

Notice of Modification

Section 96(1A) 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 Ritchie
Manager
Industry Assessments

Sydney 15 JUNE 2015

SCHEDULE 1

| | |
|-----------------------------|---|
| Application Number: | SSD 6078 |
| Proponent: | Goodman Property Services (Aust) Pty Ltd |
| Approval Authority: | Minister for Planning |
| Land: | Lot 21 in Deposited Plan 1173181, Lot 12 in Deposited Plan 1178389, Lot 1 in Deposited Plan 87907, Lot 82 in Deposited Plan 752041, Lot 7 in Deposited Plan 229769, Lot 1 in Deposited Plan 843901, Lot 13 in Deposited Plan 1157491, Lot 6 in Deposited Plan 229769, Old Wallgrove Road, Horsley Park. |
| Project: | Warehouse and Distribution Facilities – Oakdale Central, Horsley Park |
| Modification Number: | SSD 6078 MOD 1 |
| Modification: | Amendments to the layout of the warehouse on lot 1C including reconfiguration of the loading docks, office, hardstand and removal of approximately 33,000 m ³ of soil |

SCHEDULE 2

This Project Approval is modified as follows:

In the Definitions Table:

1. Delete the definition of SCA
2. Replace the definition of 'Development' with:

"Development The development that is approved by this consent for the construction of three warehouse and distribution facilities and internal subdivision roads, and the upgrade of Old Wallgrove Road generally as described in Schedule 1, and the Applicant's EIS, EIS Addendum, RTS, Addendum Report for the Austral Internal Driveway Works and Section 96(1A) Modification Application (SSD 6078 – MOD 1) – Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181)."

3. Inserting the following definitions in alphabetical order:

MOD 1 The modification as described in *Section 96(1A) Modification Application (SSD 6078) – Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181)* dated 26 March 2015, and prepared by McKenzie Group including the letter *RE: Oakdale SSD – Lot 1C and 2B* dated 9 April 2015, prepared by AT&L.

Oakdale South Lot 12 in DP 1178389 and Lot 87 in DP 752041, Erskine Park

In the Conditions:

4. Delete all references to the 'SCA' and replace them with 'Water NSW'.
5. Replace Condition 2 of Schedule 2 with the following:
 2. The Applicant shall carry out the development generally in accordance with the:
 - (a) EIS;
 - (b) consolidated RTS;
 - (c) addendum report;
 - (d) subdivision plan (see Appendix 1);
 - (e) plans and elevations (see Appendix 1);
 - (f) management and mitigation measures (Appendix 2);
 - (g) the Voluntary Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited and executed on 12 March 2015;
 - (h) the modification application 6078 MOD 1 and supporting documentation; and
 - (i) conditions of this Consent
6. Insert the following Condition 4A after Condition 4
 - 4A Nothing in this consent allows the use of excess soil derived from cut and fill on Lot 1C to be used as fill on Oakdale South.
7. Replace Condition 16 of Schedule 2 with the following:
 - 16 The Applicant shall subdivide the land in accordance with the subdivision plan OAK DA 04(D) dated 13 March 2015 (see Appendix 1). However, prior to obtaining a Subdivision Certificate, the Applicant shall prepare a final subdivision plan for the land in consultation with Fairfield City Council, and to the satisfaction of the Secretary.

Note: Any easements in the subdivision plan must nominate Fairfield City Council as the authority to release, vary or modify the easement. The form of the easement must be in accordance with Fairfield City Council's standard recitals for terms of easements, or the standard form for easements accepted by the Department of Lands.

8. Replace Condition 25 of Schedule 3 with the following:
 - 25 The Applicant shall prepare and implement a Sustainability Management Plan for the development to the satisfaction of the Secretary. The plan must:
 - (a) be approved by the Secretary prior to the issue of a Construction Certificate Prior for any warehouse on Lots 1C, 2B and 3 as identified in plan number OAK DA 02(M);
 - (b) detail which ESD initiatives and Energy Efficiency Measures outlined in the Sustainability Report prepared by Cundall (dated 23 October 2013) will be implemented;
 - (c) confirm the total greenhouse gas savings achieved in comparison to a base case development (i.e. a development constructed in accordance with the minimum requirements of Section J of the BCA);
 - (d) include a calculation of water requirements and measures incorporated to reduce water use;
 - (e) include a program to monitor and report annually on the efficiency of the measures implemented; and
 - (f) ensure the development will continue to operate at industry best practice over time.
9. Replace Condition 30 of Schedule 3 with the following:
 - 30 Prior to the commencement of construction of any signage the following information must be submitted and approved by the Secretary:
 - (a) detailed architectural drawings for the signs identified in the Estate Signage Plan OAK DA 05 (B) dated 13 March 2015, prepared in consultation with Fairfield City Council.
 - (b) evidence of consultation with the Fairfield City Council;
 - (c) an assessment against the relevant requirements of *State Environmental Planning Policy No. 64 – Advertising and Signage*; and
 - (d) details demonstrating compliance with the *Australian Standard For the Control of Obtrusive Effects of Outdoor Lighting (AS 4282 – 1997)*.
10. Replace Condition 32 of Schedule 3 with the following:
 - 32 Fencing on the site shall be installed in accordance with the architectural plans OAK 1C DA 10 (P), OAK 3 DA 30 (F) and OAK 2B DA 20 (G) in Appendix 2.
16. Replace the table in Appendix 1 with a new table which lists the Proponent's revised architectural, civil works and landscape plans and corrects two naming errors.

Note any of the modifications to warehouse 2B shown in these drawings are not approved as part of this modification.
17. Replace Appendix 3 with the new noise receiver locations

APPENDIX 1 – UPDATED SCHEDULE OF APPROVED DRAWINGS

| Architectural Plans and Elevations by SBA Architects | | | |
|---|-----------------|---|---------------|
| Drawing No. | Revision | Name of Plan | Date |
| OAK DA 01 | G | Cover Sheet/Location Plan | 13 March 2015 |
| OAK DA 02 | M | Estate Masterplan | 13 March 2015 |
| OAK DA 03 | C | Indicative Staging Diagram | 13 March 2015 |
| OAK DA 04 | D | Subdivision Plan | 13 March 2015 |
| OAK DA 05 | B | Estate Signage | 13 March 2015 |
| OAK DA 06 | E | Land Use Plan | 13 March 2015 |
| OAK 1C DA 10 | O | Site Plan/Floor Plan | 18 April 2015 |
| OAK 1C DA 11 | F | Roof Plan | 11 April 2015 |
| OAK 1C DA 12 | E | Office Plan | 13 March 2015 |
| OAK 1C DA 13 | D | Dock Office Plans | 13 March 2015 |
| OAK 1C DA 14 | D | Elevations | 13 March 2015 |
| OAK 1C DA 15 | D | Sections | 13 March 2015 |
| OAK 2B DA 20 | G | Site Plan/Floor Plan | 16 Oct 2013 |
| OAK 2B DA 21 | C | Roof Plan | 16 Oct 2013 |
| OAK 2B DA 22 | C | Office Plan | 16 Oct 2013 |
| OAK 2B DA 23 | C | Dock Office Plans | 16 Oct 2013 |
| OAK 2B DA 24 | C | Elevations | 16 Oct 2013 |
| OAK 2B DA 25 | C | Sections | 16 Oct 2013 |
| OAK 2B DA 26 | B | Staging Plan | 16 Oct 2013 |
| OAK 3 DA 30 | F | Site Plan/Floor Plan | 18 Oct 2013 |
| OAK 3 DA 31 | C | Roof Plan | 18 Oct 2013 |
| OAK 3 DA 32 | C | Office Plan – Ground Floor | 16 Oct 2013 |
| OAK 3 DA 33 | C | Office Plan – Level 1 | 16 Oct 2013 |
| OAK 3 DA 34 | B | Dock Office Plans | 16 Oct 2013 |
| OAK 3 DA 35 | D | Elevations | 18 Oct 2013 |
| OAK 3 DA 36 | D | Elevations | 18 Oct 2013 |
| Land Acquisition Plan by AT&L | | | |
| Drawing No. | Revision | Name of Plan | Date |
| C360 | H | Land Acquisition Plan | 01-10-14 |
| Civil Works Package by AT&L | | | |
| Drawing No. | Revision | Name of Plan | Date |
| C001 | C | Cover Sheet and Locality Plan | 11-03-15 |
| C002 | B | Notes and Legends | 21-10-13 |
| C003 | C | Oakdale General Arrangement | 11-03-15 |
| C004 | B | Sedimentation, Erosion and Standard Details | 21-10-13 |
| C100 | C | Lot 1C General Arrangement | 11-03-15 |
| C101 | C | Lot 1C Typical Sections | 11-03-15 |
| C102 | C | Lot 1C Typical Sections 2 | 11-03-15 |
| C105 | C | Lot 1C Siteworks and Stormwater | 11-03-15 |

| | | | |
|------|---|---|----------|
| | | Drainage Plan Sheet 1 | |
| C106 | C | Lot 1C Siteworks and Stormwater Drainage Plan Sheet 2 | 11-03-15 |
| C107 | C | Lot 1C Siteworks and Stormwater Drainage Plan Sheet 3 | 11-03-15 |
| C108 | C | Lot 1C Siteworks and Stormwater Drainage Plan Sheet 4 | 11-03-15 |
| C110 | C | Lot 1C Sedimentation and Erosion Control Plan | 11-03-15 |
| C111 | C | Lot 1C Pavement Plan | 11-03-15 |
| C115 | C | Lot 1C Cut/Fill Plan | 11-03-15 |
| C200 | B | Lot 2B General Arrangement | 21-10-13 |
| C201 | B | Lot 2B Typical Sections Sheet 1 | 21-10-13 |
| C202 | B | Lot 2B Typical Sections Sheet 2 | 21-10-13 |
| C203 | B | Lot 2B Typical Sections Sheet 3 | 21-10-13 |
| C205 | B | Lot 2B Siteworks and Stormwater Drainage Plan Sheet 1 | 21-10-13 |
| C206 | B | Lot 2B Siteworks and Stormwater Drainage Plan Sheet 2 | 21-10-13 |
| C207 | B | Lot 2B Siteworks and Stormwater Drainage Plan Sheet 3 | 21-10-13 |
| C208 | B | Lot 2B Siteworks and Stormwater Drainage Plan Sheet 4 | 21-10-13 |
| C209 | B | Lot 2B Siteworks and Stormwater Drainage Plan Sheet 5 | 21-10-13 |
| C211 | B | Lot 2B Sedimentation and Erosion Control Plan | 21-10-13 |
| C212 | B | Lot 2B Pavement Plan | 21-10-13 |
| C300 | B | Lot 3 General | 21-10-13 |

| | | | |
|------|---|--|----------|
| | | Arrangement | |
| C301 | B | Lot 3 Typical Sections Sheet 1 | 21-10-13 |
| C302 | B | Lot 3 Typical Sections Sheet 2 | 21-10-13 |
| C303 | B | Lot 3 Typical Sections Sheet 3 | 21-10-13 |
| C304 | B | Lot 3 Typical Sections Sheet 4 | 21-10-13 |
| C305 | B | Lot 3 Siteworks and Stormwater Drainage Plan Sheet 1 | 21-10-13 |
| C306 | B | Lot 3 Siteworks and Stormwater Drainage Plan Sheet 2 | 21-10-13 |
| C307 | B | Lot 3 Siteworks and Stormwater Drainage Plan Sheet 3 | 21-10-13 |
| C308 | B | Lot 3 Siteworks and Stormwater Drainage Plan Sheet 4 | 21-10-13 |
| C309 | B | Lot 3 Siteworks and Stormwater Drainage Plan Sheet 5 | 21-10-13 |
| C310 | B | Lot 3 Siteworks and Stormwater Drainage Plan Sheet 6 | 21-10-13 |
| C311 | B | Lot 3 Siteworks and Stormwater Drainage Plan Sheet 7 | 21-10-13 |
| C312 | B | Lot 3 Siteworks and Stormwater Drainage Plan Sheet 8 | 21-10-13 |
| C313 | B | Lot 3 Interim Turning Head Plan | 21-10-13 |
| C315 | B | Lot 3 Sedimentation and Erosion Control Plan Sheet 1 | 21-10-13 |
| C316 | B | Lot 3 Sedimentation and Erosion Control Plan Sheet 2 | 21-10-13 |
| C317 | B | Lot 3 Sedimentation and Erosion Control Plan Sheet 3 | 21-10-13 |
| C318 | B | Lot 3 Sedimentation and Erosion Control | 21-10-13 |

| | | | |
|---|-----------------|--|-------------|
| | | Plan Sheet 4 | |
| C320 | B | Lot 3 Pavement Plan Sheet 1 | 21-10-13 |
| C321 | B | Lot 3 Pavement Plan Sheet 2 | 21-10-13 |
| C322 | B | Lot 3 Pavement Plan Sheet 3 | 21-10-13 |
| C323 | B | Lot 3 Pavement Plan Sheet 4 | 21-10-13 |
| Civil Works Package for Road Upgrade by AT&L | | | |
| Drawing No. | Revision | Name of Plan | Date |
| C350 | E | Old Wallgrove Road Upgrade General Arrangement Plan | 08-08-14 |
| C351 | E | Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 1 | 08-08-14 |
| C352 | E | Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 2 | 08-08-14 |
| C353 | D | Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 3 | 08-08-14 |
| C354 | E | Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 4 | 08-08-14 |
| C355 | E | Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 5 | 08-08-14 |
| C356 | E | Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 6 | 08-08-14 |
| C357 | E | Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 7 | 08-08-14 |
| C358 | F | Typical Sections | 08-08-14 |
| C359 | D | Typical Bridge Section | 08-08-14 |
| Property Adjustment Plans by AT&L | | | |
| Drawing No. | Revision | Name of Plan | Date |
| C310 | A | SCA Property Adjustment Plan | 01-10-14 |
| C411 | A | Transgrid Property Adjustment Plan Sheet 1 | 01-10-14 |
| C412 | A | Transgrid Property Adjustment Plan | 01-10-14 |

| | | | |
|---|-----------------|--|-------------|
| | | Sheet 2 | |
| C413 | A | Transgrid Property Adjustment Plan Sheet 3 | 01-10-14 |
| C414 | A | Transgrid Property Adjustment Plan Sheet 4 | 01-10-14 |
| C415 | A | Transgrid Property Adjustment Plan Sheet 5 | 01-10-14 |
| Austral Access Works Civil Works Package by AT&L | | | |
| Drawing No. | Revision | Name of Plan | Date |
| C501 | B | Cover Sheet | 12-12-14 |
| C502 | B | General Notes and Legends Sheet | 12-12-14 |
| C503 | B | Typical Sections Sheet | 12-12-14 |
| C505 | B | Typical Details Sheet 1 | 12-12-14 |
| C506 | B | Typical Details Sheet 2 | 12-12-14 |
| C510 | C | General Arrangement Plan | 12-12-14 |
| C511 | D | Siteworks Plan Sheet 1 | 12-12-14 |
| C512 | D | Siteworks Plan Sheet 2 | 12-12-14 |
| C515 | B | Roadworks Longitudinal Sections | 04-12-14 |
| C531 | B | Pavement Plan Sheet 1 | 12-12-14 |
| C532 | C | Pavement Plan Sheet 2 | 12-12-14 |
| C541 | C | Signage and Linemarking Plan Sheet 1 | 12-12-14 |
| C542 | C | Signage and Linemarking Plan Sheet 2 | 12-12-14 |
| C551 | C | Services and Utilities Coordination Plan Sheet 1 | 12-12-14 |
| C552 | C | Services and Utilities Coordination Plan Sheet 2 | 12-12-14 |
| C561 | B | Stormwater Drainage Details Sheet 1 | 12-12-14 |
| C565 | C | Stormwater Drainage Longitudinal Section | 12-12-14 |
| Landscape Plans by Site Image Landscape Architects | | | |
| Drawing No. | Revision | Name of Plan | Date |

| | | | |
|------|---|--|------------|
| 002 | C | Landscape Masterplan | 10.03.2015 |
| 003 | C | Lot 1C – Landscape Plan | 10.03.2015 |
| 004 | C | Lot 1 C Landscape Sections and Detail Plan | 10.03.2015 |
| 005 | B | Lot 2B – Landscape Plan | 22.10.2013 |
| 006 | B | Lot 2B – Landscape Sections | 22.10.2013 |
| 007 | B | Lot 2B – Landscape Sections | 22.10.2013 |
| 008 | B | Lot 3 – Landscape Plan | 22.10.2013 |
| 009 | B | Lot 3 – Landscape Sections | 22.10.2013 |
| 0010 | B | Typical Lot Frontage Treatment | 22.10.2013 |
| 0011 | B | Planting Design | 22.10.2013 |

APPENDIX 3 – NOISE RECEIVER LOCATIONS

