

# 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, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



William Hodgkinson  
**Team Leader**  
**Industry Assessments**

Sydney

10 September 2021

File: EF21/11452

### SCHEDULE 1

#### Development Consent

**Development consent:** SSD 7348 granted by the by the Minister for Planning and Public Spaces on 13 September 2019

**For the following:** A Concept Proposal including:

- concept layout of 18 warehouse buildings inclusive of dock offices and ancillary offices providing 556,824 square metres of gross lettable area, built over seven development stages;
- concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and
- development controls.

A Stage 1 Development including:

- bulk earthworks across all five stages including retaining walls and noise walls;
- lead in services including but not limited to drainage, power, sewer, water and telecommunications;
- service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;
- construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 88,867 square metres of gross lettable area;
- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2, 6 and 8 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2, 6 and 8 and the eastern part of road 7, detention basins and the amenity lot
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection; and
- works within Lot 9 DP1157476 including reconfiguration of car park, relocation of car park access on Lockwood Road, infrastructure, landscaping and all works associated with the WNSLR.

#### Modification 8

**Modification Application** SSD-7348-MOD-8

Modification to:

- Amend architectural plans for Stage 1 Buildings 1A, 1B and 1C.

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

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

**The Land:** 2 Aldington Road, Kemps Creek NSW 2178

57-87 Lockwood Road, Erskine Park NSW 2759

Lot 1 DP 663937, Lot 2 DP 1215268, Lot 6 DP 229784, Lot 2 DP 84578, Lot 3 DP 85393, Lot 11 DP 1178389, Lot 9 DP 1157476

## SCHEDULE 2

This consent is modified as follows:

### In Definitions

1. Delete definition of development and replace with:

**Development** The development described in the EIS and RtS, including construction and operation of 18 warehouse buildings, offices and associated infrastructure, as modified by the conditions of this consent and shown on plans in Appendix 1, Appendix 2 and Appendix 3 and as modified by SSD 7348 MOD 1, SSD 7348 MOD 2, SSD 7348 MOD 3, SSD 7348 MOD 4, SSD 7348 MOD 5, SSD 7348 MOD 6 and SSD 7348 MOD 8.

2. Insert the following definition in alphanumeric order:

SSD 7348 MOD 8 The section 4.55(1A) modification application prepared by Goodman Property Services (Aust) Pty Ltd, titled 'SSD 7348 MOD 8 - Oakdale West Stage - S.4.55(1A) Application to Modify Architecture Plans', dated 9 July 2021.

### In Appendix 2

3. Delete the Architectural Plans prepared by SBA Architects in Table 8A and replace with the following:

**Table 8A:** Schedule of Approved Plans – Stage 1 Development

Architectural Plans prepared by SBA Architects			
Drawing	Title	Issue	Date
OAK-1A-DA-10	Proposed Industrial Facility – Building 1A Site Plan	F	23 June 2021
OAK-1A-DA-11	Proposed Industrial Facility – Building 1A Roof Plan	A	13 July 2020
OAK-1A-DA-12	Proposed Industrial Facility – Building 1A Office Ground Floor Plan	Q	23 June 2021
OAK-1A-DA-13	Proposed Industrial Facility – Building 1A Office First Floor Plan	Q	23 June 2021
OAK-1A-DA-13A	Proposed Industrial Facility – Building 1A Office Second Floor Plan	L	23 June 2021
OAK-1A-DA-14	Proposed Industrial Facility – Building 1A Office Elevations	Q	23 June 2021
OAK-1A-DA-15	Proposed Industrial Facility – Building 1A Warehouse Elevations	R	23 June 2021
OAK-1A-DA-18	Proposed Industrial Facility – Building 1A Warehouse Plan	B	28 July 2020
OAK-1A-DA-18A	Proposed Industrial Facility – Building 1A Mezzanine Plan – 1	B	28 July 2020

OAK-1A-DA-18B	Proposed Industrial Facility – Building 1A Mezzanine Plan – 2	B	28 July 2020
OAK-1A-DA-18C	Proposed Industrial Facility – Building 1A Mezzanine Plan – 3	B	28 July 2020
OAK-1A-DA-18D	Proposed Industrial Facility – Building 1A Mezzanine Plan – 4	B	28 July 2020
OAK-1A-DA-18E	Proposed Industrial Facility – Building 1A Mezzanine Plan – 5	B	28 July 2020
OAK-1A-DA-18F	Proposed Industrial Facility – Building 1A Mezzanine Plan – 6	B	28 July 2020
OAK-1A-DA-25	Proposed Industrial Facility – Building 1A Energy Complex – 1	A	13 July 2020
OAK-1A-DA-28	Proposed Industrial Facility – Building 1A Stage 2 – Site Plan	E	29 July 2020
OAK-1A-DA-29	Proposed Industrial Facility - – Building 1A – Stage 2 - Elevations	L	23 June 2021
OAK-DA-DA00	Proposed Industrial Facility - Building 1B/1C - Cover page	C	9 June 2021
OAK-DA-DA01	Proposed Industrial Facility - Building 1B/1C – Perspectives – 1B1/1B2	C	9 June 2021
OAK-DA-DA02	Proposed Industrial Facility - Building 1B/1C – Perspectives – Office 1C	C	9 June 2021
OAK-DA-DA30	Proposed Industrial Facility - Building 1B/1C – Site Plan	F	9 June 2021
OAK-DA-DA31	Proposed Industrial Facility - Building 1B/1C – Roof Plan	F	9 June 2021
OAK-DA-DA32	Proposed Industrial Facility - Building 1B/1C – Office Plans 1B1	E	9 June 2021
OAK-DA-DA33	Proposed Industrial Facility - Building 1B/1C – Office Plans 1B2	F	9 June 2021
OAK-DA-DA33A	Proposed Industrial Facility - Building 1B/1C – Office Plans 1C	F	9 June 2021
OAK-DA-DA34	Proposed Industrial Facility - Building 1B/1C – Elevations – Office 1B	E	9 June 2021
OAK-DA-D34A	Proposed Industrial Facility - Building 1B/1C – Elevations – Office 1C	E	9 June 2021
OAK-DA-DA35	Proposed Industrial Facility - Building 1B/1C – Elevations – Warehouse 1B	E	9 June 2021
OAK-DA-DA36	Proposed Industrial Facility - Building 1B/1C – Elevations – Warehouse 1C	E	9 June 2021
OAK-DA-DA37	Proposed Industrial Facility - Building 1B/1C – Sections - Warehouse	E	9 June 2021
OAK 1B1C DA 40	Proposed Industrial Facility – Proposed 1B & 1C – Signage Plan	D	8 June 2021

**End of modification  
(SSD 7348 MOD 8)**