

Modification of Development Consent

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

As delegate of the Minister for Planning and Public Spaces 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

14 April 2023

File: EF23/989

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 <ul style="list-style-type: none">• 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 m²;• associated landscaping, hardstand areas, stormwater and other on-site infrastructure; and• subdivision of the site into two lots.
	Modification 3
Modification Application:	SSD-9691-Mod-3
	Changes to site layout, access, reduction, landscaping and reduction in GFA
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	28 McPherson Street, Banksmeadow, Lot 9 DP 1205673

SCHEDULE 2

The consent is modified as follows:

1. In the definition 'Modification Assessments' insert new application '(c)' immediately after '(b)' as follows:
 - (c) SSD-9691-Mod-3: Modification Report titled Orica Southlands Warehouse Estate SSD 9691 Mod 3, prepared by Keylan Consulting Pty Ltd, dated 18 January 2023 and all accompanying documents.'

In Schedule 2

2. In condition B7, delete the word 'point' and replace with the word 'points'.
3. In condition B7, delete the word 'ramp' and replace with the word 'ramps'.
4. Immediately following condition B7, insert new condition B7A as follows:
 - B7A. Prior to the commencement of operation of the development, the Applicant must ensure the vehicle crossings connecting to McPherson Street and any other works in a public road reserve are completed in accordance with the relevant roads authority's specifications and any approval required under section 138 of the *Roads Act 1993*.
5. In condition B56(b), delete the word 'and'.
6. In condition B56(c), delete the period and replace with ';and'
7. In condition B56, immediately following B56(c), insert new line, B56(d) as follows:
 - (d) include a maintenance program for the turfed areas along the north and north east boundaries of the site.

In the Appendices

8. In the Appendix 1 – Development Layout Plans, delete the following plan references:

JOB NO.	DRAWING NO.	REV	DATE	TITLE
Architectural Drawings prepared by Axis Architectural				
180101	DA / A 100	A	12/12/2018	Podium slab plan – Stage 1
180101	DA / A 101	I	21/01/2021	Site & ground floor plan
180101	DA / A 201	B	07/07/2020	Office floor plans
180101	DA / A 202	B	07/07/2020	Roof plan
180101	DA / A 301	C	16/10/2020	Warehouse 1 elevations
180101	DA / A 302	B	07/07/2020	Warehouse 2 elevations
180101	DA / A 303	B	07/07/2020	Photomontages
180101	DA / A 401	B	07/07/2020	Sections
Landscape Plans prepared by Geoscapes				
180829	SSD-00	G	09/03/2021	Landscape site masterplan
180829	SSD-01	G	09/03/2021	Landscape plan south
180829	SSD-02	G	09/03/2021	Landscape plan north
180829	SSD-03	G	09/03/2021	Landscape detailed plan south
180829	SSD-04	G	09/03/2021	Landscape detailed plan north
180829	SSD-05	G	09/03/2021	Landscape sections: AA and BB

JOB NO.	DRAWING NO.	REV	DATE	TITLE
180829	SSD-06	G	09/03/2021	Typical landscape details & specifications
180829	SSD-07	G	09/03/2021	Planting schedules and images

and replace with the following:

JOB NO.	DRAWING NO.	REV	DATE	TITLE
Architectural Drawings prepared by Reid Campbell				
-	A0002	D	29/06/2022	Signage Plan
-	A1000	M	6/10/2022	Site Plan
-	A1001	A	9/11/2022	Deck Plan
-	A1101	E	16/09/2022	Warehouse 1 Plan
-	A1102	F	9/11/2022	Warehouse 1 Roof Plan
-	A1103	E	16/09/2022	Office 1A Plans
-	A1104	E	16/09/2022	Office 1B Plans
-	A1201	G	16/09/2022	Warehouse 1 Elevations
-	A1203	E	16/09/2022	Office 1A and 1B Elevations
-	A1301	E	16/09/2022	Warehouse 1 Sections
-	A1302	E	16/09/2022	Office 1A and 1B Sections
-	A2101	E	16/09/2022	Warehouse 2 Plan
-	A2102	F	9/11/2022	Warehouse 2 Roof Plan
-	A2103	E	16/09/2022	Office 2 Plans
-	A2201	E	16/09/2022	Warehouse 2 Elevations
-	A2203	E	16/09/2022	Office 2 Elevations
-	A2301	E	16/09/2022	Warehouse 2 Sections
-	A2302	E	16/09/2022	Office 2 Sections
Landscape Plans prepared by Place Design Group				
2522053	DA03	10	18/10/2023	Landscape Master Plan
2522053	DA04	10	18/10/2023	Landscape Plan North
2522053	DA05	10	18/10/2023	Landscape Plan South
2522053	DA06	10	18/10/2023	Landscape Detailed Plan North
2522053	DA07	10	18/10/2023	Landscape Detailed Plan South
2522053	DA08	10	18/10/2023	Section A & B
2522053	DA09	10	18/10/2023	Planting Schedule
2522053	DA10	10	18/10/2023	Existing Vegetation Removed/Retained
2522053	DA11	10	18/10/2023	Proposed Canopy Cover
2522053	DA13	10	18/10/2023	Typical Landscape Details

9. In Appendix 1 – Development Plans, delete figures titled ‘Figure 1: Stage 1 works’, Figure 2: Stage 2 works’ and ‘Figure 3: Stage 3 and 4 works’, and replace with new figures titled ‘Figure 1: Stage 1 works’, Figure 2: Stage 2 works’ and ‘Figure 3: Stage 3 and 4 works’ as shown in Appendix A of this modifying instrument.

APPENDIX A APPENDIX 1 – DEVELOPMENT LAYOUT PLANS

STAGED SEQUENCING PLAN - STAGE 1



STAGE 1 WORKS WILL INCLUDE THE COMPLETION OF THE FOLLOWING:

- SITE CLEARING;
- PROOF ROLLING;
- INSTALLATION OF PERMEABLE GEOTEXTILE MARKER LAYER;
- INSTALLATION OF 100MM THICK AGGREGATE BASE LAYER;
- INSTALLATION OF ALL PILING WORKS FOR UNDERCROFT AREA.

PROGRAM DURATION - WEEK 1-26

THIS WILL ENABLE THE SITE VALIDATION WORKS TO BE COMPLETED BY WEEK 26. THIS WILL INCLUDE COMPLETION OF ANY SURVEY WORKS TO DETERMINE STORAGE CAPACITY.

NOTE: THE PILING PLATFORM WILL BE CONSTRUCTED USING THE MARKING LAYER MATERIAL. DEPENDING ON FINAL THICKNESS REQUIRED IT WILL EITHER BE CONSTRUCTED BY THICKENING THE MARKING LAYER OR RELOCATING THE EXCESS MATERIAL AS REQUIRED UNTIL ALL PILING IS COMPLETE.

ANY EXCESS MATERIAL WILL BE REMOVED AT THE END OF STAGE 1 TO ENSURE SURVEYING CAN BE COMPLETED TO DETERMINE THE STORAGE CAPACITY HAS BEEN ACHIEVED.

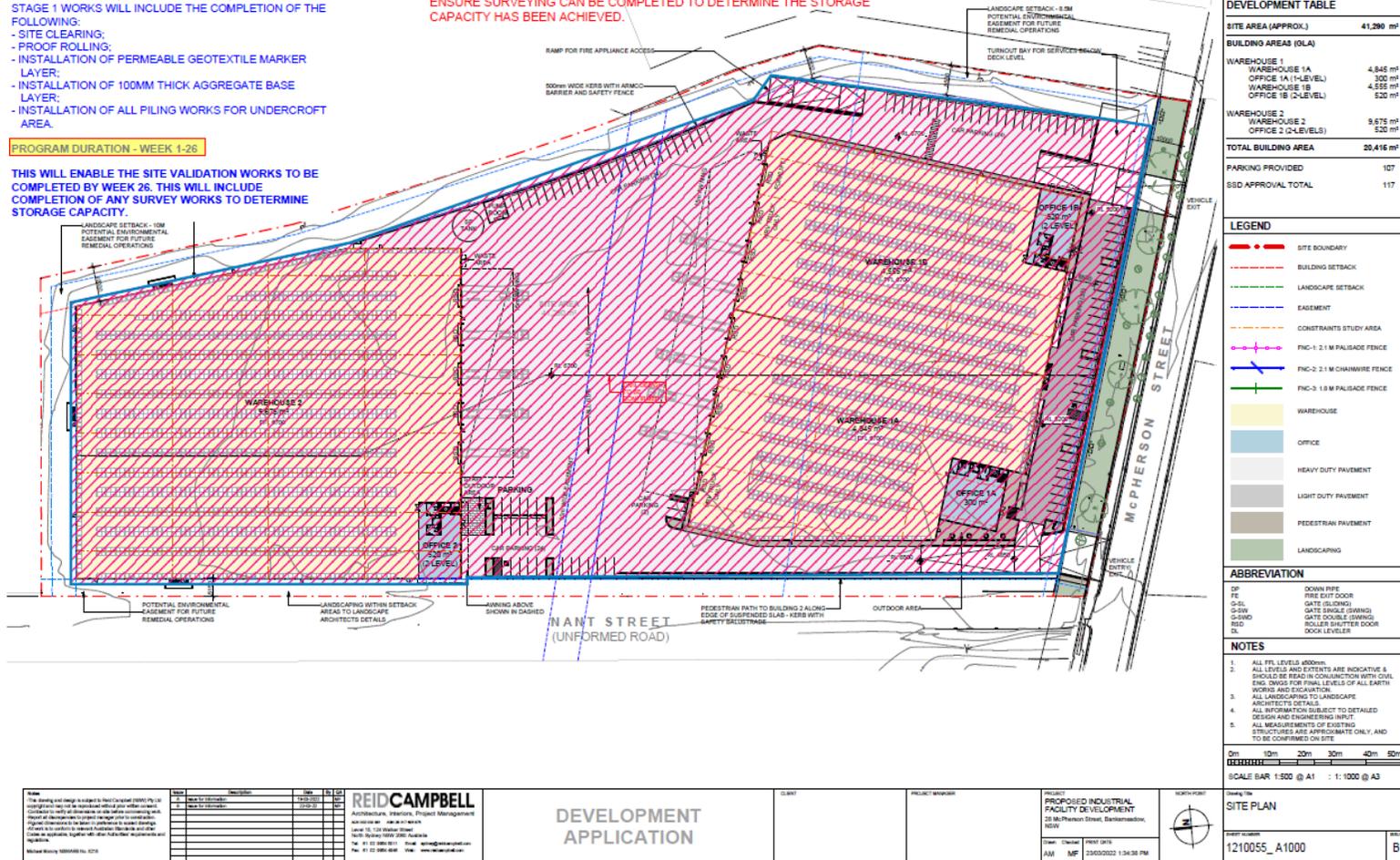


Figure 1: Stage 1 works

STAGED SEQUENCING PLAN - STAGE 2



STAGE 2 WORKS WILL INCLUDE THE COMPLETION OF THE FOLLOWING:

- FORM & POUR SUSPENDED CONCRETE UNDERCROFT AREAS TO HALF THE SITE AND SOUTH WESTERN ACCESS RAMP TO ENABLE SITE ACCESS

PROGRAM DURATION - WEEK 10 - 26

THIS WILL ENABLE HALF THE SITE UNDERCROFT WORKS TO BE COMPLETED AND FOR WAREHOUSE 2 STRUCTURE WORKS TO COMMENCE FROM WEEK 23.

NOTE: ALL RAP WORKS COMPLETE PRIOR TO ERECTION OF WAREHOUSE STEEL TO WAREHOUSE 2.

SUSPENDED SLAB WORKS COMPLETE TO WAREHOUSE 2 AREA - STEEL TO BE ERECTED OFF SUSPENDED SLAB FOR FIRE APPLIANCE ACCESS

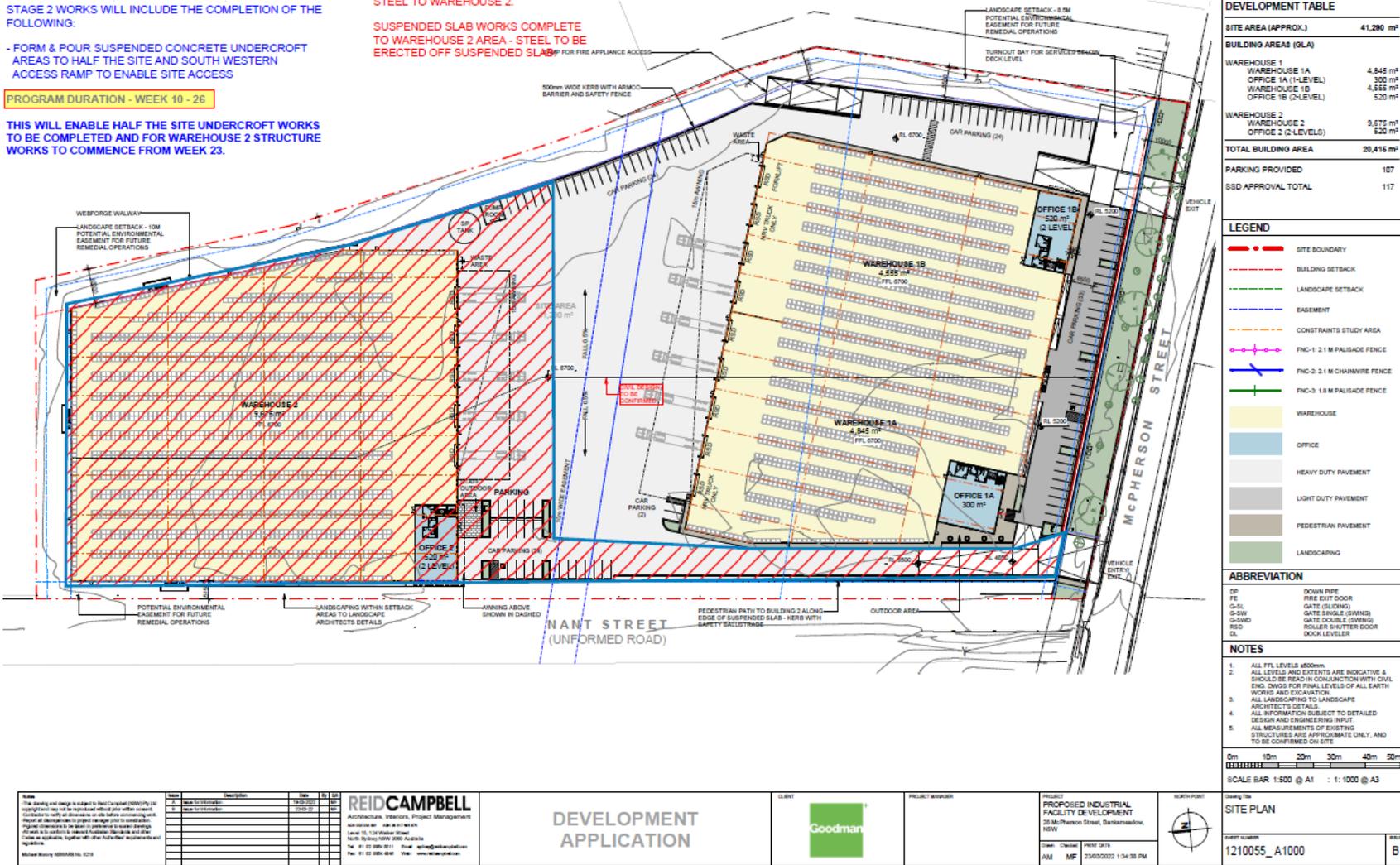


Figure 2: Stage 2 works

