

Modification of Development Consent

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

As delegate for the Minister for Planning, under delegation executed on 11 October 2017, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney 11 APRIL

2018

File: EF17/13041

SCHEDULE 1

| | |
|----------------------------------|---|
| Application No: | SSD 6078 |
| Applicant: | Goodman Property Services (Aust) Pty Ltd |
| Consent Authority: | Minister for Planning |
| Development: | The staged construction and operation of three warehouse, distribution and freight transport facilities on lots 1C, 2B and 3 at Oakdale Central, Horsley Park, and the upgrade of Old Wallgrove Road between Milner Avenue and Lenore Drive |
| Date of Original Consent: | 18 March 2015 |
| Modification: | SSD 6078 MOD 10 – Amendments to classes and volumes of dangerous goods permitted to be stored in Warehouse 2B |

SCHEDULE 2

This consent is modified as follows:

1. Insert the following definition in alphabetical order:

| | |
|-------------------|--|
| MOD 10 operations | The use of Warehouse 2B as described in modification application SSD 6078 MOD 10, the supporting documentation submitted with SSD 6078 MOD 10, the conditions of this Consent, and Appendix 4 of this Consent. |
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In Schedule 2: Administrative Conditions

2. Delete Condition 2 and replace with the following:
 2. The Applicant must carry out the development 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;
- (i) the modification application 6078 MOD 2 and supporting documentation;
- (j) the modification application 6078 MOD 3 and supporting documentation;
- (k) the modification application 6078 MOD 4 and supporting documentation;
- (l) the modification application 6078 MOD 5 and supporting documentation;
- (m) the modification application SSD 6078 MOD 6 and supporting documentation;
- (n) the modification application SSD 6078 MOD 7 and supporting documentation;
- (o) the modification application SSD 6078 MOD 8 and supporting documentation;
- (p) the modification application SSD 6078 MOD 9 and supporting documentation;
- (q) the modification application SSD 6078 MOD 10 and supporting documentation; and
- (r) conditions of this Consent.

3. Delete Condition 4C and replace with the following:

4C. The storage of dangerous goods on-site must not exceed the quantities provided in **Table 1** (below).

Table 1: Warehouse 2B Dangerous Goods Storage

| Hazardous Material | Dangerous Goods Class | Packing Group | Maximum Storage Quantity |
|---------------------------------------|-----------------------|---------------|--------------------------|
| <i>Aerosols (with LPG propellant)</i> | 2.1 | N/A | 90 tonnes ¹ |
| <i>Non-flammable, non-toxic Gases</i> | 2.2 | N/A | 200 kilolitres |
| <i>Flammable Liquids</i> | 3 | II & III | 900 kilolitres |
| <i>Flammable Solids</i> | 4.1 | II & III | 75 tonnes ² |
| <i>Oxidising Substances</i> | 5.1 | II & III | |
| <i>Organic Peroxides</i> | 5.2 | II & III | |
| <i>Toxic Substances</i> | 6.1 | II & III | |
| <i>Corrosive Substances</i> | 8 | II & III | 200 tonnes |
| <i>Miscellaneous Dangerous Goods</i> | 9 | III | 100 tonnes |

¹ The quantity of aerosols is in relation to the quantity of liquefied petroleum gas (LPG) contained in aerosol cans as propellant. This quantity is estimated to be equivalent to 25% of total aerosol product weight.

² The total storage quantity of DG Classes 4.1, 5.1, 5.2 and 6.1 collectively must not exceed 75 tonnes at all times.

4. Insert new Condition 4D immediately after Condition 4C as follows:

4D. The storage of dangerous goods on-site must be undertaken in accordance with the plans and locations provided in **Appendix 4**.

In Schedule 3: Environmental Performance Conditions

5. Insert new Condition 41 immediately after Condition 40 as follows:

MOD 10 Pre-operation

41. At least two months prior to commencement MOD 10 operations, or within such further period as the Secretary may agree, the Applicant must update and submit for the approval of the Secretary the studies set out under Conditions 38(a) and 38(b) of this schedule. MOD 10 operations must not commence until approval has been given by the Secretary and, with respect to the Fire Safety Study, approval has also been given by Fire and Rescue NSW.

6. Insert new Condition 42 immediately after Condition 41 as follows:

42. The Applicant must update and implement the plans and systems set out in Conditions 39(a) and 39(b) of this schedule. No later than two months prior to the commencement of MOD 10 operations, or within such further period as the Secretary may agree, the Applicant must submit for approval of the Secretary, documentation describing those plans and systems. MOD 10 operations must not commence until approval has been given by the Secretary.

7. Insert new Condition 43 immediately after Condition 42 as follows:

On-going

43. The Applicant must ensure that testing of all fire water pumps at full pump pressure will be performed at least once per month. The requirements for this monthly test must be incorporated into the site's Safety Management System required by Condition 39(b) of this schedule.

8. Insert new Condition 44 immediately after Condition 43 as follows:

MOD 10 Hazard Audit

44. Twelve months after the commencement of MOD 10 operations and every five years thereafter, or at such intervals as the Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development in accordance with the requirements of Condition 40 of this schedule. Within one month of each audit, the Applicant must submit an audit report to the Secretary for approval.

The audit report must include findings from a review of records relevant to the monthly testing of fire water pumps, as per Condition 43 of this schedule.

In the Appendices

9. Insert new Appendix 4 after Appendix 3.

APPENDIX 4
WAREHOUSE 2B DANGEROUS GOODS STORAGE

Table 4.1: General Warehouse Dangerous Goods Storages in Warehouse 2B

| Customer | Dangerous Goods Class | Maximum Pallets | Maximum Quantity |
|----------|-----------------------|-----------------|----------------------|
| 1 | 2.1 | 6 | 6,000 L ¹ |
| 2 | 4.1 | 6 | 6,000 kg |
| 3 | 3 | 8 | 8,000 L |
| 4 | 2.1 | 1 | 1,000 L ¹ |
| | 3 | 1 | 1,000 L |
| | 4.1 | 1 | 1,000 kg |
| 5 | 3 | 3 | 3,000 L |
| 6 | 2.1 | 1 | 1,000 L ¹ |
| | 3 | 5 | 5,000 L |
| | 6.1 | 1 | 1,000 L |
| | 8 | - | 200,000 L |
| | 9 | - | 100,000 L |

¹ Package volume

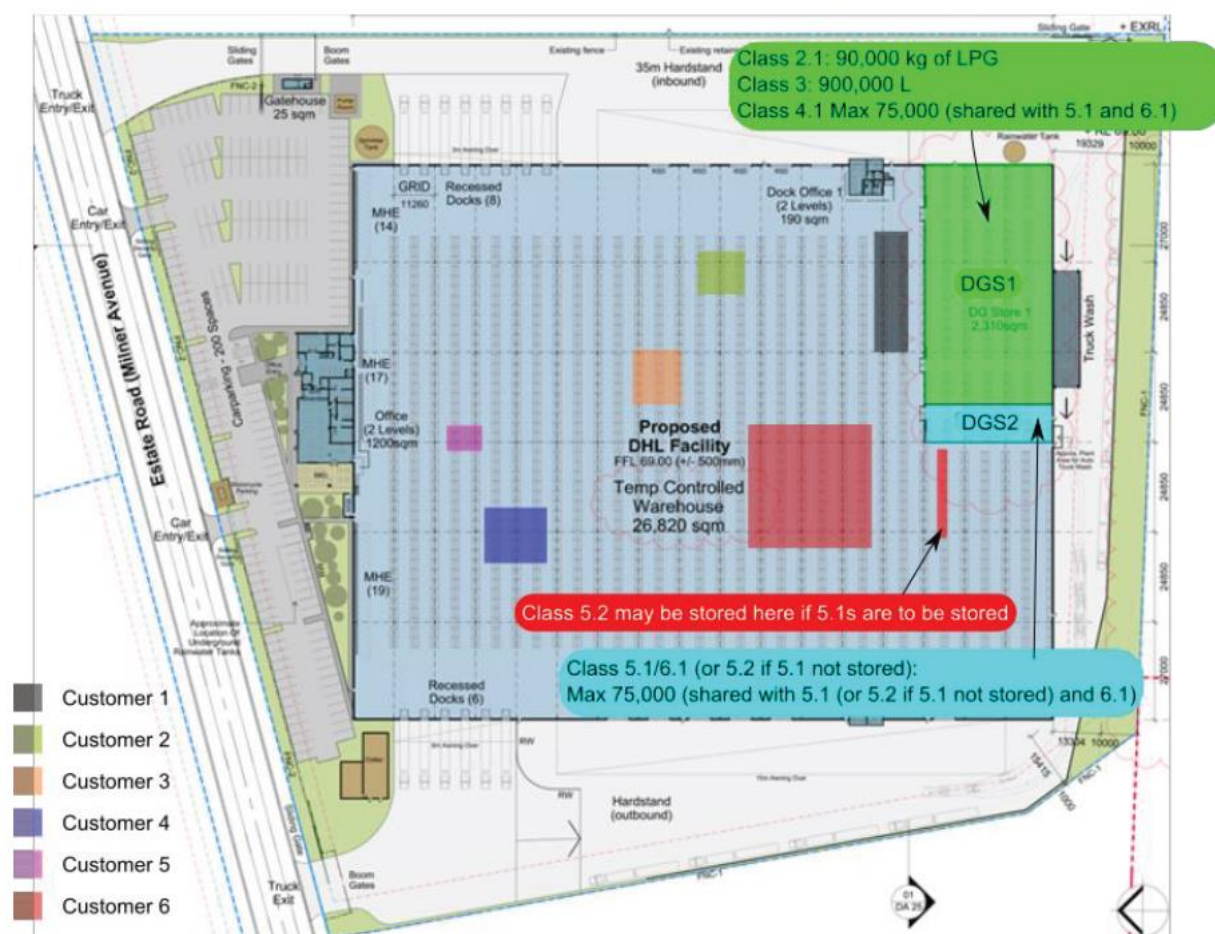


Figure 4.1: Dangerous goods storage areas in Warehouse 2B

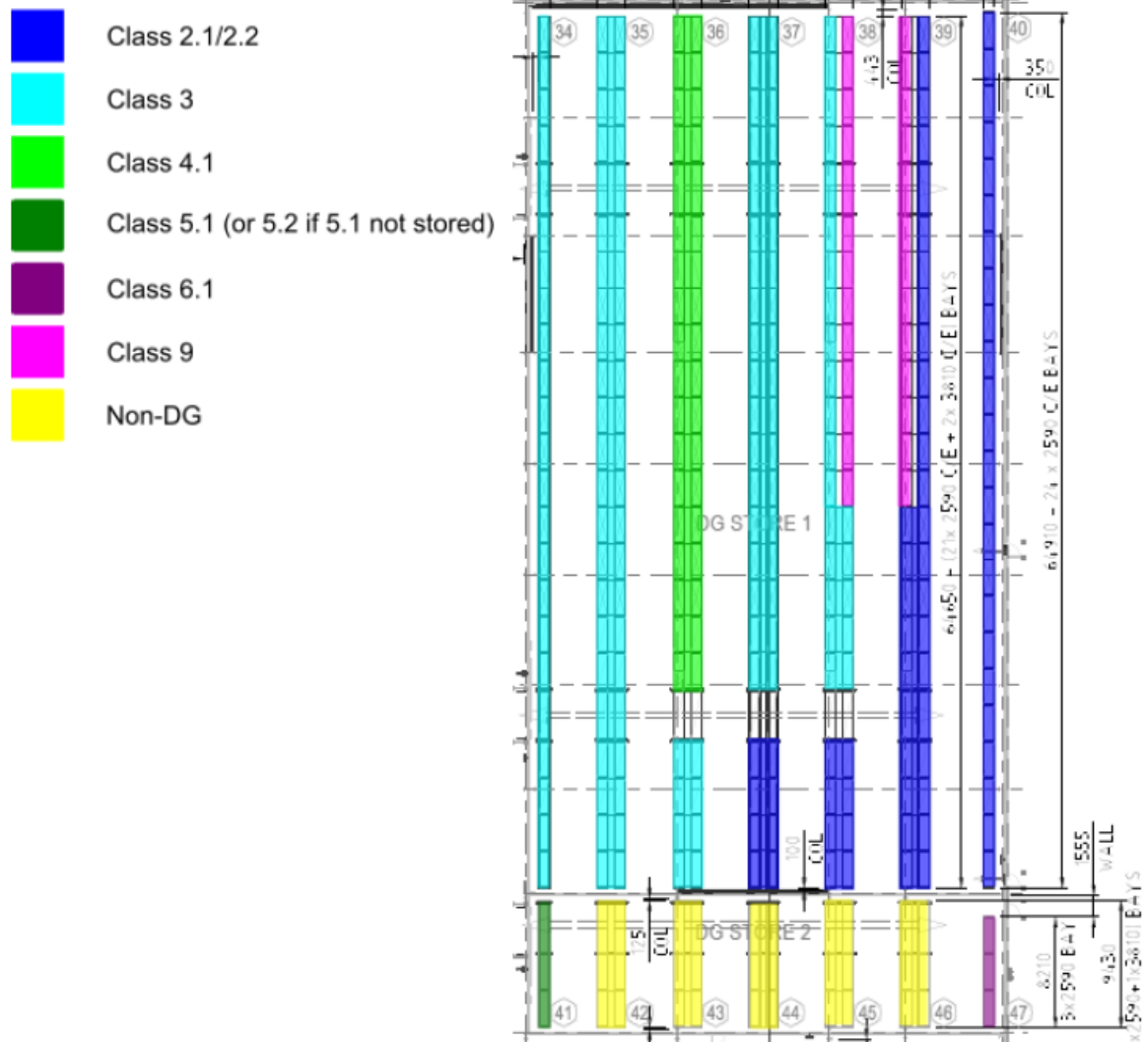


Figure 4.2: Racking layout in Warehouse 2B's dangerous goods storage areas