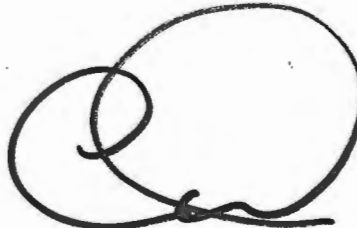


Notice of Modification

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

As delegate for the Minister for Planning, under the delegation dated 16 February 2015, I hereby modify the project approval referred to in Schedule 1, as set out in Schedule 2.



Chris Wilson
Executive Director
Infrastructure and Industry Assessments

Sydney

22 April

2015

SCHEDULE 1

Application Number:	06_0191
Proponent:	Goodman Ltd
Approval Authority:	Minister for Planning
Land:	Lot 101 and 102 DP 1189375, Lot 1 DP 85542 and Lot 11 DP 109505, Crown Land containing 'Springvale Drain' (between Nant Street and Lot 101 and 102 DP 1189375)
Project:	Orica Southlands Remediation & Warehouse Development Project
Modification Number:	06_0191 MOD 2
Modification:	Amendment to site layout, warehouse, office and hardstand configuration

SCHEDULE 2

This Project Approval is modified as follows:

In the definitions table:

1. Deleting the definition for Department, Director-General and Minister and inserting the following definitions in alphabetical order:

Department	The Department of Planning and Environment or its successors in title
Minister	The Minister for Planning
Secretary	The Secretary of the Department of Planning and Environment, or nominee

2. Replacing the definition of Project with:

Project	The development described in Schedule 1, the EA and PPR and defined as 'Stage 1 Works' as modified by 06_0191 MOD 1 and 06_0191 MOD 2.
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3. Replacing the definition of Stage 1 works with:

Stage 1 works Includes:

- site remediation works over the whole site (Areas 1, 2 and 3);
- flood mitigation and drainage works (over Areas 1, 2 and 3);
- staged subdivision of Areas 1, 2 and 3 into 7 lots;
- establishment of 2 industrial use warehouses comprising up to 5 units in Area 1 each with ancillary office components;
- traffic improvement works at the intersection of Hill Street and Botany Road; and
- carparking as shown on Master Plan - Ground 4244_DA-01 dated December 2014 in Appendix 4.

4. Inserting the following definitions in alphabetical order:

MOD2	The modification as described in <i>Section 75W Modification Port Botany Industrial Estate</i> dated October 2014 and prepared by UAS and the <i>Response to Referrals / Department of Planning Queries</i> prepared by Goodman, including <i>Port Botany Industrial Estate Proposed Civil Works Stage 1</i> prepared by AT&L dated 12/01/2015, <i>Architectural Plans Southlands Remediation and Development Project – Stage 1</i> prepared by Nettleontribe with the following plans dated 6/01/2015 4244_DA_01, 4244_DA_02, 4244_DA_03, 4244_DA_11, 4244_DA_13, 4244_DA_18 and 4244_DA_19 and the following plans dated 18/12/2014 4244_DA-12, 4244_DA-15, 4244_DA-16, 4244_DA-17, 4244_DA-20, 4244_DA_21, 4244_DA-22, 4244_DA-31, 4244_DA-41, 4244_DA-42, 4244_DA-43, 4244_DA-51 and 4244_DA-52, <i>BCA Assessment Report prepared by Blackett Maguire and Goldsmith</i> dated 18/12/2014, <i>Fire Safety Strategy</i> by Norman, Disney and Young dated 17/12/2015, Letter from Traffix titled <i>Port Botany Industrial Estate, McPherson Street, Botany: Section 75W Submission</i> and dated 08/01/2015 and Proposed Subdivision Plan 4244_SK078 prepared by Nettleontribe and dated 9 March 2015 and Landscape Plans titled <i>Orica Southlands Landscape S.75W</i> prepared by Site Image Landscape Architects and dated 13/02/2015.
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PBIE	Port Botany Industrial Estate (as described in 06_0191 MOD 2)
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5. Replacing the definition of Statement of Commitments with:

Statement of Commitments	The Proponent's commitments, dated March 2015, in Appendix 1 of this Instrument
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6. Replacing the definition of Subdivision (and easements) with

Subdivision (and easements)	Subdivision of only Lot 101 and 102 DP 1189375, Lot 1 DP 85542, Lot 11 DP 109505, into Lots 6-12 in accordance with the subdivision plan 4244_SK078 dated 9 March 2015 at Appendix 5 of this Instrument
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In the Conditions:

7. Deletion of all instances of the word Director-General and insert instead the word Secretary.
8. Deletion of all instances of the words NSW Fire Brigade and insert instead the words NSW Fire and Rescue.
9. Replacing Condition 2 of Schedule 2 with the following:
 2. The Proponent shall carry out the Project generally in accordance with the:
 - a) EA;
 - b) Preferred Project Report Plans, cover dated 1 August 2012;
 - c) Submissions Report;
 - d) Statement of Commitments (see Appendix 1);
 - e) Modification application 06_0191 MOD 1 and supporting documents;
 - f) Modification application 06_0191 MOD 2 and supporting documentation; and
 - g) Conditions of this approval.

If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.
10. Replacing Condition 12 of Schedule 2 with the following:
 - 12 The Proponent shall pay developer contributions or enter into a Voluntary Planning Agreement prior to the issue of the Construction Certificate, unless otherwise agreed by the Secretary, to a maximum amount of \$3,133,577 payable to Council for the provision of infrastructure within the Botany Bay local government area.
11. Replacing Condition 13 of Schedule 2 with the following:
 - 13 The Proponent shall carry out the subdivision of the land north of McPherson Street in accordance with the subdivision plan 4244_SK078 dated 9 March 2015 at Appendix 5 of this approval.
12. Replacing Condition 14 of Schedule 2 with the following:
 - 14 Prior to the issue of a Subdivision Certificate for Lot 6, the Proponent shall ensure that Lot 6 is connected to services, drainage and utilities and provide documentary evidence of the above to the Certifying Authority or Council.
13. Replacing Condition 15 of Schedule 2 with the following:
 - 15 Easements for services, drainage, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must:
 - a) be created over those lots pursuant to the *Conveyancing Act 1919*;
 - b) be in accordance with the subdivision plan 4244_SK078 dated 9 March 2015 at Appendix 5 of this approval;
 - c) be to the satisfaction of Council or the Certifying Authority; and
 - d) prior to registration of the subdivision the Proponent shall provide documentary evidence to the Certifying Authority demonstrating that all easements have been provided as required by this condition.

Note: Any easements in the easement plan must nominate Council, the EPA or other relevant Authority (ie Sydney Water etc) as the authority to release, vary or modify the easement. The

form of the easement must be in accordance with Council's standard recitals for terms of easements, or the standard form for easements accepted by the Department of Lands.

14. Replacing Condition 16 of Schedule 2 with the following:

16. The Proponent shall maintain sufficient access rights to the infrastructure identified in the easements plan 4244_SK078 for the duration of the BGCuP to allow for all activities related to the approved VMP or other regulatory instrument and potential future remediation works. The Proponent shall advise both the Department and the EPA of any changes to the easement plan.

- 16 Replacing Condition 8A of Schedule 3 with the following:

8A Prior to the issue of a Subdivision Certificate, the Proponent shall register a section 88B/E instrument pursuant to the *Conveyancing Act, 1919* over Lot 6 and Lot 9 requiring the maintenance and management of the flood detention basin and prohibiting the use of the land at grade other than for the maintenance of the flood detention basin.

Note: Any encumbrances and indemnities in the section 88B/E instrument must nominate Council, the EPA or other relevant Authority (ie Sydney Water etc) as the authority to release, vary or modify the easement. The form of the easement must be in accordance with Council's standard recitals for terms of easements, or the standard form for easements accepted by the Department of Lands.

- 17 Replacing Condition 21 of Schedule 3 with the following:

21 Prior to the issue of the first occupation certificate, the Proponent shall provide:

- a) parking in accordance with the plans in 06_0191 MOD2 ;
- b) the applicable number of accessible parking spaces as required by Australian Standards;
- c) a footpath along the site frontage to Macpherson Street (northern side), Coal Pier Road (eastern side) to the satisfaction of Council, and along one side of the internal access roads; and
- d) parking for bicycles.

- 18 Delete Condition 29 of Schedule 3 and replace with the following:

29 Prior to the issue of the first occupation certificate, the Proponent shall install fencing in accordance with the Site Fencing Plan by Orica dated 23 December 2013.

- 19 Insert the following Condition 31A after Condition 31 of Schedule 3:

31A The Proponent shall prepare and implement a Landscape Management Plan for the portion of the site referred to as PBIE (not including the flood detention basin or Lot 10) in 06_0191 MOD2, to the satisfaction of the Secretary. This plan must:

- a) be prepared in consultation with Council and be submitted to and approved by the Secretary prior to the issue of a Construction Certificate for any warehouse buildings;
- b) describe how it integrates with the Landscape Management Plan by Jocelyn Ramsey & Assoc. Pty Ltd dated October 2013, approved in accordance with Condition 31 of Schedule 4; and
- c) include:
 - a Landscape Plan for the Project, which identifies screen plantings to minimise visual impacts;
 - a Weed and Pest Management Plan that:
 - includes measure to control pests vermin, and noxious weeds; and
 - explicitly excludes the use of pesticides that are likely to be harmful to frogs; and
 - an implementation and maintenance schedule.

The landscaping shall be installed prior to the issue of the first occupation certificate and maintained in accordance with the Landscape Management Plan for the duration of the operation of the Project.

20 Insert the following Condition 36A after Condition 36 of Schedule 3:

36A. The Proponent shall ensure that:

- a) any alternative solution developed to meet performance requirements of the Building Code of Australia be designed in accordance with the principles detailed in the '*International Fire Engineering Guidelines*' (IFEG); and
- b) the preparation of the fire engineering brief (as specified by the IFEG) be undertaken in consultation with all relevant stakeholders including Fire and Rescue NSW.

21 Replace Condition 3 of Schedule 4 with the following:

3 The Proponent shall prepare and implement a revised Construction Environment Management Plan as a result of the approval of 06_091 MOD 2, to the satisfaction of the Secretary. This Plan must:

- a) be prepared in accordance with the framework provided in the RAP and guidance provided in DIPNR (2004) *Guideline for the Preparation of Environmental Management Plans*;
- b) be submitted to and approved by the Secretary prior to commencement of construction; and
- c) include:
 - a Contamination Management Plan which includes information about how any breach of the marker layer (as described in the RAP) will be managed. It shall include test results and management measures, and be prepared to the satisfaction of the site auditor;
 - Sediment and Erosion Control Plan;
 - Traffic Management Plan;
 - Water Management Plan;
 - Noise Management Plan;
 - Waste Management Plan; and
 - Air Quality Management Plan.

22 Replacing Appendix 1 with new Appendix 1 which details the Proponent's updated Statement of Commitments.

23 Deleting Appendix 3.

24 Replacing Appendix 4 with new Appendix 4 which illustrates the revised Site Plan and Elevation Plans.

25 Replacing Appendix 5 with new Appendix 5 which illustrates the Proponent's revised Subdivision Plan and easements.

APPENDIX 1 – UPDATED STATEMENT OF COMMITMENTS

Southlands Remediation and Development Project
Updated Statement of Commitments (Modification No.2)

March 2015

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
GENERAL				
<p>The Proponent would carry out construction and operation generally in accordance with the:</p> <ul style="list-style-type: none"> • Project Application; • Preferred Project Development Plans, dated 8 November 2010 (as amended); • Revised Stage 1 Development Plans dated January 2015 • EA as amended by: <ul style="list-style-type: none"> - Southlands Remediation and Development Project – Response to Submissions on the EA and PPR (dated November 2010); - Southlands Remediation and Development Project – Response to Submissions (June 2011); - Aurecon Flood Modelling Report (November 2010); - Modification 1 to the Project Approval; - Modification 2 to the Project Approval; - Agreed SoC as amended by Mod 1 and Mod 2. 	All stages	All stages	All stages	Proponent
The Proponent would ensure that all buildings are designed and constructed generally in accordance with the plans provided as part of the Modification 2, the Building Code of Australia and the relevant parts of the EP&A Act building certification.	All stages	All stages		Proponent
Maintain obligations under the VMP or other regulatory instrument throughout and following implementation of the Southlands Remediation and Development Project.	All stages	All stages	All stages	Orica
Review with the OEH Accredited Auditor the need and as required by the Auditor implement and maintain an active vapour mitigation system (such as shallow groundwater extraction system) aimed at reducing the discharge of contaminated shallow groundwater into Springvale Drain and hence reducing the potential for volatile emissions from surface waters to ambient air in the vicinity of the Drain. This would be implemented by Orica through a separate approvals process under the VMP..	Prior to Stage 1	All stages	All stages	Orica

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
A detailed monitoring well replacement program would be developed for the Southlands Site to provide a documented framework that ensures Orica's ongoing responsibilities under the NCUA for hydraulic and chemical monitoring can be met both during the construction stages of the development and during the future land use. This would be implemented by Orica through a separate approvals process under the VMP.	All stages	All stages	All stages	Orica
A series of easements would be granted on the Southlands Site in favour of Orica for use in both groundwater monitoring and extraction as well as for future remediation technologies, should such become available or relevant to remediation of the site and/or other areas in BIP in accordance with <i>Drawing SRD 017 (H)</i> .	All stages	All stages	All stages	Proponent
<p>Prepare and implement:</p> <ul style="list-style-type: none"> — a CEMP prior to the issuance of a Construction Certificate; and — an OEMP prior to the issuance of an Occupation Certificate for any new building. <p>Which include the specific measures outlined in the following sections of this table.</p>	All stages	All stages	All stages	Proponent
<p>Preparation and implementation of Communications Plan including the requirements of the Southlands RAP to notify site neighbours and the wider community of construction timing and progress;</p> <ul style="list-style-type: none"> • mechanisms for submitting feedback and asking questions regarding the project; • reporting progress via Orica's monthly columns in the Southern Courier and St George and Sutherland Shire Leader newspapers; and • maintaining project information on the Orica Botany Transformation Projects webpage. 	All stages	All stages		Orica
HYDROLOGY AND FLOODING				
<p>Detailed design of the Compensatory Flood Storage Area to prevent ponding and discharge of groundwater generally in accordance with the Aurecon Flood Modelling Report – <i>Orica Southlands Remediation and Development Project Hydraulic Modelling Report and Response to Exhibition Submissions/Comments – (Report Ref: 204617, 29th November 2010, Revision 3 by Aurecon) as amended by Southlands – Detailed Design 2D Flood Re-Modelling – Addendum Advice Regarding Variation to Compensatory Flood Basin Design and Impact, Aurecon Letter to Orica, Dated 22 February 2013</i>).</p> <p>This would be reviewed by the Site Auditor as part of the Site Audit process leading to the issue of the Section A Site Audit Statement(s).</p>	Prior to Stage 1			Proponent / Contractor

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
Design of development would involve delivery of the flood modelling outcomes as generally shown in accordance with the Aurecon Flood Modelling Report – <i>Orica Southlands Remediation and Development Project Hydraulic Modelling Report and Response to Exhibition Submissions/Comments – (Report Ref: 204617, 29th November 2010, Revision 3 by Aurecon) as amended by Southlands – Detailed Design 2D Flood Re-Modelling – Addendum Advice Regarding Variation to Compensatory Flood Basin Design and Impact, Aurecon Letter to Orica, Dated 22 February 2013</i>).	All stages	All stages		Proponent
Delivery of new building pads in Stage 1 and 2 above the 1% flood event in accordance with the Aurecon Flood Modelling Report – <i>Orica Southlands Remediation and Development Project Hydraulic Modelling Report and Response to Exhibition Submissions/Comments – (Report Ref: 204617, 29th November 2010, Revision 3 by Aurecon) as amended by Southlands – Detailed Design 2D Flood Re-Modelling – Addendum Advice Regarding Variation to Compensatory Flood Basin Design and Impact, Aurecon Letter to Orica, Dated 22 February 2013</i>),.				
Design of development would ensure no adverse impacts on stormwater quality through incorporation of appropriate stormwater quality control measures as shown on <i>Civil Drawings</i> .		All stages		Contractor / Proponent
SOILS, GEOLOGY AND CONTAMINATION				
The requirements of the Southlands RAP would be implemented as detailed in Appendix H and the conditions of the Section B Site Audit Statement (Appendix I).	All stages	All stages	All stages	Proponent
The review of further studies and plans required under the Southlands RAP would be undertaken as part of the Site Audit process leading to issue of the Section A Site Audit Statement(s) by the Site Auditor.	All stages	All stages	All stages	Proponent
Any variation to the remedial measures outlined in the Remediation Action Plan (URS, Oct 2008) will be submitted, before implementation, to the OEH Accredited Site Auditor, responsible for issuing the Site Audit Certificate. The Remediation Action Plan will therefore only be amended, with the agreement of the Accredited Site Auditor.	All stages	All stages	All stages	Proponent
Treated and validated materials may be placed within the area of the Southlands Site, subject to separate approval and assessment (Carpark Waste Encapsulation Remediation Project Approval No 06_0197, as modified). Any such materials will first be treated and validated in accordance with the relevant requirements of that project approval.	Stage 1			Proponent
Issue of Site Audit Statement(s) to establish site suitability for the proposed land use.			Prior to occupation	Proponent
The CEMP would address soil and erosion control as identified in the Southlands RAP.		All stages		Proponent / Contractor

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
The Communications Plan would ensure effective and efficient consultation with stakeholders for the duration of the soil remediation works as provided in the Southlands RAP (Appendix H).	All stages	All stages		Orica
A detailed physical barrier design would be prepared prior to implementation of the remedial approach. Design of the proposed vapour mitigation measures for future site buildings/structures would be completed prior to implementation of the remedial approach. These designs would be reviewed by the Site Auditor as part of the Site Audit process leading to the issue of the Section A Site Audit Statement(s).	All stages	All stages		Proponent / Contractor
All underground services beneath, and in the environs of, Southlands would be mapped and documented. This is required to avoid intercepting services during remediation works that require excavation, as well as to enable incorporation of service and easement locations into the long term EMP.	All stages	All stages	All stages	Proponent / Contractor
A Site Specific Health, Safety and Environment Plan (SSHSEP) would be prepared and implemented for the site in accordance with the framework described in the Southlands RAP (Appendix H).	All stages	All stages		Proponent / Contractor
A Long Term EMP would be prepared and implemented to ensure activities which could potentially or directly result in exposure of future land users to the contaminated soils beneath the physical barrier are precluded or limited / controlled and to include the requirements outlined in the Southlands RAP. This would be reviewed by the Site Auditor as part of the Site Audit process leading to the issue of the Section A Site Audit Statement(s).			All stages	Proponent
AIR QUALITY				
Develop and implement an Air Quality Management Plan as part of the CEMP to manage and mitigate dust and other air quality issues and address the requirements for measures and monitoring outlined in the Southlands RAP.		All stages		Proponent / Contractor
A Vapour Intrusion Conceptual Model and detailed design of the Vapour Intrusion Mitigation Measures for Site Structures would be prepared for review and approval by the Site Auditor as part of the Site Audit process leading to issue of the Section A Site Audit Statement(s) by the Site Auditor.	Stage 1		Stage 1	Proponent
The long term EMP will include additional contingency measures to be finalised following further air sampling after the proposed infilling of the re-alignment channel.	All stages	All stages	All stages	Proponent
TRAFFIC AND TRANSPORTATION				

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
<p>Provision of intersection improvements at the of Hills Street and Botany Road intersection as per the RTA advice of 30 June 2011, including:</p> <ul style="list-style-type: none"> The existing length of the right turn lane on Botany Road on the eastern approach to the Hills Street intersection shall be increased in length by 20 metres; On road safety grounds, the right turn lane should be fully protected by constructing a 900mm wide central median in Botany Road for the full length of the right turn lane; and The minimum width of the right turn lane shall be 3,2 metres. 	Stage 1		Stage 1	Proponent
Truck access to the site for the purposes of construction and operation will comply with all weight and vehicle length restrictions routes imposed by the RTA.	All stages	All stages	All stages	Proponent
FLORA AND FAUNA				
Offset habitat for the Green and Golden Bell Frog in the form of two small frog ponds and associated foraging areas would be constructed and maintained in accordance with the detail provided by BEC (2007) in Appendix O and the updated response advice provided by BEC (Feb 2010 and April 2013) and any relevant requirements of the Southlands RAP.	Stage 1	Stage 1	Stage 1	Proponent
A Weed and Pest Management Plan would be prepared as part of the Construction Environmental Management Plan and Environmental Management Plan for the Site. Caution is required during all remediation and construction activities to limit the risk of spread of Noxious Weed species present on Site.		All stages		Proponent
HERITAGE AND ARCHAEOLOGY				
A CEMP would be developed and implemented addressing heritage issues. The CEMP would detail the management strategies to be followed in the event that an Aboriginal object or non-aboriginal archaeological relic is uncovered during construction and be incorporated where appropriate into site inductions for site personnel. It would require that any relic uncovered be reported to COBB and DECC.		All stages		Proponent
LAND USE SAFETY PLANNING				
Emergency procedures would be integrated with the emergency plans for the Mobil and Qenos tank farms, and the BIP Emergency Plan.			All stages	Proponent

Mitigation Measure	Implementation			Responsibility
	Design	Constr. / Remed.	Operations	
WASTE MANAGEMENT				
Develop a Waste Classification Report and management plan. These would be reviewed by the Site Auditor as part of the Site Audit process leading to issue of the Section A Site Audit Statement(s).	All stages	All stages		Proponent
Develop and implement a Waste Management Plan, as part of the CEMP addressing the principles of avoid, reduce reuse and disposal. The Plan would also address waste management issues as identified in the Southlands RAP.	All stages	All stages	All Stages	Proponent
Water management would be addressed in the CEMP that identifies the issues described in the Southlands RAP and the requirements for contingency planning for interception of groundwater during excavation works and water management to prevent surface run off from becoming contaminated as a result of soil disturbance or contact with site contaminants.	All stages	All stages		Proponent
Develop a Waste Management Plan as part of the OEMP for operation.				Proponent
LANDSCAPE AND VISUAL				
Implementation of landscape design generally as shown in the Landscape Plans for the project submitted with Modification 2 (SS14-2877 002G, 003G, 004G, 000C, 101C, 102C, 103C, 104C, 501C, prepared by Site Image and dated February 2015).	All stages		All stages	Proponent
Implementation of a landscape maintenance program upon completion of construction of the new buildings.			All stages	Proponent
WATER AND ENERGY EFFICIENCY				
Buildings would be designed to maximise the benefits of solar energy through appropriate orientation.	All stages	All stages	All stages	Proponent
Use of recycled water on site for non-potable uses proposed from stormwater / rainwater harvesting and, if practicable, from the Orica GTP where possible.	All stages	All stages	All stages	Proponent
Energy efficient appliances would be installed.	All stages	All stages	All stages	Proponent
ACOUSTICS				

Mitigation Measure	Implementation			Responsibility						
	Design	Constr. / Remed.	Operations							
<p>The operation and use of new buildings within the estate will comply with the Botany Bay City Council standard noise criteria as follows:</p> <p><i>Standard Noise Criteria Adopted by Council</i></p> <p>(a) The operation of all plant and equipment shall not give rise to an equivalent continuous (L Aeq) sound pressure level at any point on any residential property greater than 5dB(A) above the existing background L A90 level (in the absence of the noise under consideration).</p> <p>(b) The operation of all plant equipment when assessed on any residential property shall not give rise to a sound pressure level that exceeds L Aeq 50dB(A) day time and L Aeq 40dB(A) night time.</p> <p>(c) The operation of all plant and equipment when assessed on any neighbouring commercial/industrial premises shall not give rise to a sound pressure level that exceeds L Aeq 65dB(A) day time/night time. For assessment purposes, the above L Aeq sound levels shall be assessed over a period of 10 -15 minutes and adjusted in accordance with EPA guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content where necessary.</p>			All Stages	Operator						
BUILDING DESIGN										
<p>The design of buildings will comply with the Botany Bay City Council requirements in terms of anti-graffiti coating, as follows:</p> <p>(a) A detailed Schedule of Finishes and Colours must be submitted to Council for approval prior to issuing the construction certificate in respect of the new buildings to be erected on the site.</p> <p>(b) The Schedule of Finishes shall consist of samples of materials cross referenced with manufacturers details and product code. The Schedule shall include detailed facade treatment, anti graffiti coatings and green screens where required to prevent the application of graffiti to the buildings.</p> <p>(c) The detailed Colour Scheme is to be shown in the form of detailed coloured building elevations, cross-referenced with a colour sample chart showing manufacturers details and product code.</p>	All Stages			Proponent						
DEVELOPER CONTRIBUTIONS										
<p>Prior to the issue of an occupation certificate for any new building approved under this approval in Stage 1 the Proponent will either:</p> <p>1. pay developer contributions in accordance with Botany Bay City Council Section 94 Contributions Plan 2005 - 2010 totalling \$3,133,577.00 as set out below. The contributions to be paid are to reflect the proportion of each lot in Stage 1 as a percentage of the total land area of stage 1:</p>	Stage 1			Proponent						
<table><tr><th>Required S. 94 Contribution</th><th>Rate in CP</th><th>Required Contribution</th></tr><tr><td>Community facility</td><td>\$349.00 per empl.</td><td>\$173,104.00</td></tr></table>	Required S. 94 Contribution	Rate in CP	Required Contribution	Community facility	\$349.00 per empl.	\$173,104.00				
Required S. 94 Contribution	Rate in CP	Required Contribution								
Community facility	\$349.00 per empl.	\$173,104.00								

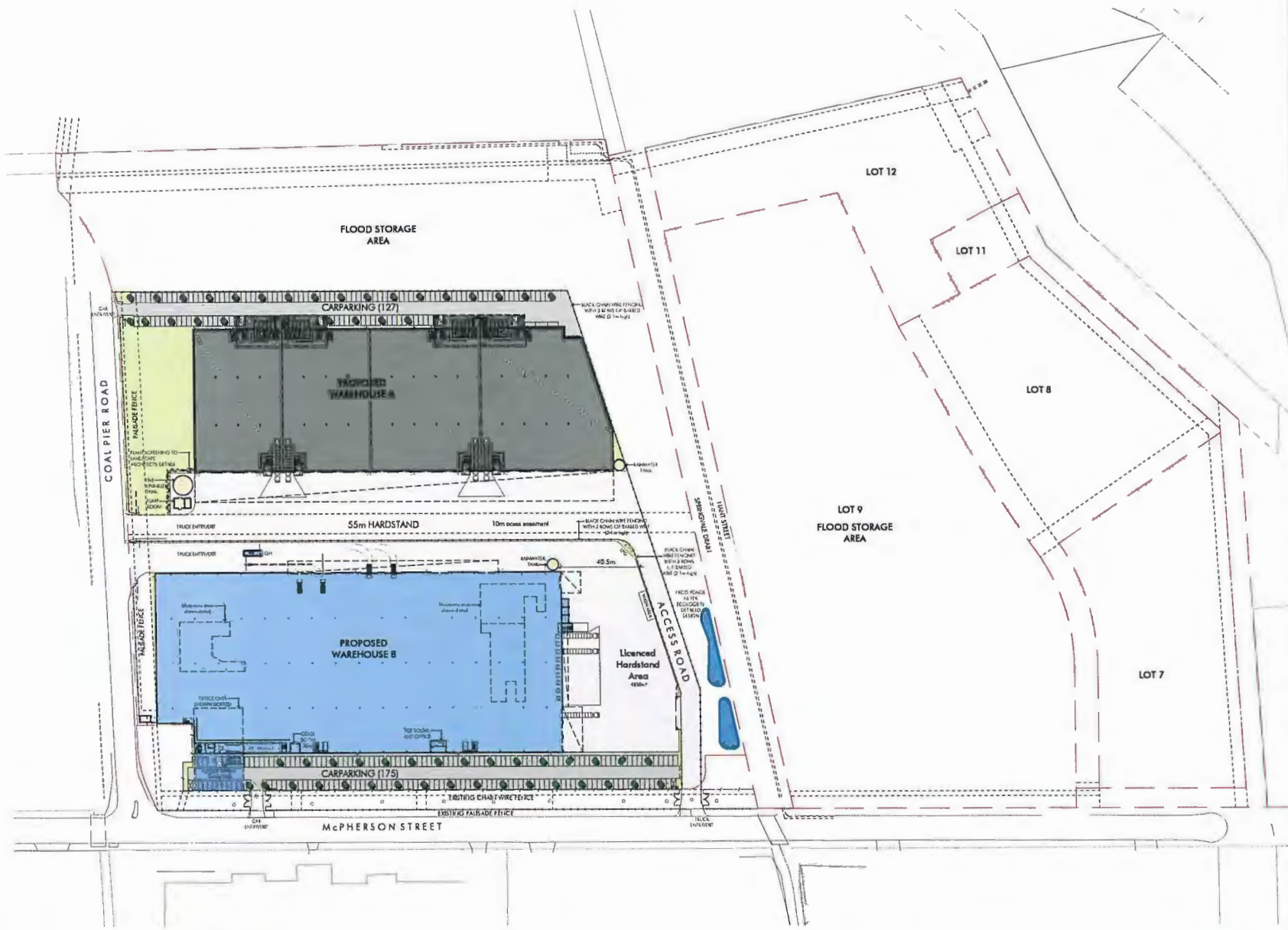
Mitigation Measure				Implementation			Responsibility							
				Design	Constr. / Remed.	Operations								
Administration	\$53.00 per empl	\$26,288.00												
Shopping Centre Improvements (City Wide)	\$226.00 per empl.	\$112,096.00												
Open Space and Recreation	\$2,460.00 per empl.	\$1,220,160.00												
Total per Employee	\$3,088.00	\$1,531,648												
Transport Management (based on Stage 1 site area 6.59 ha)	\$24.30 Per m ² site area	\$1,895,841												
Total Payment Required		\$3,110,914												
<p>Note:</p> <ol style="list-style-type: none">1. Rates are based on the January 2006 CP. The Council has advised (19 July 2011) that the rates have not changed since the time the CP has been adopted and the rates remain as originally adopted;2. Based on Total developable site area of 65,900 m2 of lot 6, and aggregate GFA of ;3. Employee numbers determined in accordance with Botany CP as Modern Multi-Unit Industrial Complex at 1 employee per 81.4 m2;4. Contributions for Lots 7 and 8 are proposed to be levied at the stage of a use Application for those lots <p>S.94 contributions for any future development of Lots 7, 8 and 12 would be determined when use Applications or Modifications are put forward for these lots;</p> <p>OR</p> <ol style="list-style-type: none">2. enter into a Voluntary Planning Agreement with Botany Bay City Council prior to the issuance of a Construction Certificate for new buildings in Stage 1, that contemplates the carrying out of one or any of the following works in kind with or without payment of monetary contributions up to the maximum contribution payable for this stage under the Botany Bay City Council Section 94 Contributions Plan 2005 - 2010: <p>Stage 1</p> <table><tr><th>Item</th><th>Works</th><th>Scope of works</th><th>Estimated Value of</th></tr><tr><td></td><td></td><td></td><td></td></tr></table>							Item	Works	Scope of works	Estimated Value of				
Item	Works	Scope of works	Estimated Value of											

Mitigation Measure				Implementation			Responsibility
				Design	Constr. / Remed.	Operations	
			works				
(a)	Pavement repairs to Hills, Exell and McPherson Streets.	Roadwork pavement repairs. Precise scope of pavement improvements to be defined with Council.	Value of works to be determined by QS suitable to parties up to a maximum value of the total S.94 Contributions payable for Stage 1, less any agreed value for items (b) and (c).				
(b)	Drainage upgrade to the stormwater system at the corner of Exell Street and Botany Road.	Drainage works to be incorporated into pavement improvement works along Exell Street, to prevent ponding in the low lying areas during low frequency storm events.	Value of works to be determined by QS suitable to parties up to a maximum value of the total S.94 Contributions payable for Stage 1, less any agreed value for items (a) and (c).				
(c)	New Cycle way extending the existing cycle way on Coal Pier road along the western edge of Southlands	Construction of a new 2.4 metre (or as specified by council) wide cycle path connecting to the existing cycle path					

Mitigation Measure					Implementation			Responsibility
					Design	Constr. / Remed.	Operations	
			along the western boundary to Southlands on the Coal Pier Road frontage.					

APPENDIX 4 – SITE PLAN AND ELEVATIONS





Warehouse A Units Area

Unit 1	
Warehouse	3,300 sqm
Office	350 sqm
Mezzanine storage	214 sqm
Unit 2	
Warehouse	3,300 sqm
Office	350 sqm
Mezzanine storage	214 sqm
Lobby (ground+level1)	80 sqm
Unit 3	
Warehouse	4,100 sqm
Office	350 sqm
Mezzanine storage	214 sqm
Unit 4	
Warehouse	4,400 sqm
Office	350 sqm
Mezzanine storage	214 sqm
Lobby (ground+level1)	80 sqm
Total Warehouse for Building A	15,100
Total Office for Building A	2,416
Carparking for Unit 1,2,3 & 4	127

Warehouse B

Warehouse	18,920 sqm
Warehouse mezzanine level	1,820 sqm
Office Level 1	1,000 sqm
Office Level 2	1,000 sqm
Dock Office (over 2 levels)	58 sqm
WS, MHE, DG store	50 sqm
Gate House	22 sqm
Total Warehouse for Building B	20,740
Total Office for Building B	2,130
Hardstand	4,850 sqm
Carparking	175

Site Area Schedule

Total Site Area	93,806 sqm
Less:	
Undevelopable	27,883 sqm
Total Developable Area	65,923 sqm
Total GFA for Building A	17,516 sqm
Total GFA for Building B	22,870 sqm
Total GFA	40,386 sqm
FSR	0.61 : 1
Carparking Provided	302

DRAWING LIST

4244_DA-00 Cover Sheet
 4244_DA-01 Master Plan- Ground
 4244_DA-02 Site Plan- Ground
 4244_DA-03 Site Plan- Roof

 4244_DA-11 Ground Floor Plan
 4244_DA-12 Mezzanine Plan - Warehouse B
 4244_DA-13 Roof Plan

 4244_DA-15 Typical Office Floor Plans - Warehouse A
 4244_DA-16 Typical Mezzanine Level Plan
 4244_DA-17 Office Ground Floor Plan - Warehouse B
 4244_DA-18 Office Level 1 Floor Plan - Warehouse B
 4244_DA-19 Office Level 2 Floor Plan - Warehouse B

 4244_DA-20 Street Elevations
 4244_DA-21 Building Elevations - Sheet 1
 4244_DA-22 Building Elevations - Sheet 2

 4244_DA-31 Building Sections

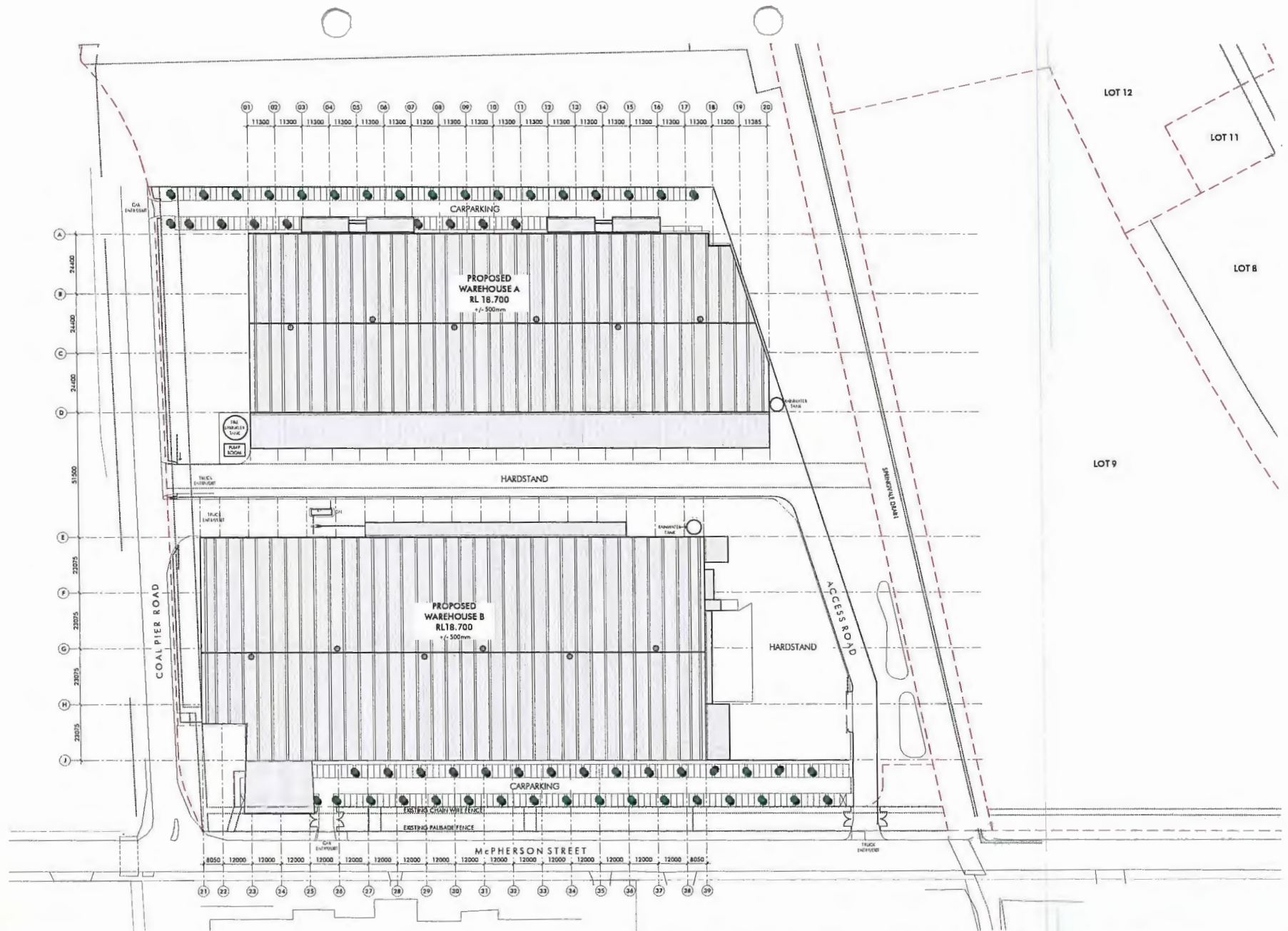
 4244_DA-41 Coloured Elevations - Sheet 1
 4244_DA-42 Coloured Elevations - Sheet 2
 4244_DA-43 Coloured Elevations - Sheet 3

 4244_DA-51 Perspectives - Sheet 1
 4244_DA-52 Perspectives - Sheet 2



Southlands Remediation & Development Project - Stage 1

development application
january 2015



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1 02 9230 7400



SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1
McPherson Street
Brimley
Sydney NSW

Rev	Description	Date	By
1	PRELIMINARY ISSUE	12/01/14	TD
2	DEVELOPMENT APPLICATION	12/01/14	TD
3	DEVELOPMENT APPLICATION	12/01/14	TD
4	DEVELOPMENT APPLICATION	12/01/14	TD
5	DEVELOPMENT APPLICATION	12/01/14	TD
6	DEVELOPMENT APPLICATION	12/01/14	TD

SITE PLAN- ROOF

1:750 @ A1

December 2014

4244_DA-03

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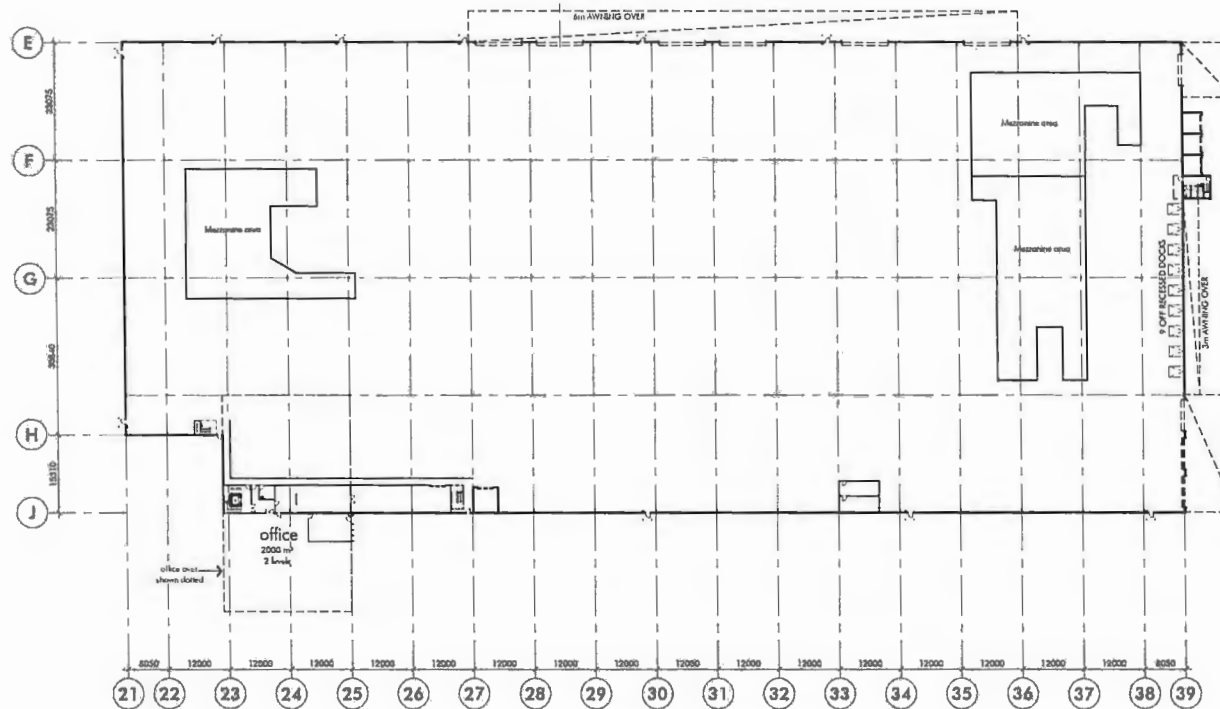


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SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1

McPherson Street

Burary
Sydney NSW

Rev.	Description	Date
1	Issued for construction	12/12/14
2	Revised for construction	12/12/14

1:500	Scale
12/12/14	Date
12/12/14	Number

MEZZANINE PLAN - WH B

1:500 @ A1

December 2014

4244_DA-12

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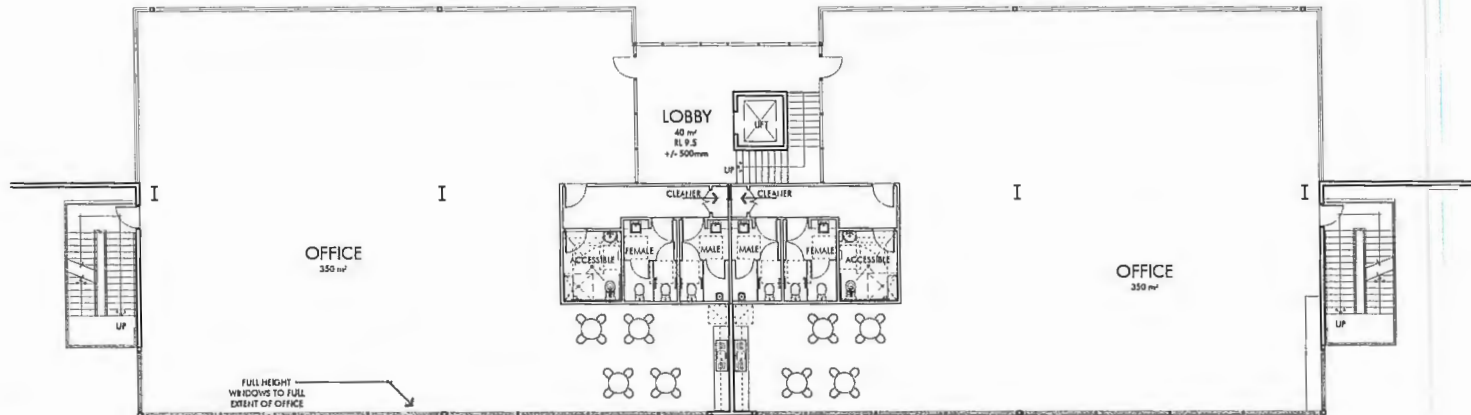


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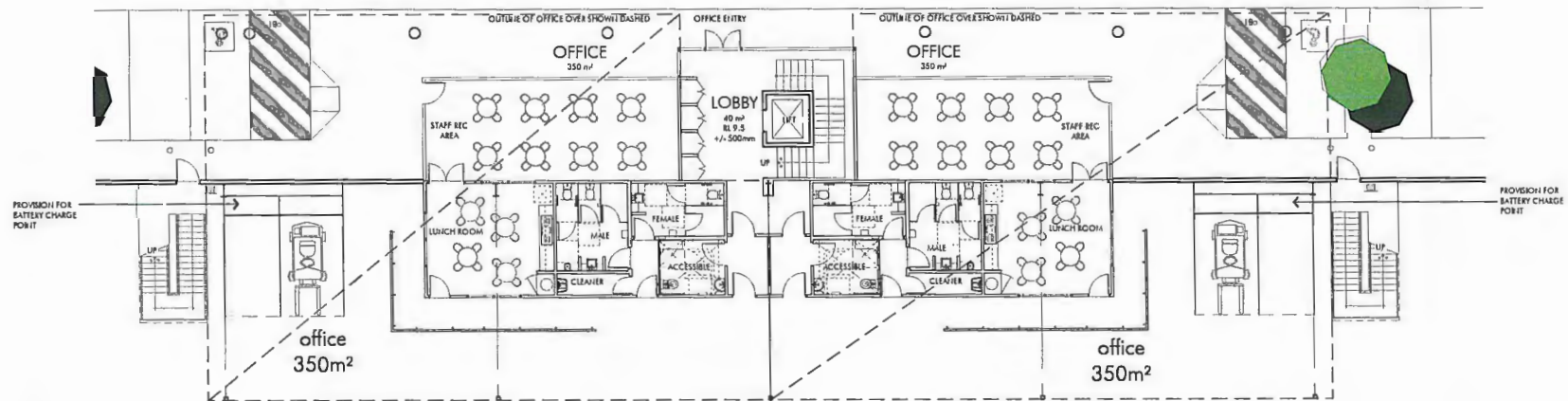
117 Wiloughby Road, Sydney NSW 2060
102 9431 6431 102 9431 7474
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1427431 1427432-1427439 Data
1427440 1427441-1427448 Data



02 TYPICAL LEVEL 1 FLOOR PLAN
WAREHOUSE A OFFICE



01 TYPICAL GROUND FLOOR PLAN
WAREHOUSE A OFFICE

GOODMAN

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1 02 9230 7400



SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1
McPherson Street
Battersea
Sydney NSW

Rev	Description	Date	By	Appr
1	ISSUED FOR APPLICATION	15/09/14		
2	ISSUED FOR APPLICATION	02/10/14		
3	ISSUED FOR APPLICATION	12/12/14		
4	ISSUED FOR APPLICATION	18/12/14		

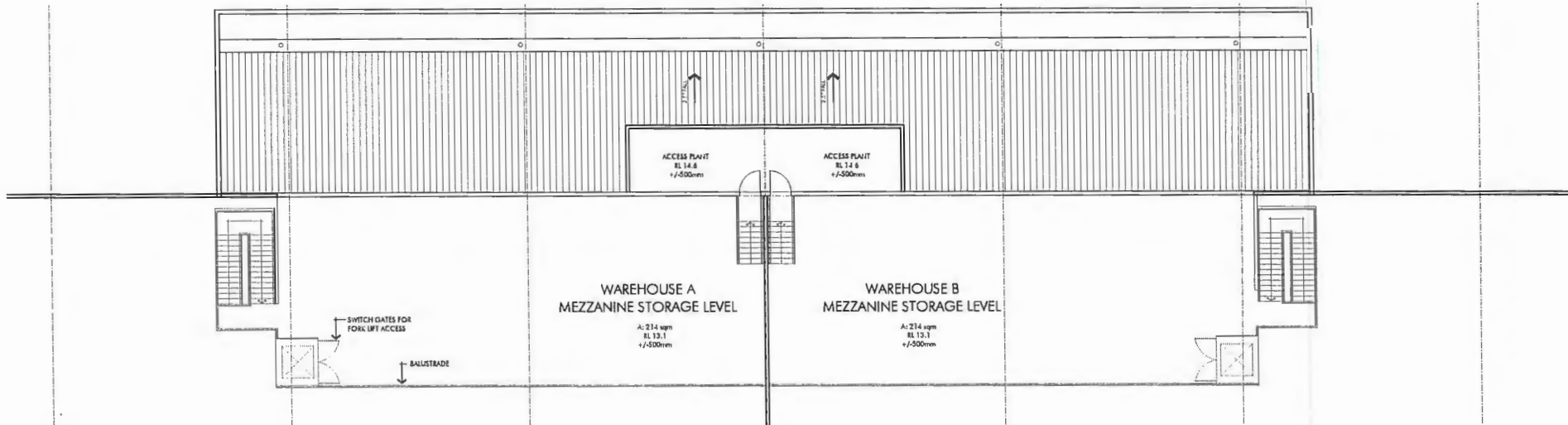
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December 2014
4244_DA-15

Number: 1

1:100



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117 willoughby road sydney nsw 2055
1 02 9231 8431 1 02 9231 7400
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01 TYPICAL MEZZANINE LEVEL
WAREHOUSE A

GOODMAN

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1 02 9230 7400 I



SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1

McPherson Street

Bateman
Sydney NSW

Rev	Description	Date
1	Final Design	12/12/14
2	Development Application	02/10/14
3	Development Application	12/10/14
4	Development Application	18/10/14

TYPICAL MEZZANINE LEVEL

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December 2014

4244_DA-16

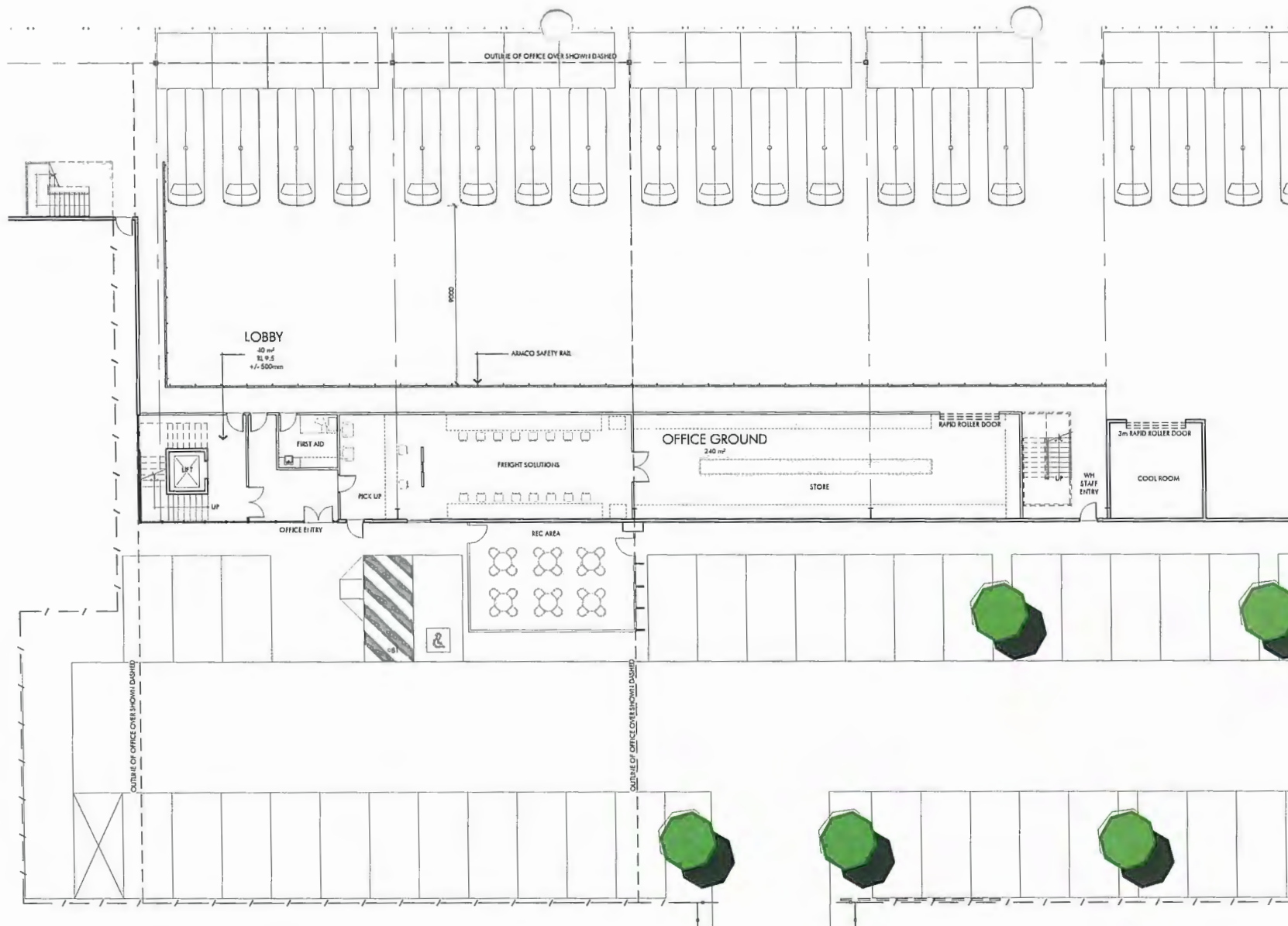
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North Arrow



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01
11 GROUND FLOOR PLAN
WAREHOUSE 8 OFFICE

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SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1
McPherson Street
Belfry
Sydney NSW

Rev	Description	Date	By	Check	Date
1	DESIGN/REVISION APPROVAL	12/12/14			
2	DESIGN/REVISION APPROVAL	12/12/14			
3	DESIGN/REVISION APPROVAL	12/12/14			

OFF FLOOR PLAN - GND - WH8

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4244_DA-17

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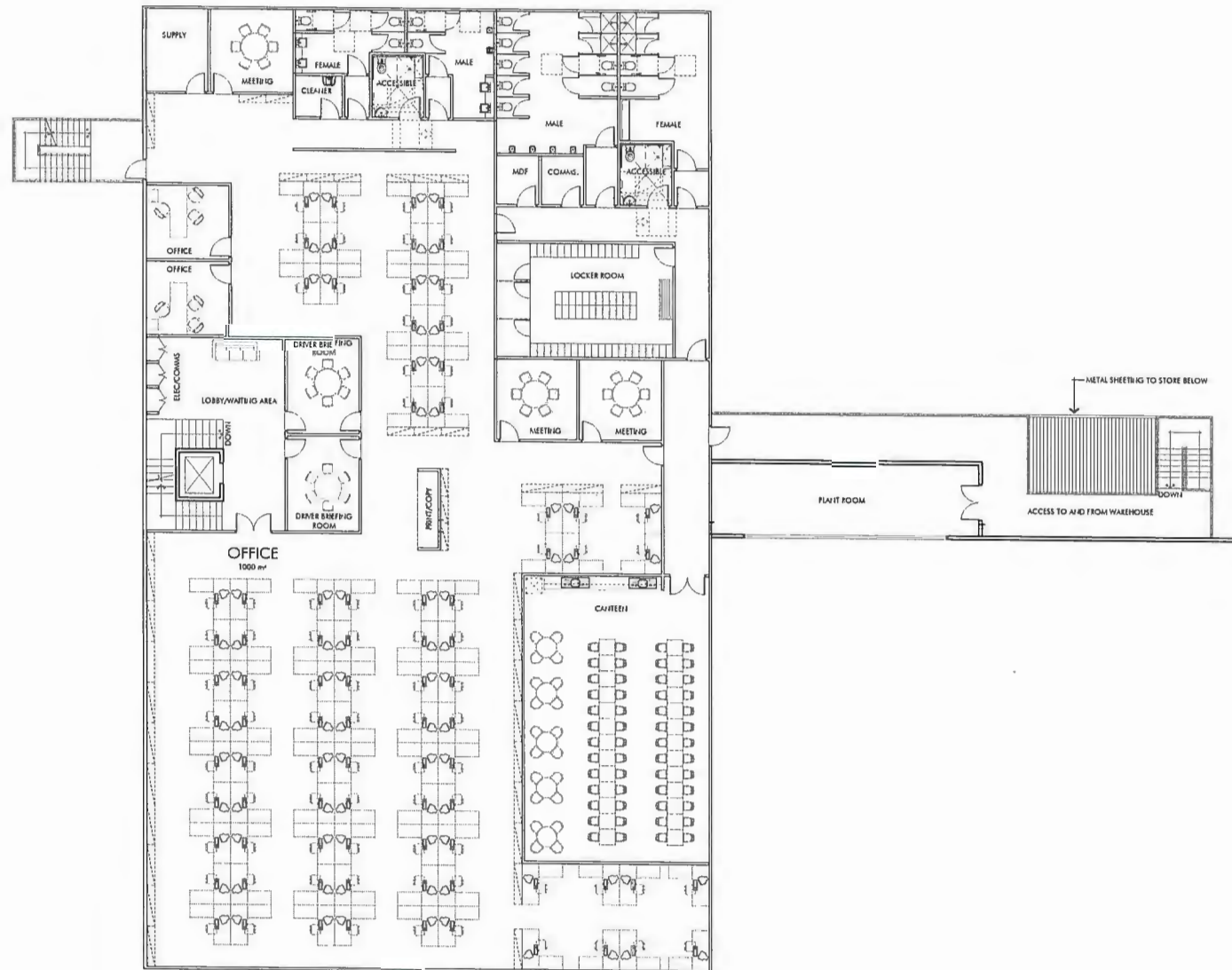


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02
11 LEVEL 1 FLOOR PLAN
WAREHOUSE & OFFICE

Rev	Description	Date
A	DEVELOPMENT APPROVALS	12/12/11
B	DEVELOPMENT APPROVALS	12/12/11
C	DEVELOPMENT APPROVALS	12/12/11
D	DEVELOPMENT APPROVALS	12/12/11

LEVEL 1 FLOOR PLAN - WAREHOUSE
1:100 @ A1
December 2014
4244_DA-18



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c: sydney@nettletontribu.com.au w: nettletontribu.com.au

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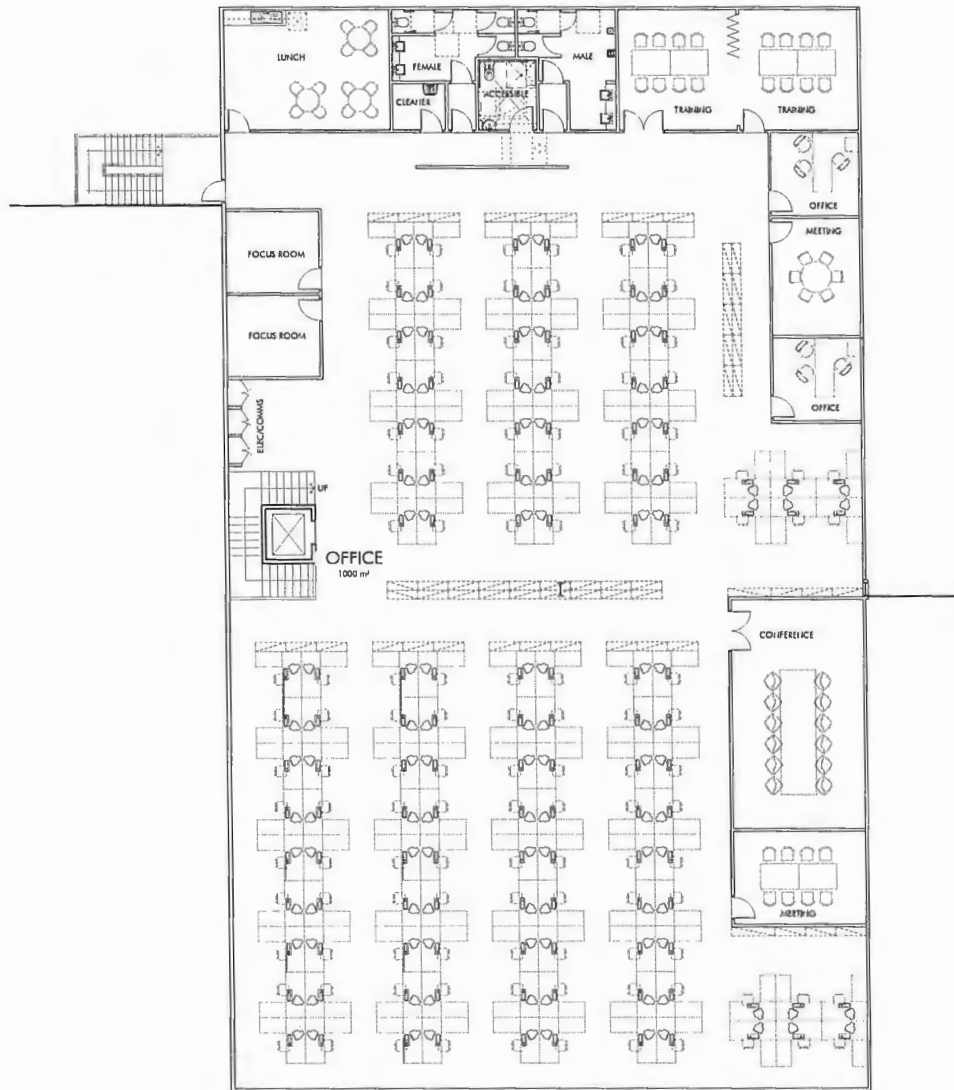
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1 02 91 30 7400



SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1

McPherson Street

Bakery
Sydney NSW



D1 LEVEL 2 FLOOR PLAN
WAREHOUSE & OFFICE

GOODMAN
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1 800 9230 7400



SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1
McPherson Street
Sydney NSW

Rev	Description	Date	By
1	Issue initial set of drawings	12/12/14	td
2	Issue revised set of drawings	18/12/14	td
3	Issue revised set of drawings	18/01/15	td

OFF FLOOR PLAN -lv2- WHB
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December 2014
4244_DA-19

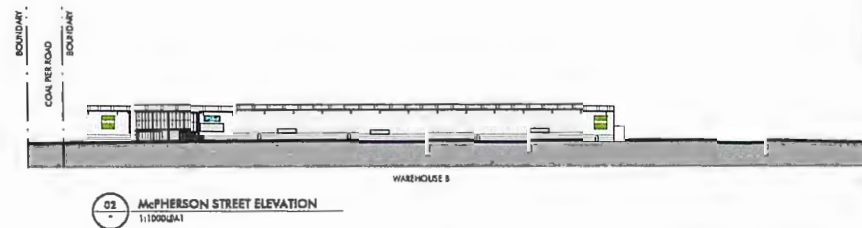
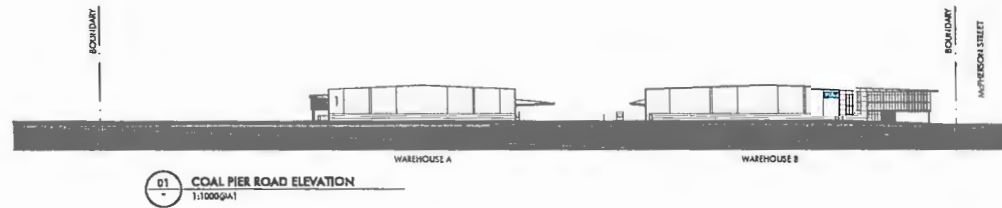


Microspace software is the primary design tool



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SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1

McPherson Street
Botany
Sydney NSW

Rev.	By	Date	Title
1	DAVID HUGHES	22/10/14	DEVELOPMENT APPLICATION
2	DAVID HUGHES	16/12/14	DEVELOPMENT APPLICATION

Title
Scale
Date
Number
0 10 20

STREET ELEVATIONS

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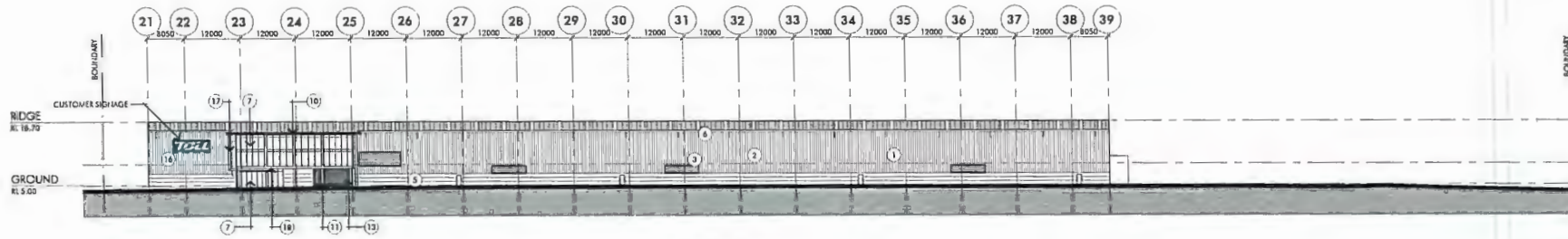
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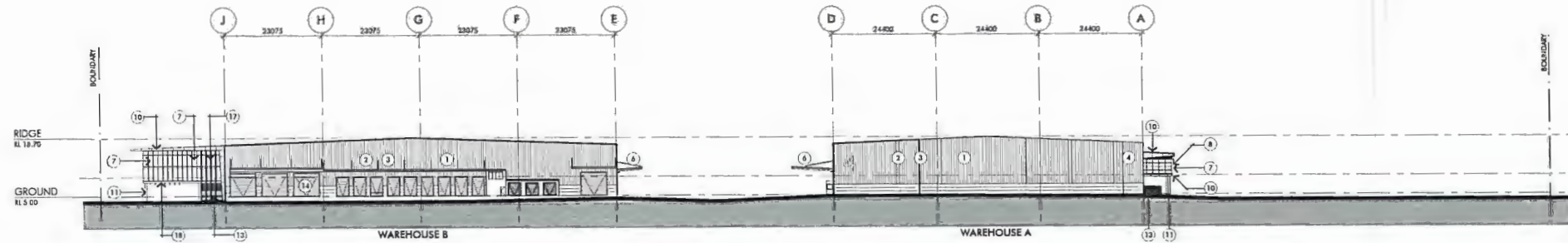
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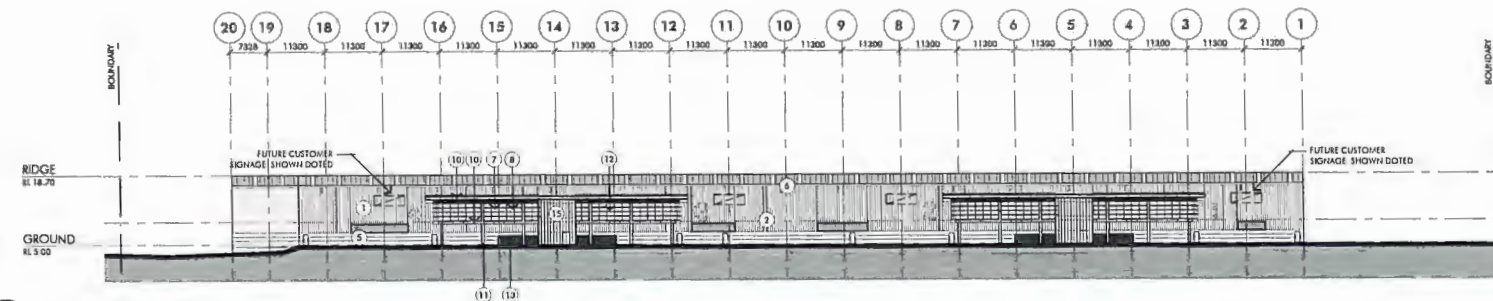
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C sydney@nettletoninc.com.au W www.nettletoninc.com.au



01 SOUTH ELEVATION - WAREHOUSE B
1:500 @ A1



02 EAST ELEVATION - WAREHOUSE B & A
1:500 @ A1



03 NORTH ELEVATION - WAREHOUSE A
1:500 @ A1

EXTERNAL FINISHES LEGEND	
1. COLORBOND SHEETING SHALE GREY	9. DAMPALON TRANSLUCENT WALL SHEETING
2. COLORBOND SHEETING GOODMAN GREEN	10. COMPOSITE ALUMINIUM- ALUCOBOND 'SMOKE SILVER METALLIC'
3. COLORBOND SHEETING 'WINDSPRAY'	11. RENDER AND PAINT FINISH 'BLACK'
4. COLOURBOND SHEETING 'MONUMENT'	12. ALUMINIUM SUNSHADES
5. PAINTED PRECAST. COLOUR TO MATCH COLORBOND 'MONUMENT'	13. ALUMINIUM SCREEN
6. GUTTERS, AWNINGS, CAPINGS & DOWN PIPES - 'MONUMENT'	14. POWDERCOATED ROLLER DOORS SHALE GREY
7. OFFICE GLAZING- GREY VISION	15. TIMBER LOOK SCREEN
8. OFFICE GLAZING- GREY SPANDRAL	16. ILLUMINATED 5mX5m 'GOODMAN' SIGNAGE
	17. ALUMINIUM LOUVERS
	18. COMPOSITE ALUMINIUM- ALUCOBOND 'METALLIC DARK GREY'

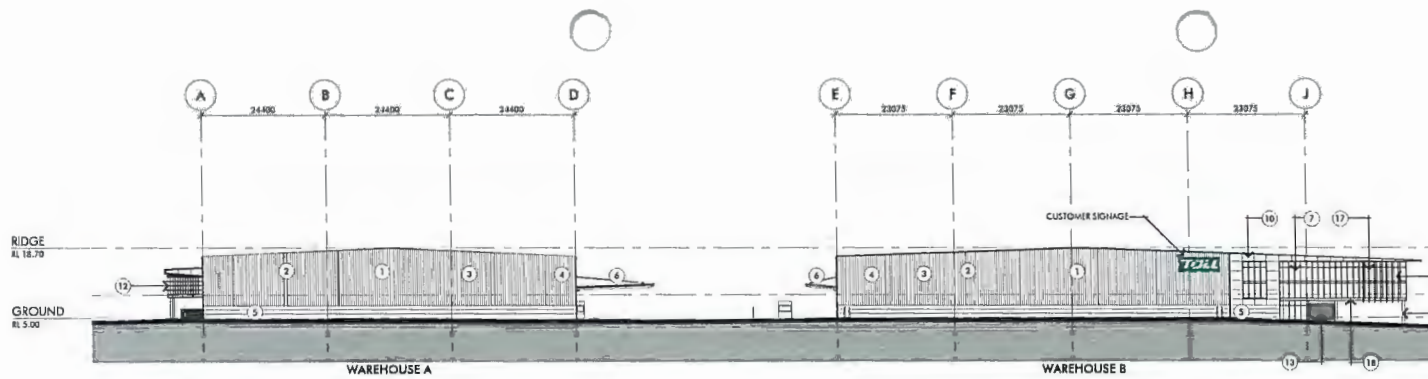
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SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1
McPherson Street
Botany
Sydney NSW

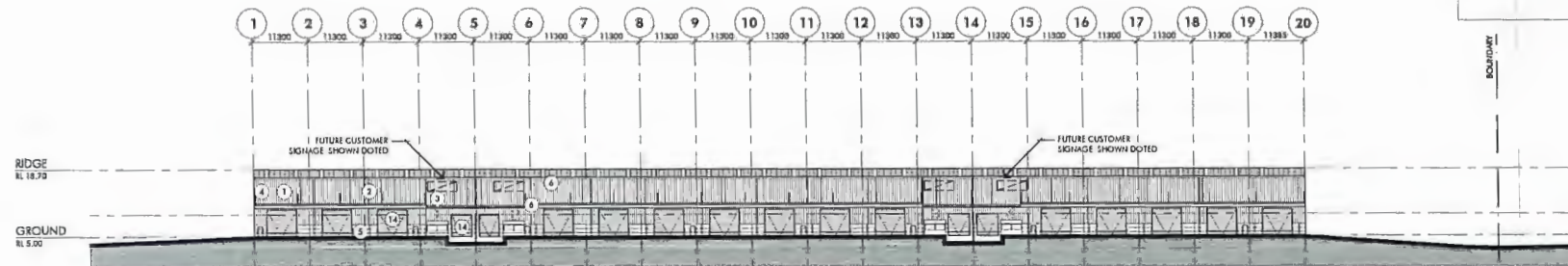
BUILDING ELEVATIONS - Sheet 1	
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4244_DA-21	



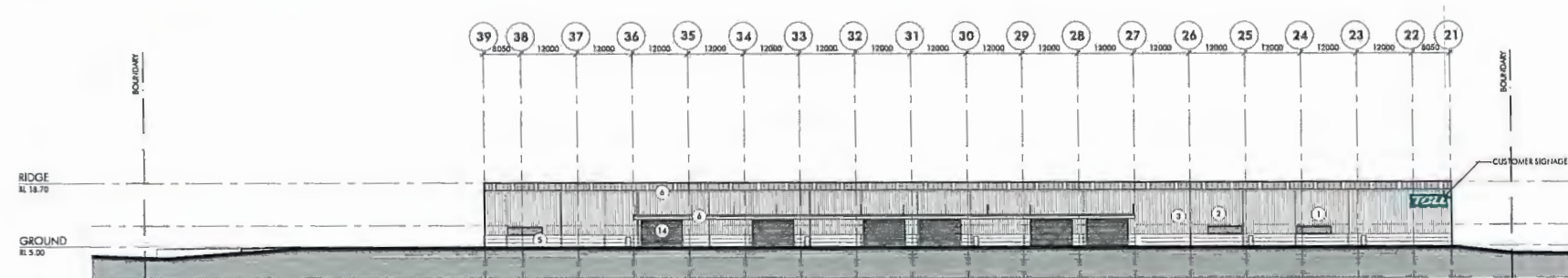


01 WEST ELEVATION - WAREHOUSE A & B
1:500 @ A1

EXTERNAL FINISHES LEGEND	
1. COLORBOND SHEETING 'SHALE GREY'	9. DAMPALON TRANSLUCENT WALL SHEETING
2. COLORBOND SHEETING GOODMAN GREEN	10. COMPOSITE ALUMINIUM-ALUCOBOND 'SMOKE SILVER METALLIC'
3. COLORBOND SHEETING 'WINDSPRAY'	11. RENDER AND PAINT FINISH 'BLACK'
4. COLOURBOND SHEETING 'MONUMENT'	12. ALUMINIUM SUNSHADES
5. PAINTED PRECAST. COLOUR TO MATCH COLORBOND 'MONUMENT'	13. ALUMINIUM SCREEN
6. GUTTERS, AWNINGS, CAPPINGS & DOWN PIPES - 'MONUMENT'	14. POWDERCOATED ROLLER DOORS 'SHALE GREY'
7. OFFICE GLAZING- GREY VISION	15. TIMBER LOOK SCREEN
8. OFFICE GLAZING- GREY SPANDREL	16. ILLUMINATED 5mX5m 'GOODMAN' SIGNAGE
	17. ALUMINIUM LOUVERS
	18. COMPOSITE ALUMINIUM-ALUCOBOND 'METALLIC DARK GREY'



02 SOUTH ELEVATION - WAREHOUSE A
1:200 @ A1



03 NORTH ELEVATION - WAREHOUSE B
1:200 @ A1

GOODMAN

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1 800 9530 7400



SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1
McPherson Street
Banyo
Sydney NSW

BUILDING ELEVATIONS - Sheet 2

1:500 @ A1

December 2014

4244_DA-22

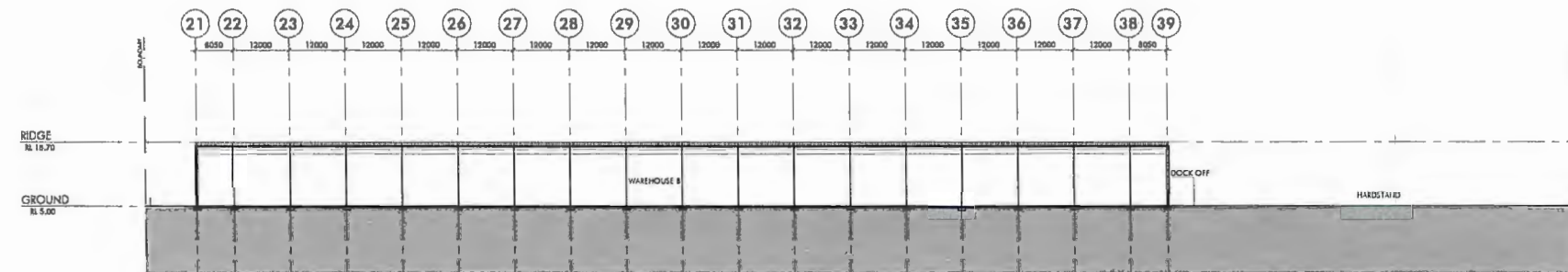
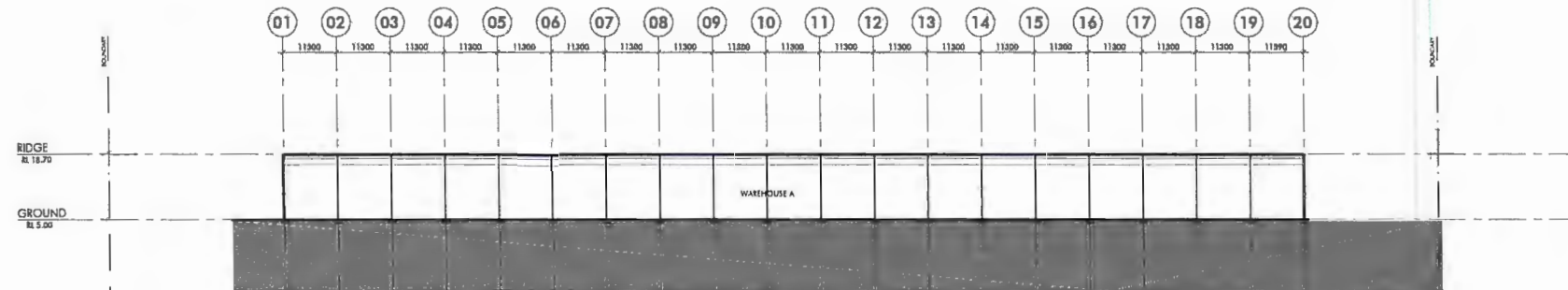
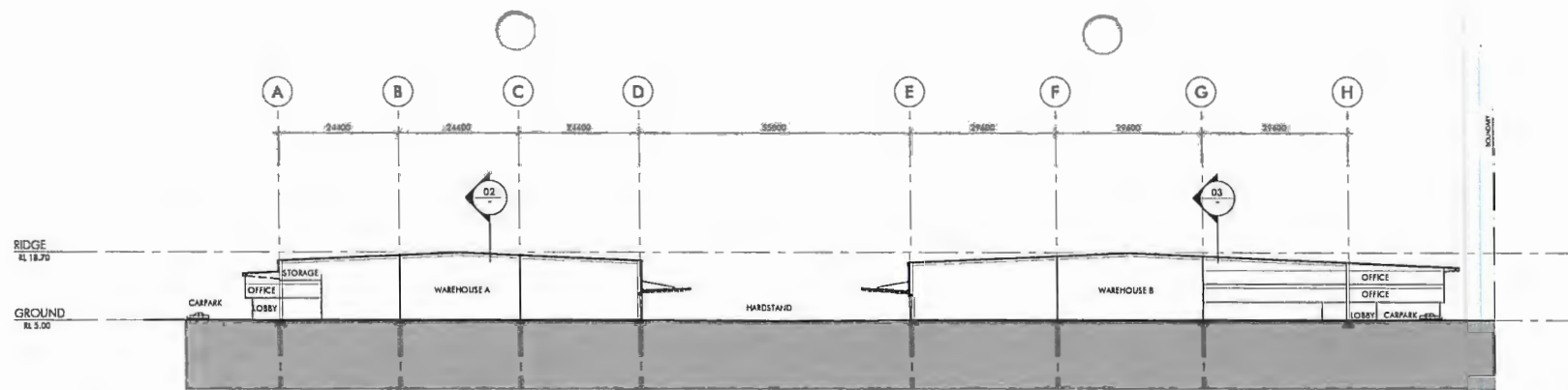


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SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1

McPherson Street

Batting
Sydney NSW

Rev.	Description	Date
1	FOR PRELIMINARY APPLICATION	12/08/11
2	FOR PRELIMINARY APPLICATION	18/12/11
3	FOR PRELIMINARY APPLICATION	18/12/11
4	FOR PRELIMINARY APPLICATION	18/12/11
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30	FOR PRELIMINARY APPLICATION	18/12/11
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34	FOR PRELIMINARY APPLICATION	18/12/11
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39	FOR PRELIMINARY APPLICATION	18/12/11

BUILDING SECTIONS

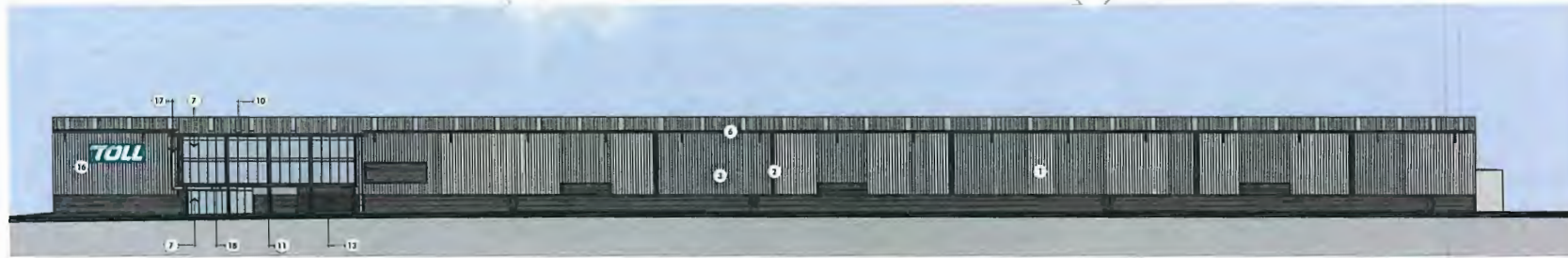
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December 2014

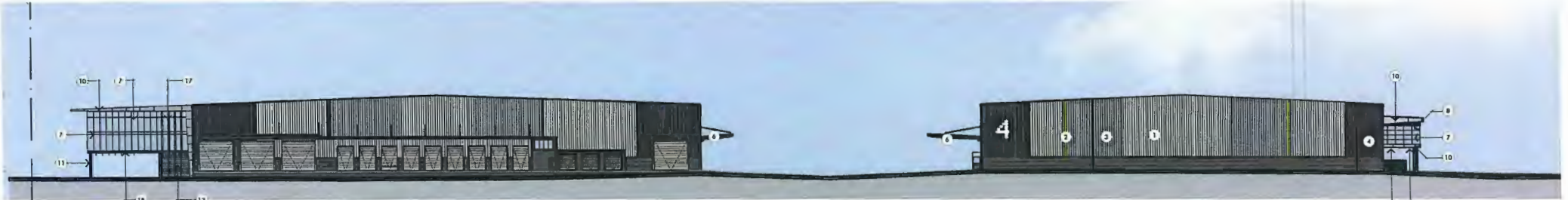
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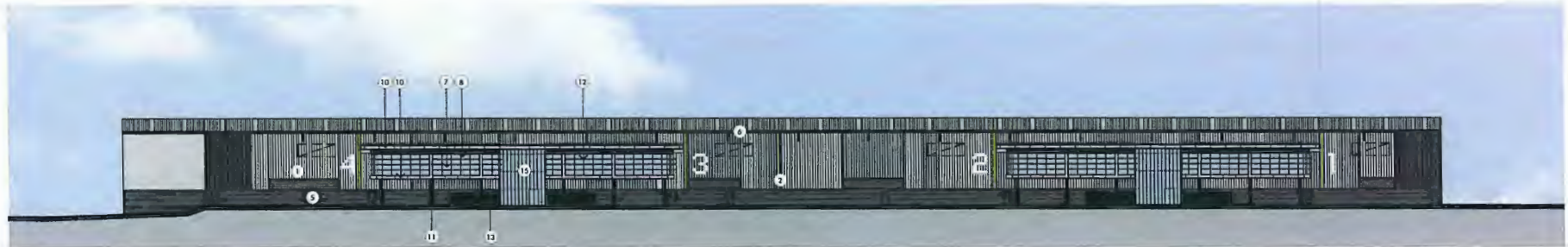
01 SOUTH ELEVATION - WAREHOUSE B
1:200 (S1)



02 EAST ELEVATION
1:500 (S1)

WAREHOUSE B

WAREHOUSE A



03 NORTH ELEVATION - WAREHOUSE A
1:500 (S1)



GOODMAN

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SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1
McPherson Street
Bonyra
Sydney NSW

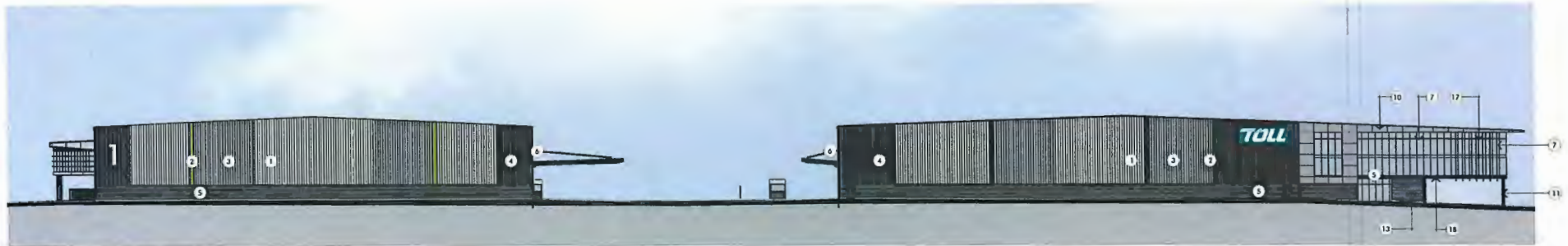
Rev	Description	Date
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2	ISSUED FOR PERMIT	25/11/14

COLOURED ELEVATIONS-Sheet 1
NTS
December 2014
4244_DA-41



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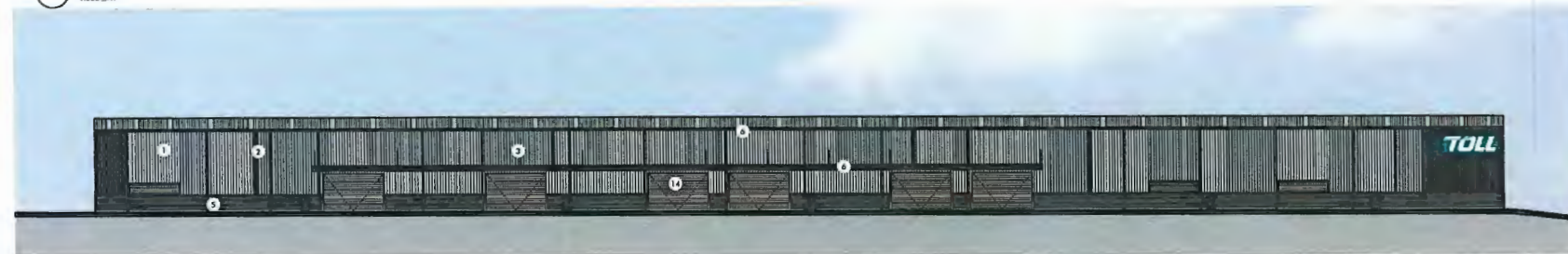
01 WEST ELEVATION
1:500 @ A1

WAREHOUSE A

WAREHOUSE B



02 SOUTH ELEVATION - WAREHOUSE A
1:200 @ A1



03 NORTH ELEVATION - WAREHOUSE B
1:200 @ A1

1. COLORBOND SHEETING 'SHALE GREY'	2. COLORBOND SHEETING 'GOODMAN GREEN'	3. COLORBOND SHEETING 'WINDSPRAY'	4. COLOURBOND SHEETING 'MONUMENT'	5. PAINTED PRECAST. COLOUR TO MATCH COLORBOND 'MONUMENT'	6. GUTTERS, AWNINGS, CAPPINGS & DOWN PIPES 'MONUMENT'	7. OFFICE GLAZING - GREY VISION	8. OFFICE GLAZING - GREY SPANDRAL	9. DAMPALON TRANSLUCENT WALL SHEETING
10. COMPOSITE ALUMINIUM - ALUCOBOND 'SMOKE SILVER METALLIC'	11. RENDER AND PAINT FINISH 'BLACK'	12. ALUMINIUM SUNSHADES	13. ALUMINIUM SCREEN	14. POWDERCOATED ROLLER DOORS 'SHALE GREY'	15. TIMBER LOOK SCREEN	16. ILLUMINATED 5m x 5m 'GOODMAN' SIGNAGE	17. ALUMINIUM LOUVERS	18. COMPOSITE ALUMINIUM - ALUCOBOND 'METALLIC DARK GREY'

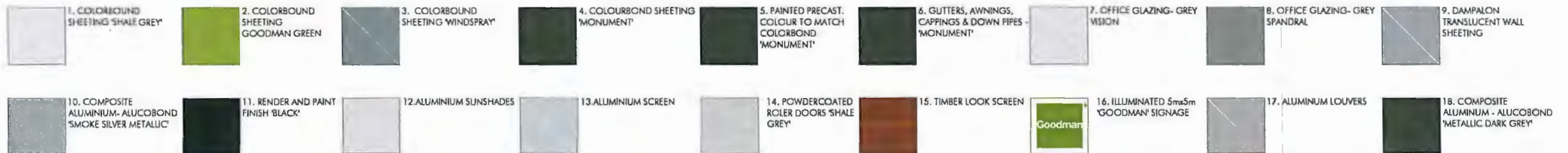
Rev	Description	Date
1	ISSUED FOR TENDER	14/12/14
2	ISSUED FOR TENDER	18/12/14



02 TYPICAL OFFICE ELEVATION - WAREHOUSE B
NTS



01 TYPICAL OFFICE ELEVATION - WAREHOUSE A
NTS







01 PERSPECTIVE 1 - OFFICE B
NTS



02 PERSPECTIVE 2 - OFFICE B
NTS

GOODMAN

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SOUTHLANDS REMEDIATION & DEVELOPMENT PROJECT - STAGE 1

McPherson Street
Botany
Sydney NSW

Rev	Description	Date	By	Appr
1	Initial design development	12/10/14	NTS	
2	Architectural development	17/10/14	NTS	
3	Architectural development	17/10/14	NTS	
4	Architectural development	17/10/14	NTS	
5	Architectural development	17/10/14	NTS	
6	Architectural development	17/10/14	NTS	
7	Architectural development	17/10/14	NTS	
8	Architectural development	17/10/14	NTS	
9	Architectural development	17/10/14	NTS	
10	Architectural development	17/10/14	NTS	

PERSPECTIVES - Sheet 2

NTS

December 2014

4244_DA-52

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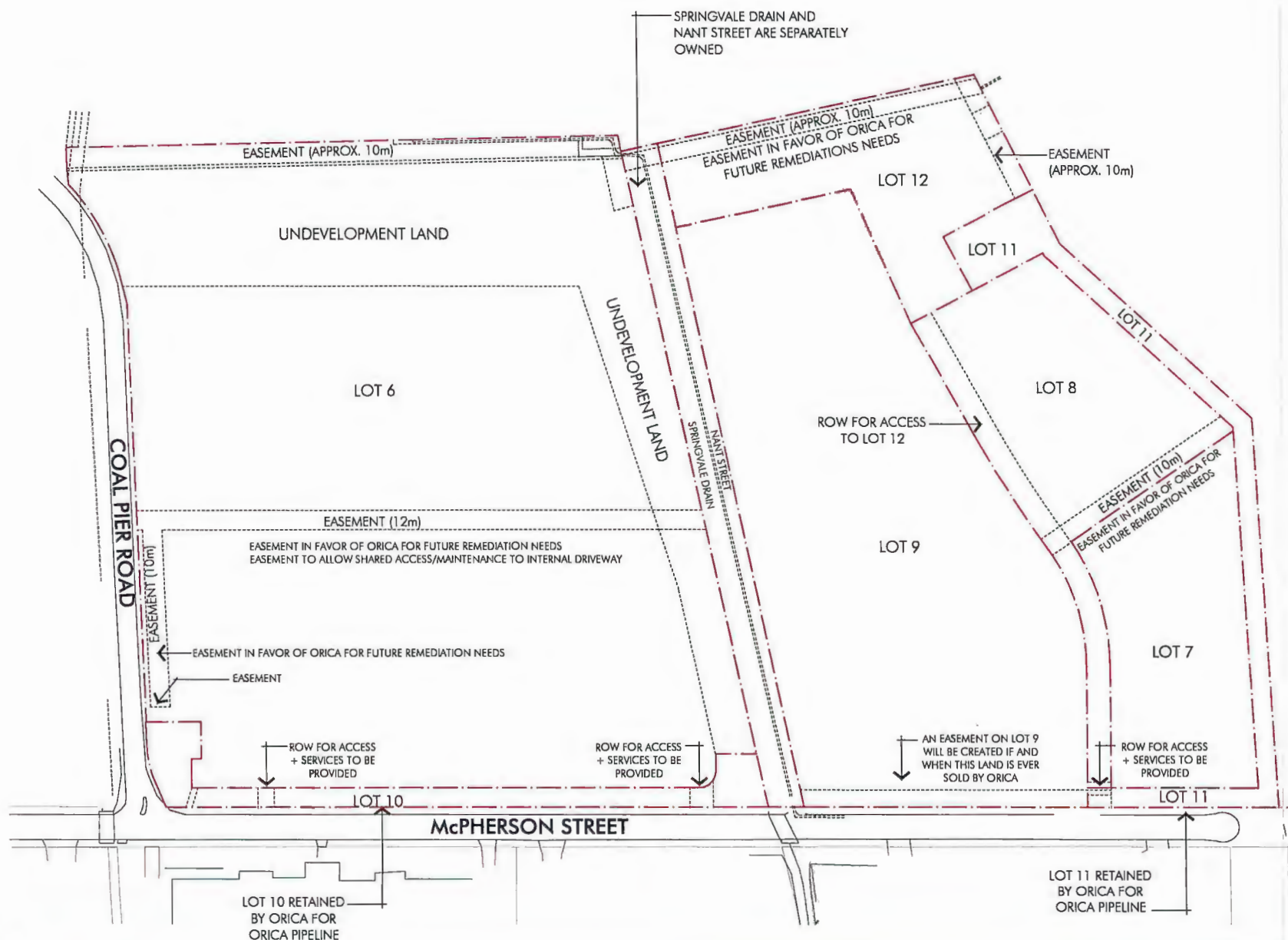
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APPENDIX 5 – SUBDIVISION PLAN



Goodman



LOT AREA SCHEDULE

	Approx. Area
LOT 6	9.39ha
LOT 7	1.18ha
LOT 8	1.43ha
LOT 9	4.16ha
LOT 12	1.14ha

LOT 10 Orica pipeline Lot
LOT 11 Orica pipeline Lot



Port Botany Industrial Estate

McPherson Street, Botany

Proposed subdivision

1:1000 @ A1
1:2000 @ A3

09 Mar 15 MO

4244_SK078