

# Notice of Modification

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

As delegate of the Minister for Planning under delegation dated 16 February 2015, I modify the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin  
**Acting Director**  
**Modification Assessments**

Sydney *10 JUNE* 2016

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### SCHEDULE 1

**Development Approval:** MP 06\_0191 granted approval under delegation on 16 April 2012

**For the following:** Orica Southlands Remediation & Warehouse Development Project

**Applicant:** Goodman Ltd

**Consent Authority:** Minister for Planning

**The Land:** Lot 1 DP 254932 , Lot 1 DP 1078077, Lot 1 DP 85542, Lot 11 DP 109505, and Lot 1 DP 873898, Crown Land containing 'Springvale Drain' (between Nant Street and Lot 1 DP 1078077 and Lot 1 254392).

**Modification:** MP 06\_191 MOD 4: Additions to the site comprising:

- a new plant room and associated plant located to the south of Warehouse A.

## SCHEDULE 2

The above Project Approval for MP 06\_0191 is modified as follows:

- a) Schedule 1 – Definitions are amended and MOD 4 is included by the insertion of **bold and underlined** words/numbers as follows:

**MOD 4            The modification as described in Section 75W Modify Project Approval 06/0191 by David Locke and Associates dated May 2016 and associated documents submitted with Modification 4, and Architectural Plan 2500221-AA-K0012 prepared by Beca (undated).**

- b) Schedule 2 – Condition 2 is amended by the insertion of bold and underlined words/numbers and deletion of struck out words/numbers as follows:

### TERMS OF APPROVAL

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;
- g) Modification application 06 0191 MOD 4 and supporting documentation; and**
- h) 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."

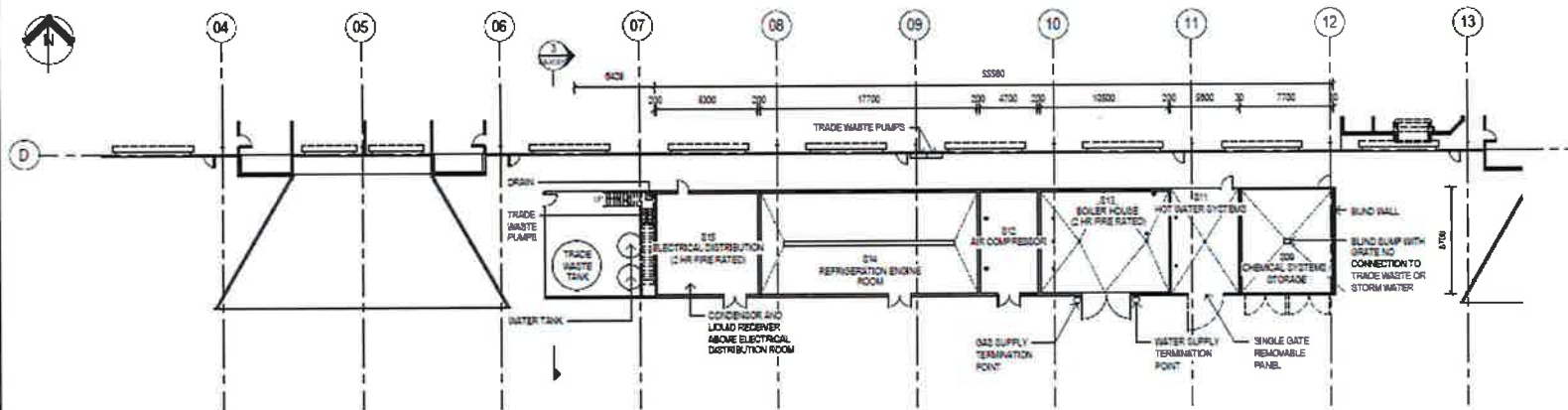
- c) Appendix 4 – Schedule of Site Plans is amended by the insertion of **bold and underlined words/numbers** as follows:

# APPENDIX 4 – SCHEDULE OF SITE PLANS

Table 1

Architectural Plans prepared by SBA Architects			
Drawing No	Revision	Title	Date
GA-101	P	Master Site Plan	30.09.2015
GA-102	T	Site Plan	30.09.2015
GA-110	G	Site Plan Part 1	15.09.2015
GA-201	L	WHA Ground Floor Plan Part 1	14.09.2015
GA-202	N	WHA Ground Floor Plan Part 2	30.09.2015
GA-203	J	WHA Roof Plan Part 01	15.09.2015
GA-204	H	WHA Roof Plan Part 02	25.08.2015
GA-210	J	WHA Office Floor Plans	25.08.2015
GA-220	F	WHA Elevations Sheet 1	25.08.2015
GA-221	K	WHA Elevations Sheet 2	30.09.2015
GA-222	F	WHA Sections Sheet 1	25.08.2015
GA-223	G	WHA Sections Sheet 2	25.08.2015
GA-301	H	WHB Ground Floor Plan Part 01	25.08.2015
GA-302	Q	WHB Ground Floor Plan Part 02	15.09.2015
GA-303	F	WHB Mezzanine Plan Part 01	25.08.2015
GA-304	L	WHB Mezzanine Plan Part 02	15.09.2015
GA-305	F	WHB Roof Plan Part 01	25.08.2015
GA-306	G	WHB Roof Plan Part 02	25.08.2015
GA-310	Q	WB Office Ground Floor Plan	25.08.2015
GA-311	S	WB Office Level 01 Plan	25.08.2015
GA-312	Q	WB Office Level 02 Plan	25.08.2015
GA-319	K	Control tower details	15.09.2015
GA-320	F	WHB Elevations Sheet 1	25.08.2015
GA-321	H	WHB Elevations Sheet 2	25.08.2015
GA-322	F	WHB Sections Sheet 1	25.08.2015
GA-323	F	WHB Sections Sheet 2	25.08.2015
GA-324	E	WB Office – Detailed Elevations & Sections	25.08.2015
GA-380	E	Gatehouse & LPG Awning details	25.08.2015
Architectural Plan prepared by BECA			
<b><u>2500221-AA-K0012</u></b>	<b><u>B</u></b>	<b><u>Utility Building</u></b>	<b><u>Undated</u></b>
Civil drawings prepared by Costin Roe Consulting Pty Ltd			
Drawing No	Issue	Title	Date
C09349.06-C42	H	Stormwater Drainage Plan – Sheet 2	11.08.2015
C09349.06-C48	F	Stormwater Drainage long sections – Sheet 1	30.07.2015
C09349.06-C52	G	Finished Levels Plan – Sheet 2	11.11.2015
C09349.06-C57	A	Finished Levels Typical Section s – Sheet 3	11.11.2015

d) The following drawing is added to Appendix 4 –Site Plans and Elevation Plans:



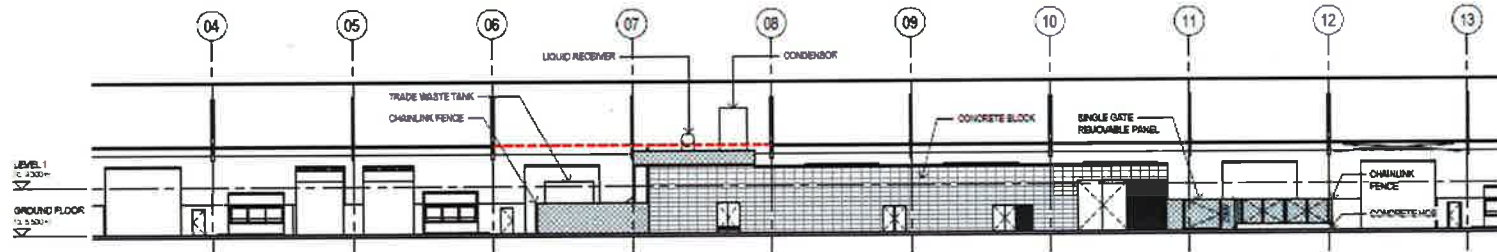
# UTILITY BUILDING NOTES

1. DRAINS NOT REQUIRED TO BE HYDRAIC TYPE
2. FLOOR FALLS TO BE A MINIMUM OF 1:100

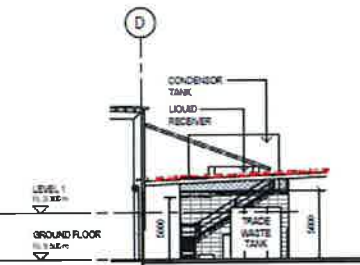
# UTILITY BUILDING LEGEND

- 100 DIA. FLOOR WASTE GULLY
- 100 DIA. TUNDRISH (TRADE WASTE)
- 100 DIA. TUNDRISH (MAX 7°C DISCHARGE)

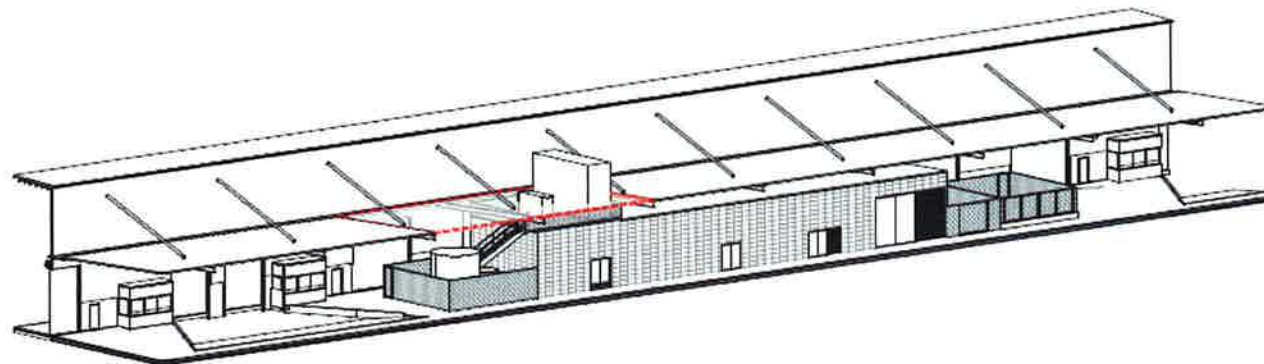
1  
UTILITY BUILDING PLAN  
1:200



2  
UTILITY BUILDING ELEVATION  
1:200



3  
UTILITY BUILDING SECTION  
1:200



4  
UTILITY BUILDING PERSPECTIVE VIEW

NO.	REVISION	DATE	BY	CHKD.	APPD.

**Beca**

PROJECT NO.	2500221-AA-K0012
CLIENT	JEWEL FINE FOODS
DATE	06/06/2021
BY	
CHKD.	
APPD.	

Jewel Fine Foods

JEWEL FINE FOODS – NEW  
PROCESSING FACILITY

UTILITY BUILDING

**CONCEPT DESIGN**  
NOT FOR CONSTRUCTION

ARCHITECTURAL  
2500221-AA-K0012

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