

# Notice of Modification

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, I modify the Concept Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin  
**Acting Director**  
**Modification Assessments**

Sydney 1 SEPTEMBER 2016

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### SCHEDULE 1

<b>Concept Plan Approval:</b>	<b>MP 08_0065</b> granted by the then Minister for Planning on 2 January 2009
<b>Proponent:</b>	Goodman Property Services (Aust) Pty Ltd
<b>Approval Authority</b>	Minister for Planning
<b>For the following:</b>	Establishment of Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure including: <ul style="list-style-type: none"><li>• 15 lot subdivision;</li><li>• 7 industrial buildings;</li><li>• recreation and biodiversity land;</li><li>• road construction and upgrades; and</li><li>• infrastructure.</li></ul>
<b>The Land:</b>	Lot 2 DP 120673
<b>Modification:</b>	<b>MP08_0065 MOD 5:</b> the modification includes: <ul style="list-style-type: none"><li>• amendments to building envelopes 3A, 3B and 3C within Lot 3.</li></ul>

### SCHEDULE 2

The above approval is modified as follows:

- (a) Appendix 1 Indicative Layout of the Concept Plan – delete plan ‘Proposed Industrial Facilities – Lot 3 Estate Masterplan ref: OAK 3 DA 02 (V)’ dated 02 March 2016 and replace with the following plan ‘Proposed Industrial Facilities – Lot 3 Estate Masterplan OAK 3 DA 02(AB)’ dated 15 June 2016 as follows:

# Appendix 1 – Indicative Layout of the Concept Plan



CENTRAL Area Schedule		
TOTAL LAND AREA	612,065 sqm	
Lot	Site Area	Building Area
Lot 1A	41,368 sqm	20,220 sqm
Lot 1B	58,760 sqm	31,745 sqm*
Lot 1C	46,417 sqm	27,145 sqm*
Lot 2A	74,693 sqm	36,570 sqm
Lot 2B	60,010 sqm	31,080 sqm*
Lot 3A	16,016 sqm	7,327 sqm*
Lot 3B	58,493 sqm	36,635 sqm*
Lot 3C	55,622 sqm	31,910 sqm*
Lot 3D	18,795 sqm	8,285 sqm*
<b>SUB TOTAL</b>	<b>414,158 sqm</b>	<b>230,917 sqm*</b>
Lot 4	21,615 sqm	0 sqm*
<b>CENTRAL TOTAL</b>	<b>435,773 sqm</b>	<b>230,917 sqm*</b>
Services Lot	10,000 sqm	
Biodiversity Lot A	18,367 sqm	
Biodiversity Lot B	40,812 sqm	
Biodiversity Lot C	41,533 sqm	
Road Widening Lots	4,572 sqm	

\* Areas subject to Survey.



	<b>Oakdale CENTRAL</b> Horsley Park	<b>Proposed Industrial Facilities - Lot 3</b> Development Application ( Section 95 )	<b>Estate Masterplan</b>	1:2500 @ A1 1:5000 @ A3 15 June 2016	OAK 3 DA 02 (AB)