

# Modification of Development Consent

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

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



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

Sydney 28 JUNE 2017

## SCHEDULE 1

**Development consent:** **SSD 7491** granted by the Minister for Planning on 16 September 2016

**For the following:** Construction and operation of a Dangerous Goods Storage Facility with a total Gross Floor Area of 36,365 m<sup>2</sup> comprised of:

- 35,840 m<sup>2</sup> of warehousing space including storage space for aerosols, flammable and corrosive substances;
- 700 m<sup>2</sup> of ancillary office space;
- 95 m<sup>2</sup> of dock office space;
- minor grading earthworks; and
- 150 car parking spaces.

**Consent Authority:** Minister for Planning

**The Land:** Lot 21 DP 1173181, Horsley Park, Fairfield local government area.

**Modification:** **SSD 7491 MOD 1:** the modification includes an increase to the approved Gross Floor Area as follows:

- 36,198 m<sup>2</sup> of warehousing space including storage space for aerosols, flammable and corrosive substances;
- 808m<sup>2</sup> of ancillary office space; and
- 156 m<sup>2</sup> of dock office space;

## SCHEDULE 2

The consent is modified as follows:

- (a) Schedule B Administrative Conditions B2 and B6 are amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

### TERMS OF CONSENT

B2. The Applicant shall carry out the Development in accordance with the:

- (a) EIS and RTS;
- (b) Schedule of Drawings (see Appendix A);
- (c) the Management and Mitigation Measures (Appendix B); **and**
- (d) **the modification application (MOD 1) prepared by Goodman Group dated 3 May 2017 and supplementary information provided on 2 June 2017.**

### LIMITS OF CONSENT

- B6. The Applicant shall ensure the total building area does not exceed the limits outlined in Table 1 below:

**Table 1: Maximum GFAs**

Use	Area (m <sup>2</sup> )
Warehouse	35,840 <b><u>36,198</u></b>
Office	700 <b><u>808</u></b>
Office Dock	95 <b><u>156</u></b>
<b>Total</b>	<b><u>36,365 37,162</u></b>

- (b) Appendix 1 Schedule of Approved Drawings is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struckout~~ words/numbers as follows:

## APPENDIX 1 - SCHEDULE OF APPROVED DRAWINGS

Architectural Plans Prepared by SBA Architects			
Drawing No.	Rev.	Name of Plan	Date
OAK 3 DA01	<del>W</del> <b><u>X</u></b>	Cover Sheet/Location Plan	15/04/2016 <b><u>01/12/2016</u></b>
OAK 3 DA02	<del>U</del> <b><u>W</u></b>	Estate Masterplan	10/03/2016 <b><u>01/12/2016</u></b>
OAK 3 DA03	<del>F</del> <b><u>H</u></b>	Lot 3 Masterplan	10/03/2016 <b><u>01/12/2016</u></b>
OAK 3 DA10	<del>V</del> <b><u>AA</u></b>	Site Plan/Floor Plan	22/05/2016 <b><u>02/06/2017</u></b>
OAK 3 DA11	F	Roof Plan	15/04/2016
OAK 3 DA12	K	Office Plans	15/04/2016
OAK 3 DA13	F	Office Elevations	15/04/2016
OAK 3 DA14	<del>F</del> <b><u>G</u></b>	Warehouse Elevations	15/04/2016
OAK 3 DA15	C	Section	10/03/2016
OAK 3 DA16	A	Lighting Plan	07/04/2016
Civil Plans prepared by At&I			
Drawing No.	Rev.	Name of Plan	Date
C400	A	Cover Sheet and Locality Plan	04/03/2016
C401	A	General Notes	04/03/2016
C402	A	Typical Sections	04/03/2016
C410	A	General Arrangement Plan	04/03/2016
C411	A	Site works and stormwater Drainage Plan Sheet 1	04/03/2016
C412	A	Site works and stormwater Drainage Plan Sheet 2	04/03/2016
C413	A	Site works and stormwater Drainage Plan Sheet 3	04/03/2016
C414	A	Site works and stormwater Drainage Plan Sheet 4	04/03/2016

C420	A	Sedimentation and Erosion Control Plan	04/03/2016
C421	A	Sedimentation Erosion and Control Details	04/03/2016
C422	A	Pavement Plan	04/03/2016
C425	A	Sitework Details	04/03/2016
C426	A	Drainage Details	04/03/2016
<b>Landscape Plans prepared by Site Image Landscape Architects</b>			
<b>Drawing No.</b>	<b>Rev.</b>	<b>Name of Plan</b>	<b>Date</b>
002	B	Lot 3B Oakdale Central Landscape Plan	21/03/2016
003	B	Lot 3B Landscape Plan	21/03/2016
004	B	Lot 3B Landscape Sections Sheet 1	21/03/2016
005	B	Lot 3B Landscape Sections Sheet 2	21/03/2016
006	B	Planting Design	21/03/2016

**End of modification 8088**