

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.



Chris Ritchie
Director
Industry Assessments

Sydney 14 NOVEMBER

2016

SCHEDULE 1

Concept Plan Approval:	MP 08_0065 granted by the then Minister for Planning on 2 January 2009
Proponent:	Goodman Property Services (Aust) Pty Ltd
Approval Authority	Minister for Planning
For the following:	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">• 15 lot subdivision;• 7 industrial buildings;• recreation and biodiversity land;• road construction and upgrades; and• infrastructure.
The Land:	Lot 2 in DP 120673
Modification:	MP08_0065 MOD 6: the modification includes: <ul style="list-style-type: none">• amendments to building envelopes 3A and 3C within Lot 3; and• consolidating the indicative Services Lot (1) into Lot 4.

SCHEDULE 2

1. In the Definitions table delete the definition of 'Concept Plan' and replace with the following:-

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 and as modified by MOD 1, MOD 2, MOD 3, MOD 4, MOD 5 and MOD 6.
--------------	---

2. In Appendix 1 Indicative Layout of the Concept Plan – delete plan 'Proposed Industrial Facilities – Lot 3 Estate Masterplan ref: OAK 3 DA 02 (AB)' dated 15 June 2016 and replace with the following plan 'Proposed Industrial Facilities – Lot 3 Estate Masterplan OAK 3 DA 02(AC)' dated 20 September 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	15,997 sqm	7,422 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*	
SUB TOTAL	430,155 sqm	231,012 sqm*	
Lot 4	31,615 sqm	0 sqm*	
CENTRAL TOTAL	461,770 sqm	231,012 sqm*	
Biodiversity Lot A	16,367 sqm		
Biodiversity Lot B	40,812 sqm		
Biodiversity Lot C	41,533 sqm		
Road Widening Lots	4,595 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

20 Aug 2016

OAK 3 DA 02 (AC)