


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

14 April 2022

File: EF22/753

SCHEDULE 1

Development Consent

Development Consent: SSD 9691 granted by the then Minister of 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 m²;
- associated landscaping, hardstand areas, stormwater and other on-site infrastructure; and
- subdivision of the site into two lots.

Modification 1

Modification Application: SSD-9691-Mod-1: Modification to revise the design of the approved elevated concrete platform

Applicant: Goodman Property (Aust) Pty Ltd

Consent Authority: Minister for Planning

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

SCHEDULE 2

This consent is modified as follows:

1. Insert the following definitions in alphabetical order:

Modification Assessments The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act:

- (a) SSD-9691-Mod-1: Modification Report titled Section 4.55(1A) Modification Orica Southlands Warehouse Estate SSD 9691 Mod 1, prepared by Keylan Consulting Pty Ltd and accompanying documents, as amended by additional information provided in an email from Goodman Pty Ltd dated 8 March 2022 and a letter prepared by Goodman Pty Ltd dated 21 March 2022.

In Schedule 2: Part A Administrative Conditions

2. In Condition A2, re-number sub-clauses (d) and (e) to (e) and (f), respectively.
3. In Condition A2, insert new sub-clause (d) immediately after subclause (c) as follows:

(b) Modification Assessments
4. In Condition A4, delete “A2(e)” where occurring and replace with “A2(f)”.

In Schedule 2: Part B Specific Environmental Conditions

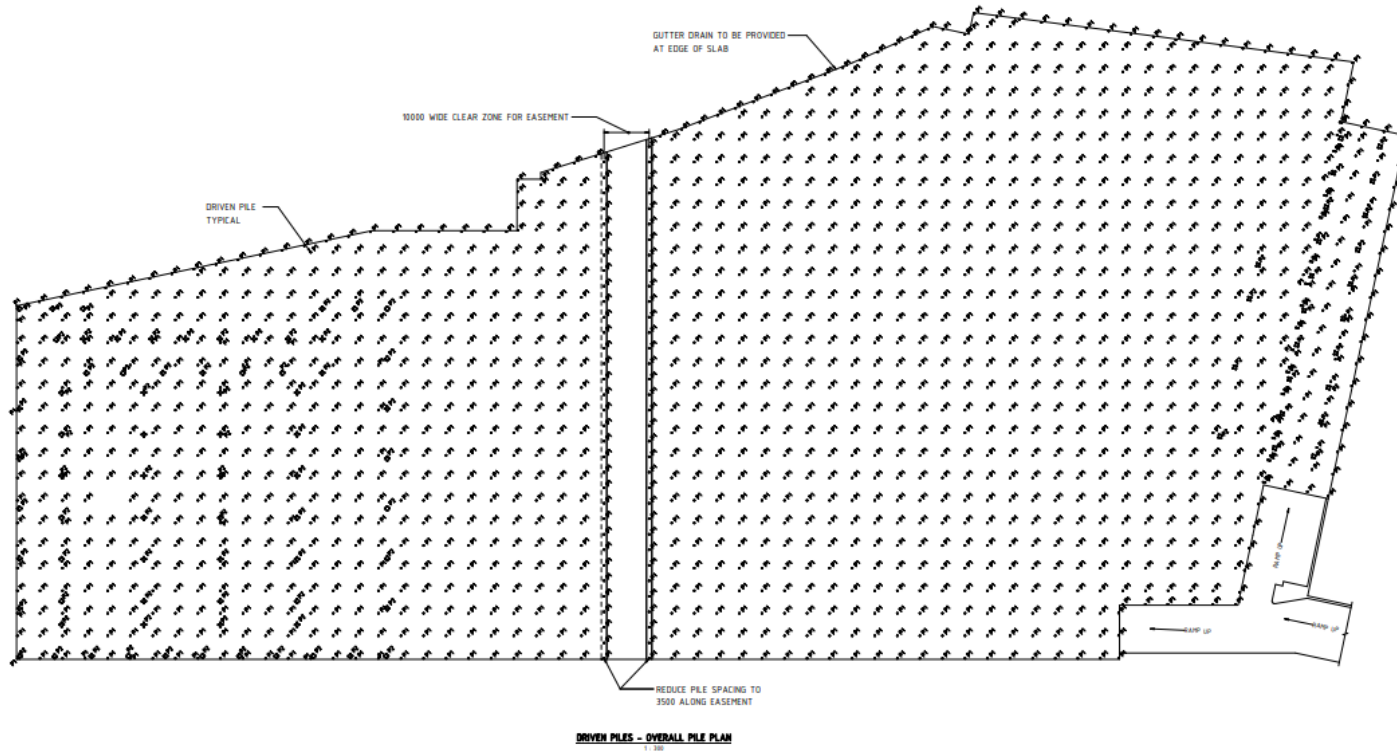
5. Insert new Condition B17A after Condition B17, as follows:

B17A. Following the completion of the Stage 1 works, the Applicant must undertake a post-construction survey of the flood detention basin confirming the basin contains a permeable layer, to the satisfaction of the Planning Secretary.

In the Appendices

6. In Appendix A – Development Plans, insert new Figure 4 after Figure 3 as shown in Attachment A of this modifying instrument.

Attachment A: Plans



DRIVEN PILES - OVERALL PILE PLAN

CRACKING RISK:
 SUSPENDED SLAB TO BE A CONVENTIONALLY REINFORCED CONCRETE SLAB OF 150 MINIMUM THICKNESS THROUGHOUT SUPPORTED ON LUSI DIA. PILEHEAD. CONCRETE PILES 5000 MAX. X 5000 MAX. GRID EXCEPT AT 10000 CLEAR ZONE WHERE SLAB THICKNESS INCREASES TO 500 MINIMUM.
 SLAB PENETRATION LOCATIONS TO BE CONFIRMED & COORDINATED WITH ARCHITECT & OTHER CONSULTANTS. ANY VARIATIONS TO THOSE SHOWN ON THESE DRAWINGS TO BE ADVISED TO STRUCTURAL ENGINEER.
 SLAB DEFLECTIONS:
 SPAN/500 INDICENTIAL SPAN/500 TOTAL.
 LANDSCAPE BAMP TO BE A 300 THICK CONVENTIONALLY REINFORCED TRAFFICABLE SLAB TIED INTO LUSI THICK SLAB & SPANNING TO NATURAL GROUND AT HAWTH STREET.

CRACKING RISK:
 ATTENTION IS DRAWN TO THE FACT THAT DUE TO THE NATURE OF CONCRETE, CRACKING OF A NON-STRUCTURAL NATURE MAY OCCUR. REINFORCEMENT HAS BEEN ADDED TO THE SLABS TO MITIGATE THE EXTENT OF CRACKING, HOWEVER IT IS NOT POSSIBLE TO GUARANTEE COMPLETE ELIMINATION OF SLAB CRACKING.

| CONCRETE QUALITY | | | | | |
|---------------------|-------|-----------|--------|----------|-----------------------|
| ELEMENT | SLOPE | AGGREGATE | CEMENT | ADWETURE | F _{CD} (MPa) |
| LUSI/DIA THICK SLAB | 80 | 20 | SL | 160 | 32 |
| LANDSCAPE BAMP | 80 | 20 | CP | 160 | 32 |

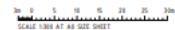
NOMINAL 5% DRY COMPRESSIVE AIR PERCENTAGE

REINFORCEMENT RATES:
 LUSI/DIA THICK SLAB
 CONVENTIONAL REINFORCEMENT - 140 kg/m²
 LANDSCAPE BAMP
 CONVENTIONAL REINFORCEMENT - 140 kg/m²

DRIVEN PILES SAFE WORKING LOADS:
 DRIVEN PILES SAFE WORKING LOAD (S.W.L.) - 500 kN
 PRECAST CONCRETE - 400 SQUARE OR OCTAGONAL
 TUBES - MIN. 300 DIAMETER

PRELIMINARY DRAWING, NOT ALL DETAILS SHOWN
 ALLOW FOR ADDITIONAL STRUCTURAL ELEMENTS
 SUBJECT TO ARCHITECTURAL RESOLUTION

**PRELIMINARY ONLY
 FOR INFORMATION**



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PROPOSED DEVELOPMENT
 LOT 9, HUNTERS HILL STREET
 BANKSIAHEAD, NSW, 2008

Costin Roe Consulting Pty Ltd.
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 1/11 ...
 1/11 ...

Costin Roe Consulting
 PROJECT | COMMUNICATION | ACCOUNTABILITY

DRIVEN PILE ONLY PLAN

Figure 4: Overall Pile Plan

**End of Modification
(SSD-9691-Mod-1)**