

Modification of Minister's Approval

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I approve the modification of the concept plan referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 9 June

2016

SCHEDULE 1

Concept Plan Approval:

MP08_0065 granted by the then Minister for Planning on 2 January 2009

For the following:

Establishment of Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure including:

- 15 lot subdivision;
- 7 industrial buildings;
- recreation and biodiversity land;
- road construction and upgrades; and
- infrastructure.

On land comprising:

Lot 2 DP 120673

Modification:

MP08_0065 MOD 4 - Amendments to the building envelopes on Lot 3 and extension of the Estate Road.

SCHEDULE 2

1. Condition 1 is amended by the deletion of the ~~struck out words/ numbers~~ and the inclusion of the **bold and underlined words / numbers** as follows:

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~~ **45.06** hectares for employment generating uses;
 - 1.74 hectares for regional road reserves;
 - ~~2.64~~ **3.34** 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

2. Condition 3 is amended by the deletion of the struck out words/ numbers and the inclusion of the bold and underlined words / numbers as follows
3. This approval does not allow any components of the project to be carried out without further approval or consent being obtained.

This approval does not permit subdivision of Lot 3 into smaller allotments. Lot 3 is to remain as a single allotment.

3. Delete the plans in Appendix 1 and replace with the plans "Proposed Industrial Facilities – Lot 3 Estate Masterplan OAK 3DA02(V)" dated 02 March 2016 and "Proposed Industrial Facilities Lot 3 Subdivision Plan OAK 3 DA 04 (J)" dated 2 March 2016.

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	7,283 sqm*
Lot 3B	58,493 sqm	36,965 sqm*
Lot 3C	55,622 sqm	33,426 sqm*
Lot 3D	18,795 sqm	8,275 sqm*
SUB TOTAL	414,158 sqm	232,709 sqm*
Lot 4	21,615 sqm	0 sqm*
CENTRAL TOTAL	435,773 sqm	232,709 sqm*
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.



Oakdale CENTRAL
Horsley Park

Proposed Industrial Facilities - Lot 3
Development Application (Section 96)

Estate Masterplan

1:2500 @ A1
1:5000 @ A3
02 March 2016

OAK 3 DA 02 (V)

Appendix 1 –Indicative layout of the Concept Plan

Lot 2 DP 120673		Sub Total
Total Land Area	CENTRAL	61.21 ha
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
Estate Road 2 Lot	0,0974 ha	0,0974 ha
Development Lot 1A	4,1368 ha	
Development Lot 1B	5,8760 ha	
Development Lot 1C	4,8417 ha	
Development Lot 2A	7,4893 ha	
Development Lot 2B	6,0010 ha	
Development Lot 3A	1,6016 ha	
Development Lot 3B	5,8494 ha	
Development Lot 3C	5,5622 ha	
Development Lot 3D	1,3794 ha	
Development Lot 4	2,1615 ha	45,1789 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



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Subdivision Plan

1:2500 @ A1
1:5000 @ A3
02 March 2016

OAK 3 DA 04 (J)