

Modification of Development Consent

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

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



Anthony Witherdin
Acting Director
Modification Assessments

Sydney 1 SEPTEMBER 2016

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 75041,
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 6:** the modification includes:
- consolidation of Warehouse 3A-1 and 3A-2 from two to one building (retaining two tenancies);
 - division of Warehouse 3C-1 and 3C-2 into three tenancies;
 - reduction of 1,462m² GFA;
 - relocation and reconfiguration of car parking areas and reduction of 1 car parking space;
 - reconfiguration and division of hardstand areas; and
 - relocation of sprinkler tanks and pump rooms.

SCHEDULE 2

The above development consent is modified as follows:

- a) The definition of 'Development' in the Definitions table is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~bold and struck out~~ words/numbers-as follows:

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 and 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) and Section 96(2) Modification Application (SSD 6078) – Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181) and Section 96(1A) Application to vary SSD 6078 – Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181 unit 2B) (Mod 3) and Section 96 Application (to remove Condition 34 requirement for screening to be provided to warehouse water tanks (Mod 4) and Section 96(2) Modification Application (SSD 6078) MOD 5 – Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181) **and Section 96(1A) Modification Application (SSD 6078) MOD 6 – Oakdale Central, Horsley Park (Lot 21 in Deposited Plan 1173181).**

- b) Schedule 2 Administrative Conditions – Condition 2 in Schedule 2 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~bold and struck out~~ 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) 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; ~~and~~
 - (m) the modification application 6078 MOD 6 and supporting documentation;**
 - and**
 - ~~(nn)~~ conditions of this Consent.

- c) Schedule 2 Administrative Conditions – Condition 16 in Schedule 2 is amended by the insertion of **bold and underlined** words/numbers and deletion of ~~bold and struck out~~ words/numbers-as follows:

- 16 The Applicant shall subdivide the land in accordance with the subdivision plan OAK DA 04 (~~J-N~~) dated ~~02 March 2016~~ **7 June 2016** (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. Despite any notations on the subdivision plan, approval is not granted for subdivision of Lot 3 into smaller lots. Lot 3 is to remain as a single allotment.

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.

- d) Schedule 2 Administrative Conditions – Condition 20 is amended by the insertion of **bold and underlined** words/numbers and deletion of **~~bold and struck-out~~** words/numbers-as follows:

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 the movements in the consumer price index (all groups index) for Sydney issued by the Australian Statistician.

Note 1: The value of the proposed works as specified in the Quantity Surveyor's report prepared by Turner and Townsend and dated 14 October 2014, as amended by the Quantity Surveyor's report prepared by Turner and Townsend dated 12 June 2015 and as amended by the Quantity Surveyor's report for Lot 2B prepared by Turner and Townsend dated 30 July 2015, as further amended by the Quantity Surveyor's report for Lots 3A, 3C and 3D prepared by Turner and Townsend dated ~~15 February 2016~~ **16 June 2016**.

- e) Schedule 3 Environmental Performance Conditions – Condition 6 is amended by the insertion of **the bold and underlined** words / numbers and the deletion of ~~struck-out~~ words / numbers and as follows:

Internal Roads, Queuing and Parking

6. The Applicant shall provide a minimum of ~~679~~ **678** (including 17 provisional) on-site car parking spaces for use during operation of the development, as follows:
- (a) Lot 1C = 168 (including a minimum of three spaces for people with disabilities);
 - (b) Lot 2B = 200 (including a minimum of four spaces for people with disabilities);
 - (c) Warehouse 3A = ~~64~~ **66** (including a minimum of four spaces for people with disabilities);
 - (d) Warehouse 3C = ~~194~~ **191** (including a minimum of four spaces for people with disabilities);
 - (e) Warehouse 3D = 53 (including a minimum of two spaces for people with disabilities);

Note 1: On-site parking associated with Warehouse 3B shall be the subject of a separate application.

- f) Schedule 3 Environmental Performance Conditions – Condition 27 is amended by the insertion of **the bold and underlined** words / numbers and the deletion of ~~struck out~~ words / numbers and as follows:

Waste Management

27. Prior to commencement of construction works, the Applicant shall update the Waste Management Plan prepared by SLR dated 23 October 2013, to reflect changes made in 6078 MOD 2 and 3, ~~and MOD 5~~ **and MOD 6** 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.

- g) Schedule 3 Environmental Performance Conditions – Condition 30 is amended by the insertion of **the bold and underlined** words / numbers and the deletion of ~~struck out~~ words / numbers and as follows:

30. Prior to commencement of construction of any signage the following information must be submitted and approved by the Secretary:
- detailed architectural drawings for the signs identified in the Estate Signage Plan OAK DA 05 (~~JN~~) dated ~~2 March 2016~~ **7 June 2016** prepared in consultation with Fairfield City Council.
 - evidence of consultation with the Fairfield City Council;
 - an assessment against the relevant requirements of State Environmental Planning Policy No. 64 – Advertising and Signage; and
 - details demonstrating compliance with the *Australian Standard For the Control of Obtrusive Effects of Outdoor Lighting (AS 4282 – 1997)*.

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

Architectural Plans and Elevations by SBA Architects			
Drawing No.	Revision	Name of Plan	Date
OAK DA 01	<u>P U</u>	Cover Sheet/Location Plan	2 March 2016 <u>7 June 2016</u>
OAK DA 02	<u>V AB</u>	Estate Masterplan	2 March 2016 <u>15 June 2016</u>
OAK DA 03	<u>K P</u>	Indicative Staging Diagram	2 March 2016 <u>7 June 2016</u>
OAK DA 04	<u>J N</u>	Subdivision Plan	2 March 2016 <u>7 June 2016</u>
OAK DA 05	<u>J N</u>	Estate Signage	2 March 2016 <u>7 June 2016</u>
OAK DA 06	<u>K P</u>	Land Use Plan	2 March 2016 <u>7 June 2016</u>
OAK DA 07	<u>G N</u>	Lot 3 Masterplan	2 March 2016 <u>15 June 2016</u>
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	D <u>K</u>	Site Plan/Floor Plan	17 Feb 2016 15 June 2016
OAK 3 DA 31	B <u>F</u>	Roof Plan	17 Feb 2016 7 June 2016
OAK 3 DA 32	B <u>F</u>	Warehouse 1 Office Plans	17 Feb 2016 7 June 2016
OAK 3 DA 33	B <u>F</u>	Warehouse 2 Office Plans	17 Feb 2016 7 June 2016
OAK 3 DA 34	B <u>F</u>	Warehouse 1 Office Elevations	17 Feb 2016 7 June 2016
OAK 3 DA 35	B <u>F</u>	Warehouse 2 Office Elevations	17 Feb 2016 7 June 2016
OAK 3 DA 36	B <u>F</u>	Warehouse Elevations	17 Feb 2016 7 June 2016
OAK 3 DA 37	B <u>F</u>	Section	17 Feb 2016 7 June 2016
OAK 3 DA 40	D <u>L</u>	Site Plan/Floor Plan	17 Feb 2016 7 June 2016
OAK 3 DA 41	B <u>F</u>	Roof Plan	17 Feb 2016 7 June 2016
OAK 3 DA 42	B <u>G</u>	Warehouse 1 Office Plans	17 Feb 2016 7 June 2016
OAK 3 DA 43	B <u>F</u>	Warehouse 2 Office Plans	17 Feb 2016 7 June 2016
OAK 3 DA 44	B <u>F</u>	Warehouse 1 Office Elevations	17 Feb 2016 7 June 2016
OAK 3 DA 45	B <u>F</u>	Warehouse 2 Office Elevations	17 Feb 2016 7 June 2016
OAK 3 DA 46	B <u>F</u>	Warehouse Elevations	17 Feb 2016 7 June 2016
OAK 3 DA 47	B <u>F</u>	Warehouse Elevations	17 Feb 2016 7 June 2016
OAK 3 DA 48	B <u>F</u>	Warehouse Sections	17 Feb 2016 7 June 2016
OAK 3 DA 50	D	Site Plan/Floor Plan	17 Feb 2016
OAK 3 DA 51	B	Roof Plan	17 Feb 2016
OAK 3 DA 52	B	Office Plans	17 Feb 2016
OAK 3 DA 53	B	Office Elevations	17 Feb 2016
OAK 3 DA 54	B	Warehouse Elevation	17 Feb 2016
OAK 3 DA 55	B	Section	17 Feb 2016
Land Acquisition Plan by AT&L			
Drawing No.	Revisi on	Name of Plan	Date
C360	H	Land Acquisition Plan	01 -10-14
Civil Works Package by AT&L			
Drawing No.	Revisi on	Name of Plan	Date
C001	H	Cover Sheet and Locality Plan	29-02-16
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
C008	D	Estate Road No.2 Typical Section and Service Trench Details	29-02-16

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 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	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	<u>F</u> <u>G</u>	General Arrangement Plan	29-02-16 30-05-16
C301	<u>F</u> <u>G</u>	Typical Sections Sheet 1	29-02-16 30-05-16
C302	<u>F</u> <u>G</u>	Typical Sections Sheet 2	29-02-16 30-05-16
C303	<u>F</u> <u>G</u>	Typical Sections Sheet 3	29-02-16 30-05-16
C304	<u>F</u> <u>G</u>	Typical Sections Sheet 4	29-02-16 30-05-16
C305	<u>F</u> <u>G</u>	Site works and Stormwater Drainage Plan Sheet 1	29-02-16 30-05-16
C306	<u>F</u> <u>G</u>	Site works and Stormwater Drainage Plan Sheet 2	29-02-16 30-05-16
C307	<u>F</u> <u>G</u>	Site works and Stormwater Drainage Plan Sheet 3	29-02-16 30-05-16
C308	<u>F</u> <u>G</u>	Site works and Stormwater Drainage Plan Sheet 4	29-02-16 30-05-16
C309	F	Site works and Stormwater Drainage Plan Sheet 5	29-02-16
C310	<u>F</u> <u>G</u>	Site works and Stormwater Drainage Plan Sheet 6	29-02-16 30-05-16
C311	<u>F</u> <u>G</u>	Site works and Stormwater Drainage Plan Sheet 7	29-02-16 30-05-16
C315	<u>F</u> <u>G</u>	Sedimentation and Erosion Control Plan Sheet 1	29-02-16 30-05-16
C316	<u>F</u> <u>G</u>	Sedimentation and Erosion Control Plan Sheet 2	29-02-16 30-05-16

C317	F G	Sedimentation and Erosion Control Plan Sheet 3	29-02-16 30-05-16
C318	F G	Sedimentation and Erosion Control Plan Sheet 4	29-02-16 30-05-16
C320	F G	Pavement Plan Sheet 1	29-02-16 30-05-16
C321	F G	Pavement Plan Sheet 2	29-02-16 30-05-16
C322	F G	Pavement Plan Sheet 3	29-02-16 30-05-16
C323	F G	Pavement Plan Sheet 4	29-02-16 30-05-16
C330	F	Estate Road Longitudinal Section	29-02-16
Civil Works Package for Road Upgrade by AT&L			
Drawing No.	Revisi on	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.	Revisi on	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.	Revisi on	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
002	B	Lot 3 – Landscape Plan	15.02.2016
003	B	Lot 3 – Landscape Sections	15.02.2016
004	B	Lot 3A – Landscape Plan	15.02.2016
005	B	Lot 3 – Landscape Plan	15.02.2016
006	B	Lot 3D & 3C – Landscape Plan	15.02.2016
007	B	Lot 3 Sections	15.02.2016
008	B	Lot 3 Sections	15.02.2016
009	B	Lot 3 Sections	15.02.2016
0010	B	Typical Lot Frontage Treatment	15.02.2016
0011	B	Planting Design/Indicative Planting Schedule	15.02.2016
000	B	Oakdale Central Lot 3A – Coversheet	02.06.16
101	B	Oakdale Central Lot 3A – Landscape Plan	02.06.16
102	B	Oakdale Central Lot 3A – Landscape Plan	02.06.16
501	B	Oakdale Central Lot 3A – Landscape Details	02.06.16
000	C	Oakdale Central Lot 3A – Coversheet	01.06.16
101	B	Oakdale Central Lot 3A – Landscape Plan	31.05.16
102	B	Oakdale Central Lot 3A – Landscape Plan	01.06.16
103	A	Oakdale Central Lot 3A – Landscape Plan	25.05.16
104	B	Oakdale Central Lot 3A – Landscape Plan	01.06.16
105	C	Oakdale Central Lot 3A – Landscape Plan	01.06.16
106	A	Oakdale Central Lot 3A – Landscape Plan	31.05.16
501	B	Oakdale Central Lot 3A – Landscape Details	01.06.16
000	C	Oakdale Central Lot 3D – Coversheet	01.06.16
101	B	Oakdale Central Lot 3D – Landscape Plan	01.06.16
102	A	Oakdale Central Lot 3D – Landscape Plan	31.05.16
103	A	Oakdale Central Lot 3D – Landscape Plan	27.05.16
501	B	Oakdale Central Lot 3D– Landscape Details	01.06.16

**End of Modifications to SSD 6078
(SSD 6078 MOD 6)**