

# Modification of Minister's Approval

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

As delegate of the Minister for Planning under the Instrument of Delegation dated 16 February 2015, I approve the modification of the Concept Plan referred to in Schedule 1, subject to the modifications in Schedules 1 and 2, and Appendix 1.



Executive Director, Infrastructure and Industry Assessments  
As delegate of the Minister for Planning

Sydney 18<sup>th</sup> March 2015

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## SCHEDULE 1

<b>Concept Plan Approval:</b>	MP08_0065 granted by the Minister for Planning on 2 January 2009
<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>On land comprising:</b>	Lot 2 in Deposited Plan 120673
<b>Modification:</b>	MP08_0065 MOD 3 - amendments to the subdivision layout; creation of an 88,295 m <sup>2</sup> building envelope for Lot 3; and permitting the use of stormwater infrastructure within biodiversity lots B and C for on-site stormwater detention and water quality management.

## SCHEDULE 2

1. In Schedule 1, delete the Definitions table and replace it with the following table

Chandos Parkway	Proposed road network to be located to the south of the site, as depicted in Appendix 1
Concept Plan	Concept plan for the proposed Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure, depicted generally in Appendix 1, and described in: the environmental assessment in support of the concept plan application for the proposal, prepared by Goodman International Limited, and dated May 2008.
Council	Fairfield City Council
Day	period from 7am to 6pm, Monday to Saturday, and 8am to 6pm, Sundays and Public Holidays
OEH	Office of Environment and Heritage
Department	Department of Planning and Environment
DHL Logistics Hub	Construction and operation of a DHL Logistics Hub and associated infrastructure as detailed in Major Project Application 08_0066
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	period from 6pm to 10pm.
Minister	Minister for Planning
Night	period from 10pm to 7am, Monday to Saturday, and 10pm to 8am, Sundays and Public Holidays
OEH	Office of Environment and Heritage
Secretary	Secretary of the Department (or delegate)
SCA	Sydney Catchment Authority
Proponent	Goodman International Limited, or its successors in title
Site	Land to which the concept plan application applies (see schedule 1)
Statement of Commitments	See Appendix 2

### **Schedule 3**

1. In Schedule 2, delete all references to DECC and Director-General and replace with OEH and Secretary respectively.
2. In Schedule 2, Condition 1 of the General Terms of Approval, delete all references to "Estate Works + DHL Project (PA#1 – MOD5) Subdivision of Lot 2 DP 120673 OAK PA1 12(G)" dated 2 October 2012, and replace them with "Proposed Industrial Facilities – Lot 1C, 2B, and 3 Subdivision Plan OAK DA 04 (C)", dated 7 October 2014.
3. In Schedule 2, insert new Condition 1A into the General Terms of Approval as follows:

#### **Condition 1A Bioretention Basins**






All bioretention basins identified in drawing "Oakdale CENTRAL Proposed Industrial Facilities – Lot 1C, 2B and 3 Land Use Plan OAK DA 06 (D)" dated 20 August 2014, are permitted to be used for on-site stormwater detention and water quality management.

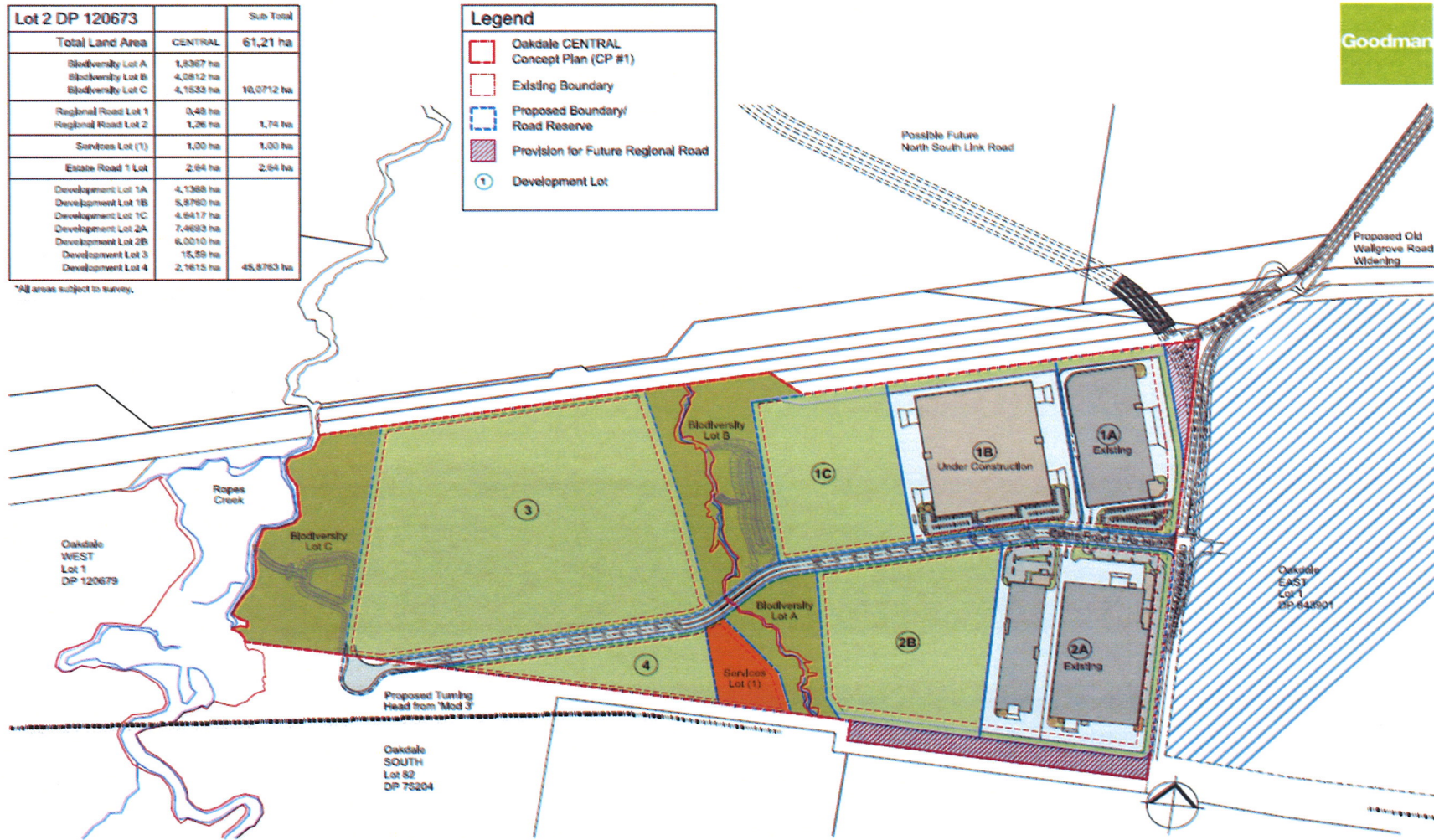
## Appendix 1

1. Delete the drawings in Appendix 1 and replace them with the following drawings:

Lot 2 DP 120673		Sub Total
<b>Total Land Area</b>	<b>CENTRAL</b>	<b>61,21 ha</b>
Biodiversity Lot A	1,8367 ha	
Biodiversity Lot B	4,0812 ha	
Biodiversity Lot C	4,1533 ha	10,0712 ha
Regional Road Lot 1	0,48 ha	
Regional Road Lot 2	1,26 ha	1,74 ha
Services Lot (1)	1,00 ha	1,00 ha
Estate Road 1 Lot	2,64 ha	2,64 ha
Development Lot 1A	4,1368 ha	
Development Lot 1B	5,8760 ha	
Development Lot 1C	4,6417 ha	
Development Lot 2A	7,4693 ha	
Development Lot 2B	6,0010 ha	
Development Lot 3	15,59 ha	
Development Lot 4	2,1615 ha	45,8763 ha

\*All areas subject to survey.

Legend	
	Oakdale CENTRAL Concept Plan (CP #1)
	Existing Boundary
	Proposed Boundary/ Road Reserve
	Provision for Future Regional Road
	Development Lot



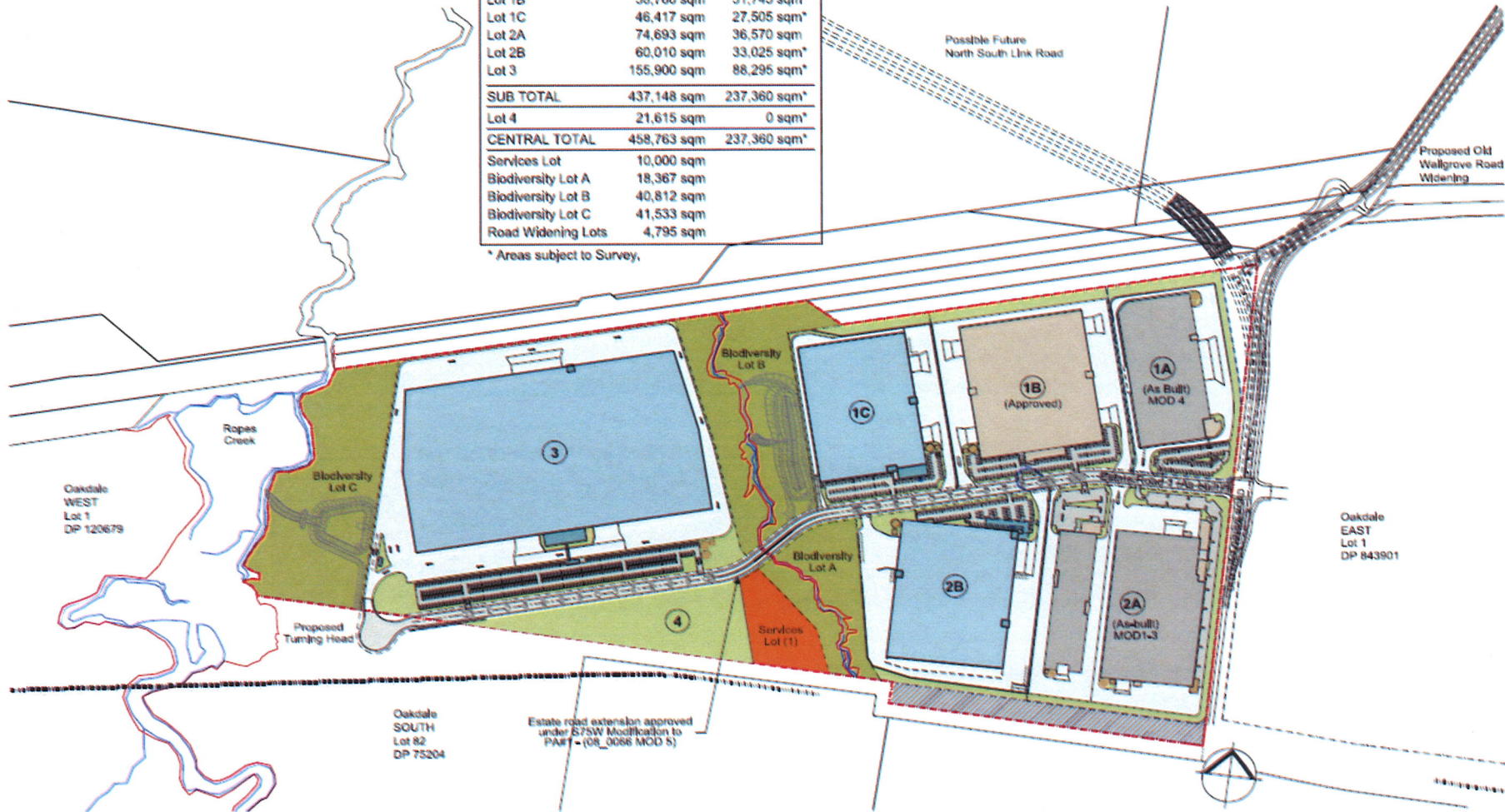


Proposed Industrial Facilities – Lot 1C, 2B and 3 Estate Master Plan OAK DA 02 (L) dated 7 October 2014



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	27,505 sqm*
Lot 2A	74,693 sqm	36,570 sqm
Lot 2B	60,010 sqm	33,025 sqm*
Lot 3	155,900 sqm	88,295 sqm*
<b>SUB TOTAL</b>	<b>437,148 sqm</b>	<b>237,360 sqm*</b>
Lot 4	21,615 sqm	0 sqm*
<b>CENTRAL TOTAL</b>	<b>458,763 sqm</b>	<b>237,360 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	4,795 sqm	

\* Areas subject to Survey,



Oakdale CENTRAL Proposed Industrial Facilities - Lot 1C, 2B, and 3  
Horsley Park

Estate Masterplan

1:2500 @ A1  
1:2500 @ A3  
07 Oct 2014

OAK DA 02 (L)