

Modification of Development Consent

Section 96(1A) of the *Environmental Planning and Assessment Act 1979*

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



Anthony Witherdin
Acting Director
Regional Assessments

Sydney 3 August 2015

SCHEDULE 1

Application No.:	SSD 6078
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning
Land:	Lot 21 in DP 1173181 Lot 12 in DP 1178389 Lot 1 in DP 87907, Lot 82 in DP 752041, Austral Bricks Land - Lot 1 in DP 843901 SCA Land - Lots 1 and 2 in DP 87907, Lot 7 in DP 229769 TransGrid - Lot 13 in DP 1157491, Lot 6 in DP 229769 Old Wallgrove Road, Horsley Park
Project:	Construction and operation of three warehouse, distribution and freight transport facilities on lots 1C, 2B and 3 at Oakdale Central, Horsley Park; and Dedication of part lot 1 in DP 843901, part lots 1 and 2 in DP 87907, part lot 7 in DP 22976, part lot 13 in DP 1157491 and, part lot 6 in DP 229769 to facilitate the upgrade of Old Wallgrove Road to a four lane road.
Modification:	SSD 6078 MOD 3 Modification to: Amend the layout of the warehouse on Lot 2B that includes repositioning and increasing the size of the dangerous goods store (DGS), increasing the temperature control portion of the warehouse, removal of the truck wash, reduction in awning and minor changes to the building façade.

SCHEDULE 2

- 1) Condition 2 is amended by the insertion of **bold and underlined** words/numbers as follows:

TERMS OF CONSENT

2. The Applicant shall carry out the development generally in accordance with the:
- (a) EIS;
 - (b) consolidated RTS;
 - (c) subdivision plan (see Appendix 1);
 - (d) plans and elevations (see Appendix 2);
 - (e) Management and mitigation measures (Appendix 3);
 - (f) 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;
 - (g) the modification application 6078 MOD 1 and supporting documentation;
 - (h) the modification application 6078 MOD 2 and supporting documentation;
 - (i) **the modification application 6078 MOD 3 and supporting documentation**; and
 - (j) conditions of this Consent.

- 2) Condition 4B and 4C is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

LIMITS OF CONSENT

4. The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
- (a) any audits, reports, plans, strategies, programs or correspondence that are submitted in accordance with this consent; and
 - (b) the implementation of any actions or measures contained in these audits, reports, plans, strategies, programs or correspondence.
- 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.
- 4B. The Applicant must ensure that the total area of
- (a) the warehouse on Lot 2B does not exceed 31,081 m²;
 - (b) the dangerous goods area 1 in the warehouse on Lot 2B does not exceed ~~1,205~~ **2,310** m²; and
 - (c) the dangerous goods area 2 in the warehouse on Lot 2B does not exceed 290 **350** m².
- 4C. The storage of dangerous goods on-site shall not exceed the quantities provided in Table 1 at any one time.

Hazardous Material	Dangerous Goods Class	Packing Group	Total Store Capacity (kg and L)
Flammable gases	2.1	N/A	30,000 kg <u>90,000 kg</u>
Flammable Liquids	3	<u>II & III</u>	50,000 L <u>900,000 L</u>
Flammable Liquids	3	III	250,000 L
Oxidising agents	5.1	II & III	15,000kg <u>45,000kg</u>
Corrosive substances	8	II & III	20,000 kg
Miscellaneous Dangerous Goods	9	III	10,000 kg

- 3) Condition 20 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

DEVELOPER CONTRIBUTIONS

19. The Applicant shall provide all monetary contributions and works-in-kind in accordance with the Voluntary Planning Agreement entered into between the Minister for Planning and Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd, and BGAI 2 Pty Limited and executed on 12 March 2015.
20. A monetary contribution comprising one per cent of the value of the proposed works within the Fairfield City Council Local Government Area is payable to Fairfield City Council pursuant to Section 94A of the *Environmental Planning and Assessment Act 1979* and the *Fairfield City Council Indirect (Section 94A) Development Contribution Plan 2011*. Payment must be made by Cash, EFTPOS, bank cheque or credit card only. The contribution is to be paid to the Council prior to the issue of the Construction Certificate for each stage of the development. At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the consumer price index (all groups index) for Sydney issued by the Australian Statistician.

Note¹: The value of the proposed works as specified in the Quantity Surveyor's report prepared by Turner & Townsend dated 14 October 2014, as amended by the Quantity Surveyor's report prepared by Turner & Townsend dated 12 June 2015 **and as amended by the Quantity Surveyor's report for Lot 2B prepared by Turner & Townsend dated 30 July 2015.**

SCHEDULE 3 ENVIRONMENTAL PERFORMANCE CONDITIONS

- 4) Condition 10A is removed by the ~~struck-out~~ words/numbers as follows:

SOIL AND WATER

Discharge Limits

10. Except as may be expressly provided in an Environment Protection Licence for the project, the Applicant shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.
- 10A. ~~The Applicant shall ensure that any wastewater from the truck wash bay on Lot 2B is disposed of in accordance with a Trade Waste Agreement, or transported for a facility that may lawfully accept the waste.~~
- 5) Condition 27 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

WASTE

Waste Management

- 27 Prior to commencement of construction, the Applicant shall update the Waste Management Plan prepared by SLR and dated 23 October 2013 to reflect changes made in 6078 MOD 2 **and 3.** The Applicant shall provide a copy of the revised Waste Management Plan to the Secretary prior to the commencement of construction works and manage waste in accordance with the updated Waste Management Plan to the satisfaction of the Secretary.
- 6) Condition 37 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

HAZARDS AND RISK

- 37 Prior to the commencement of operation, the Applicant shall implement all recommendations of the Preliminary Hazards Assessment prepared by RawRisk Engineering dated **11 June 2015** ~~8 May 2015~~ during operation.

7) Appendix 1 – Schedule of Drawings is amended with the updated Table.

Architectural Plans and Elevations by SBA Architects			
Drawing No.	Revision	Name of Plan	Date
OAK DA 01	H	Cover Sheet/Location Plan	17 June 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	C	Estate Signage	22 June 2015
OAK DA 06	E	Land Use Plan	13 March 2015
OAK 1C DA 10	P	Site Plan/Floor Plan	18 April 2015
OAK 1C DA 11	F	Roof Plan	11 April 2015
OAK 1C DA 12	F	Office Plan	18 May 2015
OAK 1C DA 13	E	Dock Office Plans	18 May 2015
OAK 1C DA 14	J	Elevations	18 May 2015
OAK 1C DA 15	E	Sections	7 April 2015
OAK 2B DA 20	T	Site Plan/Floor Plan	9 June 2015
OAK 2B DA 21	H	Roof Plan	9 June 2015
OAK 2B DA 22	J	Office Plan	9 June 2015
OAK 2B DA 23	F	Dock Office Plans	9 June 2015
OAK 2B DA 24	N	Elevations	9 June 2015
OAK 2B DA 25	E	Sections	9 June 2015
OAK 2B DA 31	C	DG Store	9 June 2015
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 Drainage Plan Sheet 1	11-03-15
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	11-03-15

		Plan Sheet 4	
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	C	Lot 2B General Arrangement	11-03-15
C201	C	Lot 2B Typical Sections Sheet 1	11-03-15
C202	C	Lot 2B Typical Sections Sheet 2	11-03-15
C203	C	Lot 2B Typical Sections Sheet 3	11-03-15
C205	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 1	11-03-15
C206	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 2	11-03-15
C207	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 3	11-03-15
C208	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 4	11-03-15
C209	C	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 5	11-03-15
C211	C	Lot 2B Sedimentation and Erosion Control Plan	11-03-15
C212	C	Lot 2B Pavement Plan	11-03-15
C215	C	Lot 2B Cut / Fill Plan	11-03-15
C300	B	Lot 3 General Arrangement	21-10-13
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 Plan Sheet 4	21-10-13

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 Sheet 2	01-10-14
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	C	Lot 2B – Landscape Plan	10.03.2015
006	C	Lot 2B – Landscape Sections	10.03.2015
007	C	Lot 2B – Landscape Sections	10.03.2015
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

END OF MODIFICATIONS TO SSD 6078 MOD 3