

# Modification of Development Consent

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

As delegate of the Minister for Planning under delegation executed on 9 March 2022, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Joanna Bakopanos  
**Team Leader**  
**Industry Assessments**

Sydney

16 December 2022

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### SCHEDULE 1

#### Development Consent

**Development Consent:** SSD-9691 granted by the then Minister for Planning and Public Spaces on 8 April 2021

**For the following:** Staged construction of the Southlands Warehouse Estate

- construction of a suspended concrete platform above the existing flood detention basin;
- construction and operation of two warehouse buildings with a combined gross floor area of 21,810 m<sup>2</sup>;
- associated landscaping, hardstand areas, stormwater and other on-site infrastructure; and
- subdivision of the site into two lots.

#### Modification 2

**Modification Application:** SSD-9691-Mod-2

Modification to timing of remediation conditions and construction staging

**Applicant:** Goodman Property Services (Aust) Pty Ltd

**Consent Authority:** Minister for Planning

**The Land:** 28 McPherson Street, Banksmeadow, Lot 9 DP 1205673

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## SCHEDULE 2

The consent is modified as follows:

1. In the definition ‘Modification Assessments’ insert new application ‘(b)’ immediately after ‘(a)’ as follows:  
  
    ‘(b)      SSD-9691-Mod-2: Modification Report titled Orica Southlands Warehouse Estate SSD 9691 Modification Application 2, prepared by Keylan Consulting Pty Ltd, dated 14 October 2022 and all accompanying documents.’
2. Delete the definitions for “Stage 1 works” and “Stage 2 works” and insert the following definitions in alphabetical order:  
  
    **Stage 1 works**            Site remediation works and construction of supports piers  
    **Stage 2 works**            Construction of suspended concrete deck in northern half of site and access ramp  
    **Stage 3 works**            Construction of Warehouse 2 and remaining suspended concrete deck  
    **Stage 4 works**            Construction of Warehouse 1  
    **Warehouse 1**            Warehouse 1, as denoted on plans in Appendix 1  
    **Warehouse 2**            Warehouse 2, as denoted on plans in Appendix 1
3. In the definition for “operation” delete the words “The use of the two warehouses” and replace with the words “The use of one or more of the warehouses”.

### In Schedule 2 – Part B Specific Environmental Conditions

4. Delete the words ‘Stage 2 works’ in condition B4 and replace with the words ‘Stage 3 works, unless an alternative stage is agreed to in writing with the Planning Secretary’.
5. Delete the words ‘construction of the Stage 2 works’ in condition B27 and replace with the word ‘operation’.
6. Delete the words ‘construction of the Stage 2 works’ in condition B30 and replace with the words ‘commencement of operation’.
7. Delete the words ‘construction of the Stage 2 works’ in condition B31 and replace with the words ‘commencement of operation’.
8. Immediately before condition B30 and after the sub-heading “Site Audit Statement”, insert new condition B29A as follows:  
  
    B29A.    During construction works, the Applicant must gain interim advice letters from the Site Auditor, which demonstrates that each stage of the remediation works have been completed in accordance with the RAP and CEMP.
9. Delete the words ‘Stage 2’ in condition B47 and replace with the words ‘Stage 3’.

### In the Appendices

10. In Appendix 1 – Development Plans, delete the figures titled ‘Figure 1: Podium Slab Plant (Stage 1 works)’ and ‘Figure 2: Site & Ground Floor Plan (Stage 2 works)’.
11. In Appendix 1 – Development Plans, insert figures titled ‘Figure 1 – Stage 1 works’, Figure 2 – Stage 2 works’ and ‘Figure 3 – Stage 3 works’, as shown in Appendix A of this modifying instrument.

12. In Appendix 2 - Applicant's Management and Mitigation Measures, under the Issue 'Contamination', delete all instances of the words 'Stage 1' and replace with the words 'Stage 4'.
13. In Appendix 2 - Applicant's Management and Mitigation Measures, under the Issue 'Contamination', delete the words 'Stage 2 works' and replace with the words 'The operation of the development'.

## APPENDIX A APPENDIX 1 – DEVELOPMENT LAYOUT PLANS

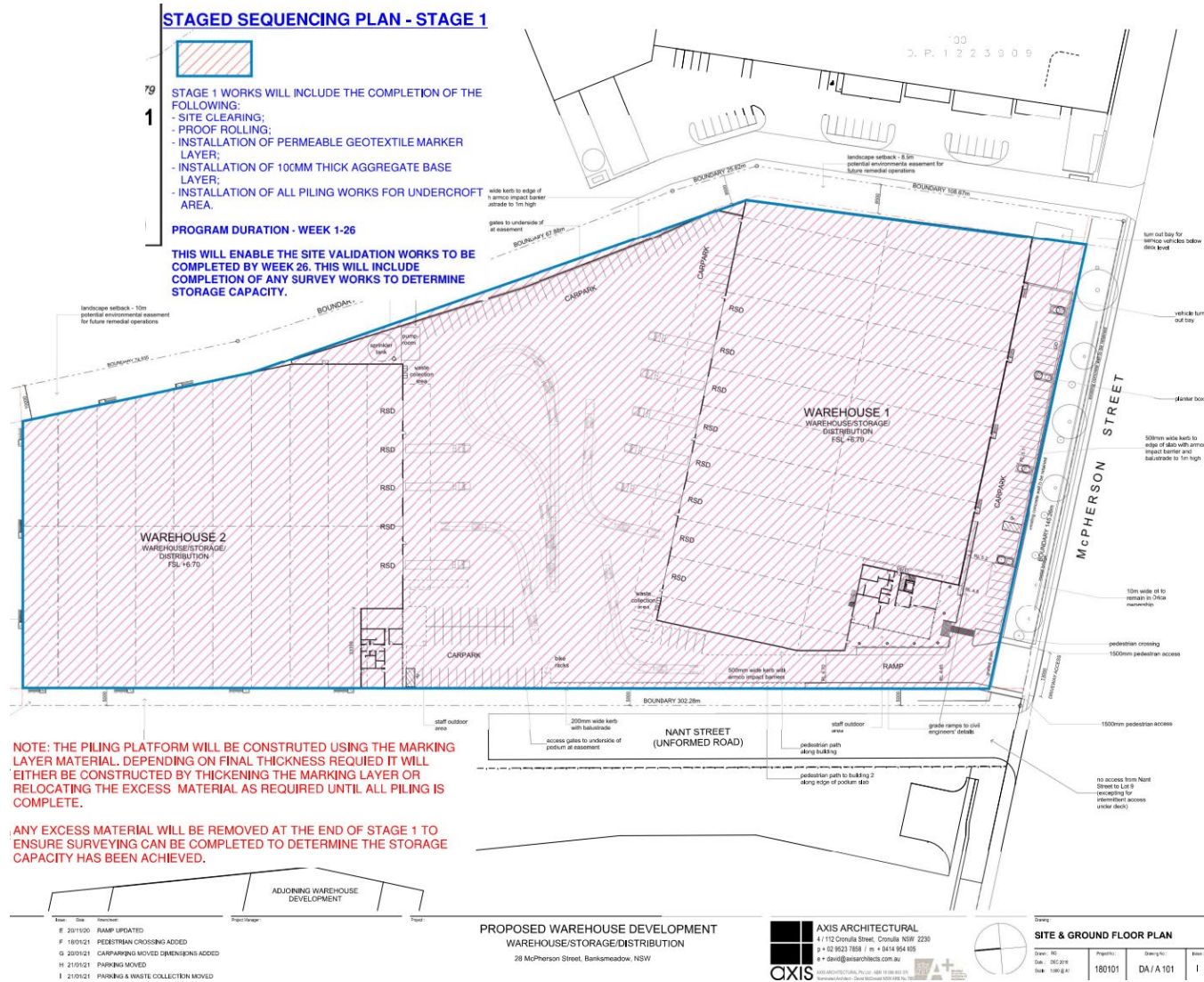


Figure 1: Stage 1 works

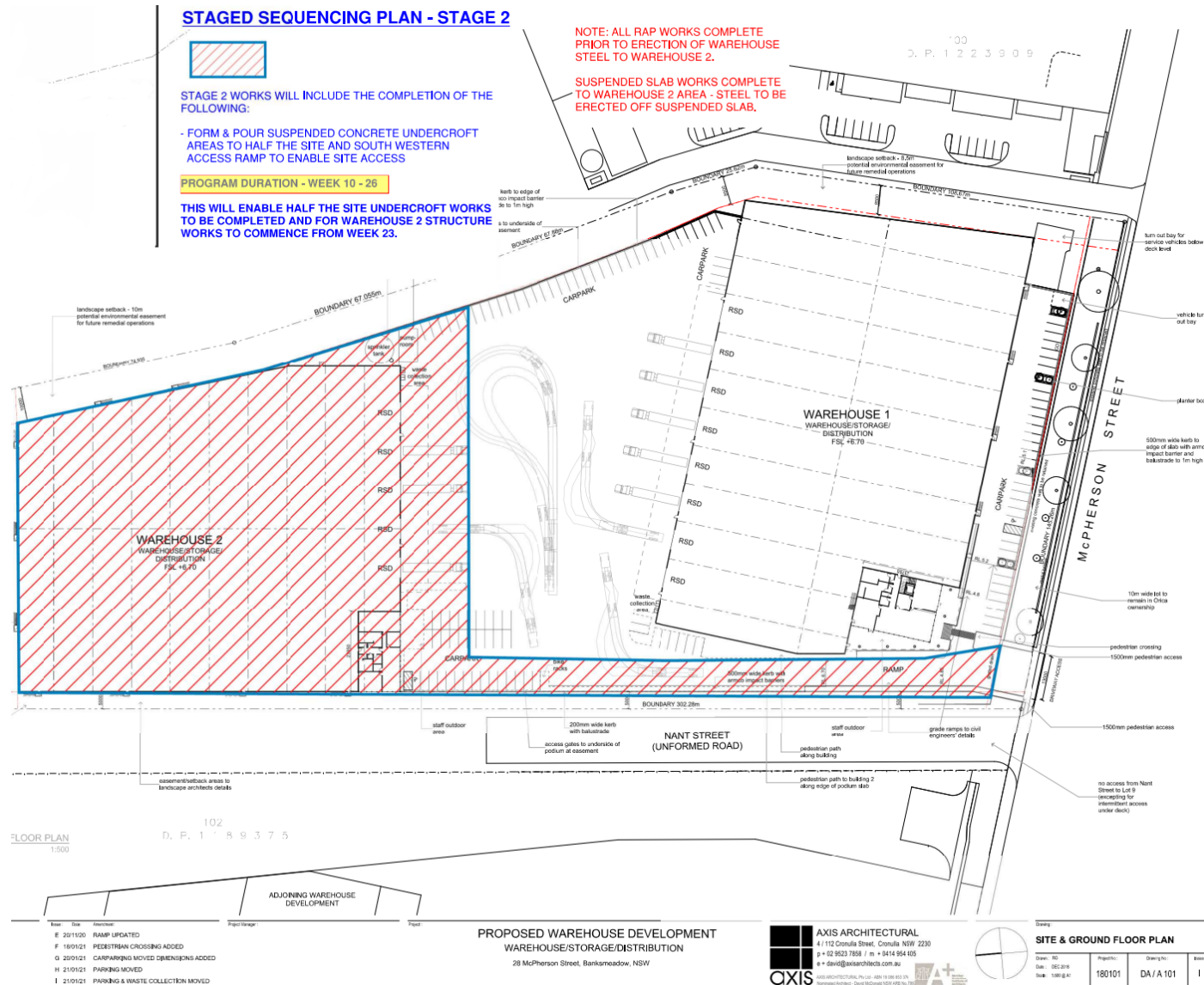


Figure 2: Stage 2 works

**STAGED SEQUENCING PLAN - STAGE 3A & 3B - CONSTRUCTED CONCURRENTLY**



STAGE 3A WORKS (BLUE AREA/RED HATCH) WILL INCLUDE THE FOLLOWING WORKS:

- COMMENCE STRUCTURE TO WAREHOUSE 2

PROGRAM DURATION - WEEK 26 ONGOING



STAGE 3B WORKS (GREEN AREA/BLUE HATCH) WILL INCLUDE THE COMPLETION OF THE FOLLOWING WORKS:

- FORM AND POUR REMAINDER OF CONCRETE UNDERCROFT.

PROGRAM DURATION - WEEK 26 - 42

THIS WILL THEN ALLOW WAREHOUSE 1 STRUCTURE TO COMMENCE FROM WEEK 42

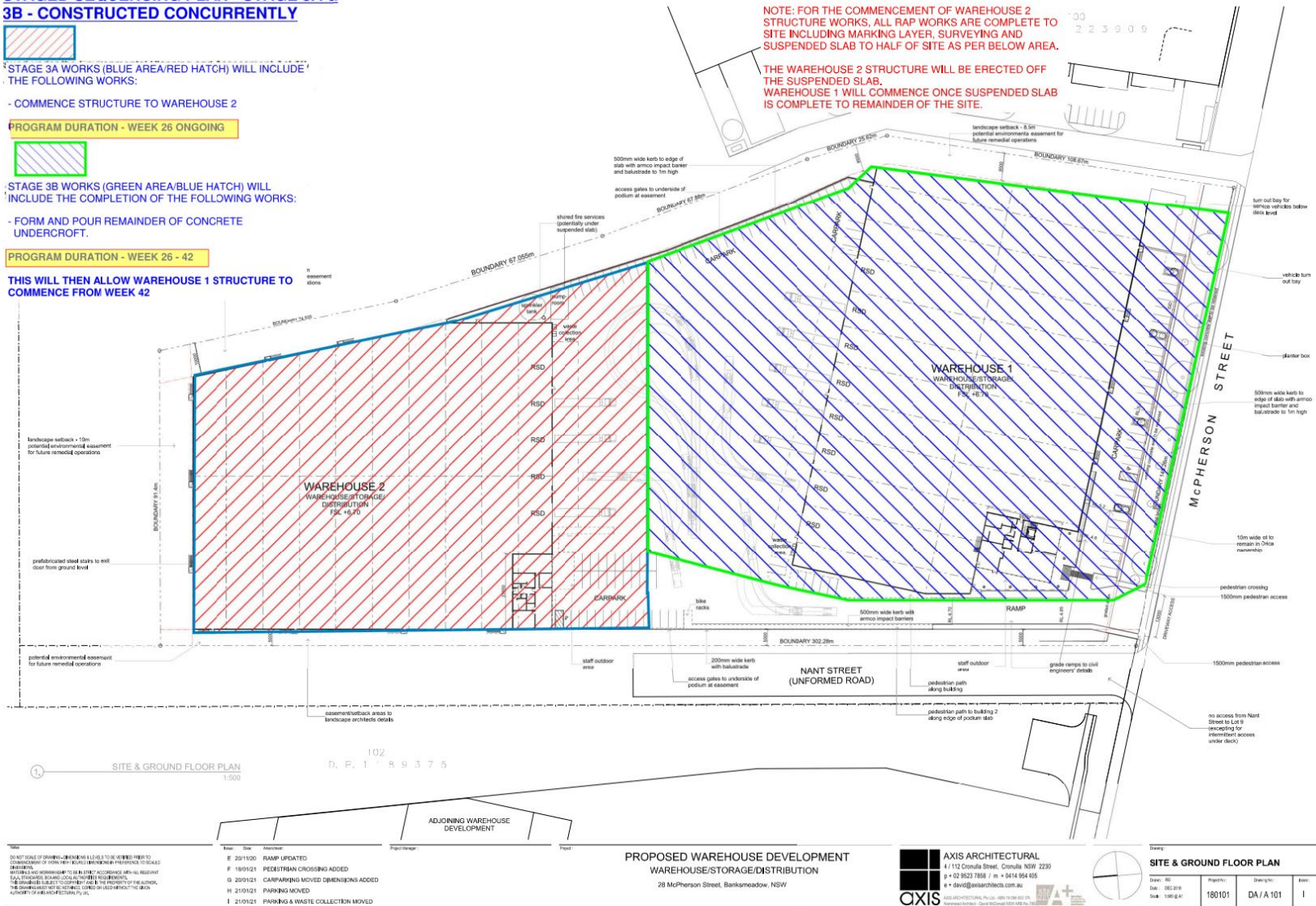


Figure 3: Stage 3 and 4 works