

26 October 2017



Minister of Planning
NSW Department of Planning &
Environment 320 Pitt Street
Sydney NSW 2000

Section 75W Modification Application (MOD 7) - MP08_0065 - Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181) – Updated Subdivision Plan

This Modification Application is submitted to the NSW Department of Planning & Environment (NSW DP&E) on behalf of Goodman Property Services (Aust) Pty Ltd and relates specifically to Oakdale Central Estate, Horsley Park (OCE).

Concept Approval was granted to MP08_0065 on 2 January 2009 by the Minister for Planning and has subsequently been amended six times.

This application represents the seventh modification to MP08_0065

Attached to this submission is the following:

- + **Appendix 1 – Approved Subdivision Plan**
- + **Appendix 2 – Proposed Subdivision Plan**

1. OAKDALE CENTRAL ESTATE - BACKGROUND

Concept Approval for OCE was granted to MP08_0065 on 2 January 2009 for subdivision, earthworks, internal road layout, recreation and biodiversity land, seven industrial buildings, pad levels, external upgrades and infrastructure. Subsequent to the Concept and Project Approval, a number of modifications were carried out pursuant to Section 75W of the *Environmental Planning & Assessment Act 1979 (the Act)*.

2. PROPOSED MODIFICATIONS

2.1 Update to Subdivision Plan

This modification application is sought pursuant to Section 75W of Part 3A under the Act to update the subdivision plan previously approved under MP08_0065. This modification will ensure the correct subdivision plan is reference in the consent, and is consistent to that proposed in SSD6078 (subject to a concurrent S.96(1A) to update the subdivision plan). It should be noted that Goodman seek to retain ownership of OCE, reducing the need to subdivide the site into numerous lots as originally proposed.

The proposed subdivision plan update will have no impact on the approved and constructed warehouse precinct or it's operation, and is considered merely for administrative purposes.

The existing and proposed subdivision of OCE is as follows:

Approved Subdivision Plan (Fig.1) (OAK3 DA4 (N))

Eleven (11) lots including:

- four (4) development lots
- two (2) road reserve lots proposed to be dedicated to Council.
- three (3) biodiversity lots
- one (1) services lot
- one (1) remnant lot

Proposed Subdivision Plan (Fig.2)

Four (5) lots including:

- two (2) development lots
- two (2) road reserve lots proposed to be dedicated to Council.
- one (1) remnant lot

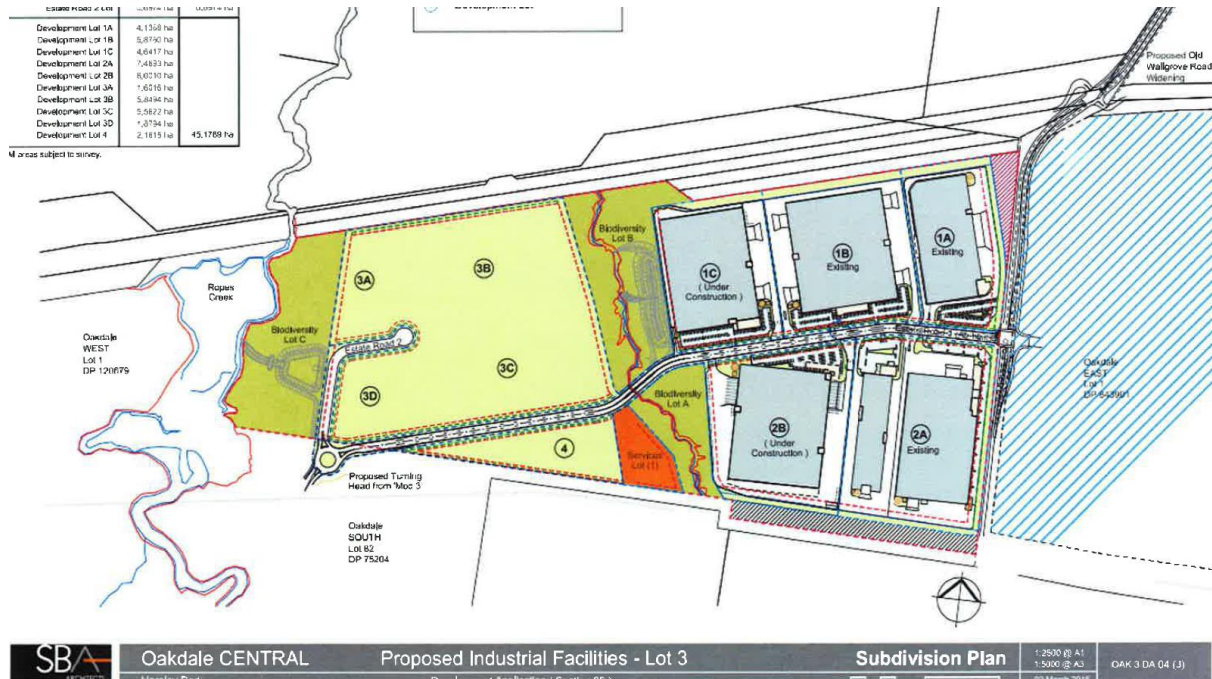


Figure 1 - Approved Subdivision Plan (OAK 3 DA 04 (J)) (Appendix A)

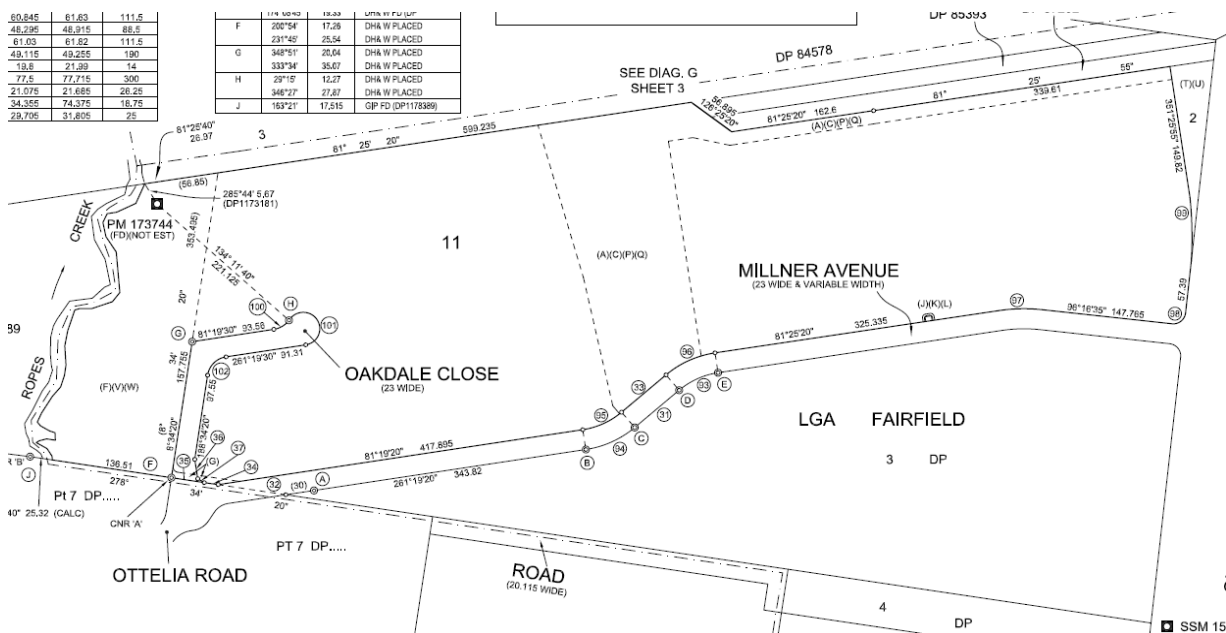


Figure 2 - Proposed Subdivision Plan (Appendix B)

2.2 Update to Wording of Condition of Consent

The wording of MP08_0065 is proposed to be updated as follows, to reflect the updated subdivision plan. New wording proposed in red, while wording proposed for removal shown with ~~strikethrough~~:

"For the following:

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

- ~~15~~ **5** lot subdivision;
- 7 industrial buildings;
- recreation and biodiversity land;
- road construction and upgrades; and
- infrastructure."

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:
 - 45.06 hectares for employment generating uses;
 - 1.74 hectares for regional road reserves;
 - 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 + OHL Project (PA#1 – MOD5) Subdivision of Lot 2 DP 120673 OAK PA1 12(G) dated 2 October 2012~~ **Draft Subdivision Plan, Prepared by Matthew Cleary, Surveyor's Ref: 117037504_03; Date of Survey: 22/8/2017.**

- 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

3. 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 and MOD 7.
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4. ENVIRONMENTAL IMPACTS

The proposal will have no environmental impact, as it is simply updating the plan of subdivision referenced in the approval to reflect the ultimate intended subdivision for OCE.

The approved design, construction and operation of OCE remains the same as approved. The proposed modifications will have no adverse impact on the public's interests and the site remains appropriate for the approved development.

5. CONCLUSION

We seek to amend MP08_0065 to update the subdivision plan referenced in the approval to reflect the ultimate subdivision plan proposed for the site.

Based on the justification provided to Council regarding the proposed development, we are of the opinion that the application should be approved.

Yours sincerely



Guy Smith
Planning Manager