

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

The Independent Planning Commission, as the declared consent authority under clause 8A of the State Environmental Planning Policy (State and Regional Development) 2011 and section 4.5(a) of the *Environmental Planning and Assessment Act 1979*, approves the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

Member of the Commission

Member of the Commission

Sydney

2018

File: EF18/1507

SCHEDULE 1

Application No:	SSD 7719
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning
Development:	Construction, fitout and operation of a warehouse and distribution facility, comprising the following: <ul style="list-style-type: none">• a warehouse building;• ancillary office;• 200 car parking spaces; and• business identification and wayfinding signage.
Date of Original Consent:	28 July 2017
Modification:	SSD 7719 MOD 1 – Amendments to the facility layout and signage

SCHEDULE 2

This consent is modified as follows:

1. Insert the following definition in alphabetical order:

MOD 1 The modification as described in *Sigma Warehouse & Distribution Facility Oakdale South Estate Site 3A – SSDA 7719, Section 96(1A) Modification Application – MOD 1*, prepared by Urbis Pty Ltd, dated 16 February 2018 and as amended in the letter titled *Sigma Pharmaceutical Warehouse & Distribution Facility Modification – SSD 7719 MOD 1*, prepared by Urbis Pty Ltd, dated 9 May 2018.

Modification Assessments The document assessing the environmental impact of a proposed modification of this consent submitted with the following modification applications made under the EP&A Act: MOD 1 dated 15 February 2018.

In Schedule 2 Part A: Administrative Conditions

2. Delete Condition A2 and replace with the following:

- A2. The Development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Secretary;
 - (c) in accordance with the EIS and Response to Submissions;
 - (d) in accordance with Modification Assessments;
 - (e) in accordance with the Schedule of Drawings in Appendix A; and
 - (f) in accordance with the Management and Mitigation Measures in Appendix B.

In Schedule 2 Part B: Environmental Performance Conditions

3. Insert Condition B46A after Condition B46 as follows:

B46A. The Applicant must ensure signage is illuminated in accordance with **Table 2**.

Table 2: Signage Illumination Limits

Sign	Location	Hours of Permitted Illumination
S1	Entrance to car park	7am – 9pm
S2	Warehouse eastern facade	24 hours
S2	Warehouse western facade	7am – 9pm
S3	Ancillary office southern facade	7am – 9pm
S4	Warehouse northern facade	24 hours

In the Appendices

4. Delete Appendix A replace with new Appendix A.

APPENDIX A – SCHEDULE OF APPROVED DRAWINGS

Drawing No.	Issue	Date	Title
Architectural Drawings Prepared by SBA Architects			
OAK 3A DA 00	J	2 May 2018	Cover Sheet
OAK 3A DA 01	P	19 April 2018	Site Plan
OAK 3A DA 02	Y	19 April 2018	Warehouse Plan
OAK 3A DA 03	M	19 April 2018	Roof Plan
OAK 3A DA 04	J	8 December 2017	Office Plan
OAK 3A DA 06	L	9 February 2018	Dock Office Plan
OAK 3A DA 07	F	27 September 2017	Office Elevations
OAK 3A DA 08	O	19 April 2018	Warehouse Elevations
OAK 3A DA 09	J	2 May 2018	Warehouse Sections
OAK 3A DA 10	G	19 April 2018	Signage Plan
FB 001	A	May 2017	Finishes Board Exterior
Landscape Drawings Prepared by Site Image Landscape Architects			
000	N	14 May 2018	Cover Sheet
001	N	14 May 2018	Landscape Site Plan
101	M	14 May 2018	Landscape Plan
102	N	14 May 2018	Landscape Plan
103	M	14 May 2018	Landscape Plan
104	N	14 May 2018	Landscape Plan
501	I	8 September 2016	Landscape Plan