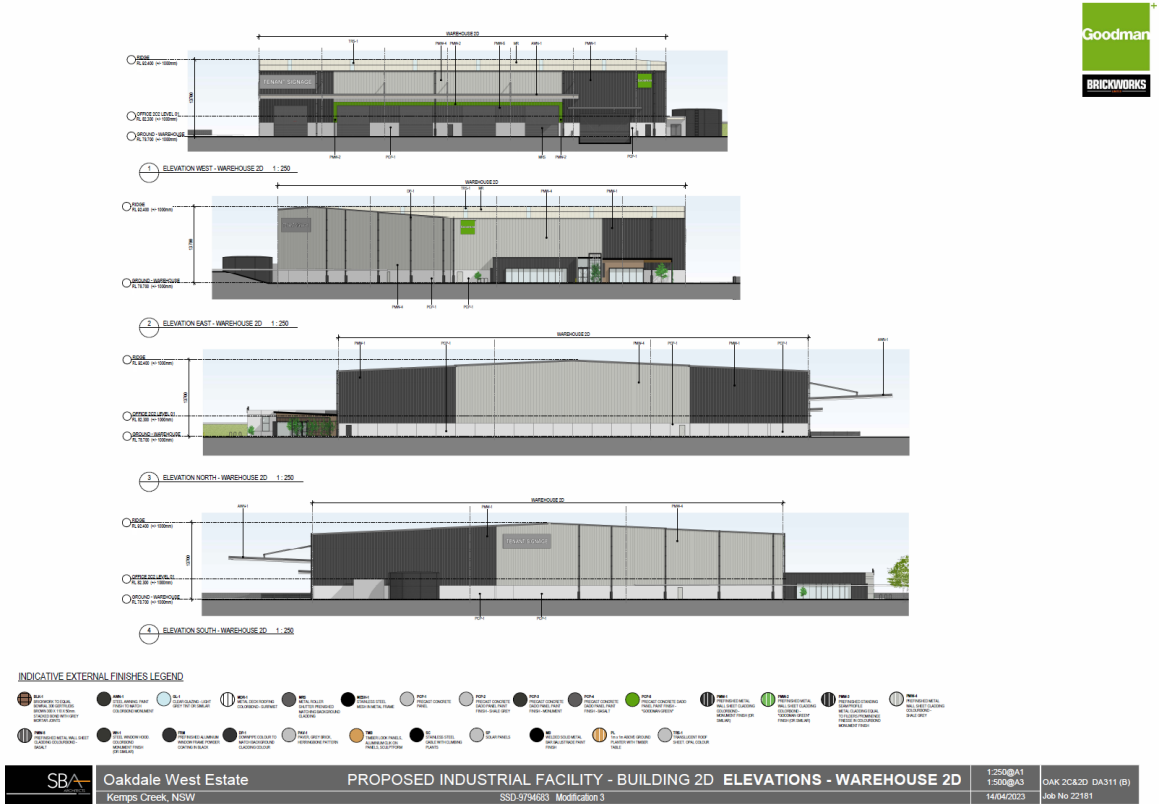
4. Delete Figure 5 and replace with the following:



5. Delete Figure 6 and replace with the following:



6. Delete Figure 7 and replace with the following:



**End of modification  
(SSD 9794683 MOD 2)**