

NSW Department of Planning & Infrastructure
23-33 Bridge Street
Sydney NSW 2000

Section 75W Modification Application (MP08_0065) – Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181)

Attention: Pascal van de Walle

Dear Sir,

We herewith apply to modify the General Terms of Approval and Statement of Commitments within Concept Plan Approval MP08_0065 for Oakdale Central pursuant to Section 75W of the *Environmental Planning & Assessment Act 1979* as follows (amended in red):

A. GENERAL TERMS OF APPROVAL

1. *Concept plan approval is granted for:*

- a) *subdivision of the site;*
- b) *bulk earthworks across the site;*
- c) *development of a regional distribution park of warehouses, distribution centres and freight logistic facilities, consisting of:*
 - *45.76 hectares for employment generating uses;*
 - *1.74 hectares for regional road reserves;*
 - *2.64 hectares for local road reserves;*
 - *1.0 hectares for services;*
 - *10.07 hectares for environmental conservation; and*
 - *upgrade of Old Wallgrove Road and the Old Wallgrove Road/ Wallgrove Road intersection to service the site;*
- d) *provision of a range of associated infrastructure to provide essential services to the site; and*
- e) *provision of a range of ancillary developments/facilities to service the site including child care facilities, neighbourhood shops, and recreational facilities.*

Note: The general scope of this approval is depicted in the:

- *modified concept master plan (see Appendix 1); and*
- ~~*plan of subdivision of Lot 2 DP 120673, as detailed in drawing Estate Works + DHL Project (PA#1 – MOD5) Subdivision of Lot 2 DP 120673 OAK PA1 12(G) dated 2 October 2012*~~
Subdivision Plan OAK DA 04 (A) (01 November 2013)

B. STATEMENT OF COMMITMENTS

C.4 Flora and Fauna

Offset and Enhancement Strategy

C.4.1 Goodman will ~~establish and conserve the vegetation identified in Table C.4 below, in the riparian areas~~ investigate the viability of creating a bio bank within Ropes Creek (and Ropes Creek tributary), to offset the vegetation clearing required by the Oakdale CENTRAL project and to improve local and regional ecological habitat function.

Goodman will have a maximum 6 month period available to confirm the status of the bio bank and whether it is to proceed. Should the bio bank not proceed, Goodman will be obligated to revegetate the subject land in accordance with a Vegetation Management Plan prior to the commencement of operations on Lot 3.

Should the bio bank proceed, there is no requirement to revegetate the Ropes Creek (and Ropes Creek Tributary) bio bank area in accordance with a Vegetation Management Plan under this Concept Plan, or any subsequent approval within Oakdale CENTRAL.

Favourable consideration of the proposed amendments is requested to enable the project to move forward in a timely manner and to remove unnecessary conditional requirements.

As there is no material change to the schedule of areas as detailed in condition 1, further environmental assessment is deemed unnecessary. The fundamental layout and design of the estate will remain substantially the same as approved under the Concept Plan enabling development for the purpose of warehousing and distribution.

Should you require further information, please contact the undersigned.

Yours faithfully,



Andrew Cowan
Senior Planner
McKenzie Group Consulting Planning (NSW) Pty Ltd
ACN 146 035 707

Appendix 1
Amended Oakdale Central Estate Master Plan and Subdivision Plan