

Subdivision Works Certificate

Issued under s6.4(b) of the Environmental Planning and Assessment Act 1979.

Applicant Details

Goodman Property Services (Aust) Pty Ltd
GPO Box 4703

SYDNEY NSW 2001

Development Details

DP & Lot No's	Lot 102 and 103, DP 1268366
Address	2-10 Old Wallgrove Road Horsley Park NSW 2175

Development Consent Detail

LGA	Fairfield City Council
Consent No.	SSD-37486043
Date of Issue	11 October 2023
Development Description	Oakdale East Industrial Estate including: <ul style="list-style-type: none">• A Concept Proposal for an industrial estate to be built over five stages, including development controls; and• A stage 2 development for earthworks, intersection works, construction of estate roads and services, subdivision, noise barriers, biodiversity offsets and construction, fit-out and operation of an expansion of an existing warehouse in Precinct 1 and three new warehouses in Precinct 3.

Certification Details

Determination

The application is approved.

I, Darnell Cordova (certifying authority) certify that:-

1. Works completed in accordance with the plans and specifications listed below, will comply with the requirements of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, and as referred to in section 6.12 of the Environmental Planning and Assessment Act 1979.

The following plans and specifications comply with the standards or requirements listed below:

SYDNEY

P (02) 9659 0005
E sydney@brs.com.au

CENTRAL COAST

P (02) 4325 5255
E coast@brs.com.au

HUNTER

P (02) 4966 8388
E hunter@brs.com.au

COFFS HARBOUR

P (02) 5642 4222
E coffs@brs.com.au

NORTHERN RIVERS

P (02) 6681 6696
E northernrivers@brs.com.au

SOUTH EAST QUEENSLAND

P (07) 5582 6555
E seqld@brs.com.au

Details of Plans and Specifications

Oakdale East Civil Works Package – State Significant Development SSD-37486043 prepared by AT&L, Project No. 20-798.

See attached Schedule 1.

Standards or Requirements Complied With

1. Relevant Conditions of Consent from Development Approval SSD-37486043
2. Fairfield City Council's Stormwater Management Policy
3. Fairfield City Council's Specification for Roadworks and Drainage associated with subdivision or other development (Policy No. 4-515)

Accreditation Details

Certificate No	230880SW01
Category of Accreditation	Certifier – Subdivision Certifier – Road and Drainage Certifier - Stormwater
Date of Issue	29 November 2023
Issued By	Darnell Cordova
Accred.No.	BDC05032
Accreditation Body	New South Wales Department of Fair Trading

Signed:

Schedule 1

Attachment to Subdivision Works Certificate No. 230880SW01 List of Plans & Specifications

Author	Description	Plan No.	Rev.
AT&L	COVER SHEET	20-798-C6000	1
AT&L	DRAWING LIST	20-798-C6001	2
AT&L	GENERAL NOTES SHEET 1	20-798-C6005	3
AT&L	GENERAL NOTES SHEET 2	20-798-C6006	1
AT&L	GENERAL ARRANGEMENT PLAN SHEET 1	20-798-C6009	1
AT&L	GENERAL ARRANGEMENT PLAN SHEET 2	20-798-C6010	1
AT&L	TYPICAL ROAD SECTIONS & DETAILS SHEET 1	20-798-C6015	1
AT&L	TYPICAL ROAD SECTIONS & DETAILS SHEET 2	20-798-C6016	1
AT&L	TYPICAL SITE SECTIONS SHEET 1	20-798-C6021	1
AT&L	TYPICAL SITE SECTIONS SHEET 2	20-798-C6022	2
AT&L	TYPICAL SITE SECTIONS SHEET 3	20-798-C6023	1
AT&L	TYPICAL SITE SECTIONS SHEET 4	20-798-C6024	2
AT&L	TYPICAL SITE SECTIONS SHEET 5	20-798-C6025	1
AT&L	TYPICAL SITE SECTIONS SHEET 6	20-798-C6026	1
AT&L	TYPICAL SITE SECTIONS SHEET 7	20-798-C6027	2
AT&L	TEMPORARY TURNING HEAD PLAN	20-798-C6080	1
AT&L	TEMPORARY TURNING HEAD SECTION	20-798-C6081	1
AT&L	SITWORKS PLAN SHEET 1	20-798-C6090	3
AT&L	SITWORKS PLAN SHEET 2	20-798-C6091	3
AT&L	SITWORKS PLAN SHEET 3	20-798-C6092	3
AT&L	SITWORKS PLAN SHEET 4	20-798-C6093	3
AT&L	SITWORKS PLAN SHEET 5	20-798-C6094	3
AT&L	SITWORKS PLAN SHEET 6	20-798-C6095	2
AT&L	SITWORKS PLAN SHEET 7	20-798-C6096	3
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 1	20-798-C6100	3
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 2	20-798-C6101	2

AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 3	20-798-C6102	3
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 4	20-798-C6103	3
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 5	20-798-C6104	3
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 6	20-798-C6105	3
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 7	20-798-C6106	3
AT&L	ROADWORKS AND STORMWATER DRAINAGE PLAN SHEET 8	20-798-C6107	3
AT&L	CONTROL LINE SETOUT PLAN	20-798-C6109	1
AT&L	INTERSECTION PLAN SHEET 1	20-798-C6110	1
AT&L	INTERSECTION PLAN SHEET 2	20-798-C6111	1
AT&L	INTERSECTION PLAN SHEET 3	20-798-C6112	1
AT&L	INTERSECTION PLAN SHEET 4	20-798-C6113	1
AT&L	CONTROL LINE GUARD FENCE SETOUT PLAN SHEET 1	20-798-C6114	1
AT&L	CONTROL LINE GUARD FENCE SETOUT PLAN SHEET 2	20-798-C6115	1
AT&L	ROAD LONGITUDINAL SECTIONS SHEET 1	20-798-C6120	1
AT&L	ROAD LONGITUDINAL SECTIONS SHEET 2	20-798-C6121	1
AT&L	ROAD LONGITUDINAL SECTIONS SHEET 3	20-798-C6122	1
AT&L	ROAD LONGITUDINAL SECTIONS SHEET 4	20-798-C6123	1
AT&L	ROAD LONGITUDINAL SECTIONS SHEET 5	20-798-C6124	1
AT&L	ROAD CROSS-SECTIONS ESTATE ROAD 01 SHEET 1	20-798-C6130	1
AT&L	ROAD CROSS-SECTIONS ESTATE ROAD 01 & 02 SHEET 2	20-798-C6131	1
AT&L	ROAD CROSS-SECTIONS ESTATE ROAD 02 SHEET 3	20-798-C6132	1
AT&L	ROAD CROSS-SECTIONS ESTATE ROAD 02 SHEET 4	20-798-C6133	1
AT&L	ROAD CROSS-SECTIONS ESTATE ROAD 02 SHEET 5	20-798-C6134	1
AT&L	ROAD CROSS-SECTIONS ESTATE ROAD 02 SHEET 6	20-798-C6135	1
AT&L	ROAD CROSS-SECTIONS ESTATE ROAD 02 SHEET 7	20-798-C6136	1
AT&L	ROAD CROSS-SECTIONS ESTATE ROAD 02 SHEET 8	20-798-C6137	1
AT&L	ROAD CROSS-SECTIONS ACCESS ROAD SHEET 9	20-798-C6138	1
AT&L	ROAD CROSS-SECTIONS ACCESS ROAD SHEET 10	20-798-C6139	1
AT&L	ROAD CROSS-SECTIONS ACCESS ROAD SHEET 11	20-798-C6140	1
AT&L	ROAD CROSS-SECTIONS ACCESS ROAD SHEET 12	20-798-C6141	1

AT&L	ROAD CROSS-SECTIONS ACCESS ROAD SHEET 13	20-798-C6142	1
AT&L	EROSION AND SEDIMENT CONTROL PLAN SHEET 1	20-798-C6150	1
AT&L	EROSION AND SEDIMENT CONTROL PLAN SHEET 2	20-798-C6151	1
AT&L	EROSION AND SEDIMENT CONTROL PLAN SHEET 3	20-798-C6152	1
AT&L	EROSION AND SEDIMENT CONTROL PLAN SHEET 4	20-798-C6153	1
AT&L	EROSION AND SEDIMENT CONTROL PLAN SHEET 5	20-798-C6154	1
AT&L	EROSION AND SEDIMENT CONTROL PLAN SHEET 6	20-798-C6155	1
AT&L	EROSION AND SEDIMENT CONTROL PLAN SHEET 7	20-798-C6156	2
AT&L	EROSION AND SEDIMENT CONTROL PLAN DETAILS	20-798-C6159	1
AT&L	PAVEMENT PLANS AND SURFACE TREATMENT PLAN SHEET 1	20-798-C6200	2
AT&L	PAVEMENT PLANS AND SURFACE TREATMENT PLAN SHEET 2	20-798-C6201	2
AT&L	PAVEMENT PLANS AND SURFACE TREATMENT PLAN SHEET 3	20-798-C6202	2
AT&L	PAVEMENT PLANS AND SURFACE TREATMENT PLAN SHEET 4	20-798-C6203	2
AT&L	PAVEMENT PLANS AND SURFACE TREATMENT PLAN SHEET 5	20-798-C6204	2
AT&L	PAVEMENT MARKING AND SIGNPOSTING PLAN SHEET 1	20-798-C6250	2
AT&L	PAVEMENT MARKING AND SIGNPOSTING PLAN SHEET 2	20-798-C6251	2
AT&L	PAVEMENT MARKING AND SIGNPOSTING PLAN SHEET 3	20-798-C6252	2
AT&L	PAVEMENT MARKING AND SIGNPOSTING PLAN SHEET 4	20-798-C6253	2
AT&L	STORMWATER DRAINAGE DETAILS SHEET 1	20-798-C6301	2
AT&L	STORMWATER DRAINAGE DETAILS SHEET 2	20-798-C6302	3
AT&L	STORMWATER DRAINAGE DETAILS SHEET 3	20-798-C6303	2
AT&L	STORMWATER DRAINAGE PIT SETOUT DETAILS SHEET 1	20-798-C6310	2
AT&L	STORMWATER DRAINAGE PIT SETOUT DETAILS SHEET 2	20-798-C6311	3
AT&L	STORMWATER DRAINAGE PIT SETOUT DETAILS SHEET 3	20-798-C6312	3
AT&L	STORMWATER DRAINAGE PIT SETOUT DETAILS SHEET 4	20-798-C6313	3
AT&L	STORMWATER DRAINAGE PIT SETOUT DETAILS SHEET 5	20-798-C6314	1
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 1	20-798-C6320	5
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 2	20-798-C6321	4
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 3	20-798-C6322	4
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 4	20-798-C6323	4

AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 5	20-798-C6324	4
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 6	20-798-C6325	4
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 7	20-798-C6326	4
AT&L	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 8	20-798-C6327	3
AT&L	STORMWATER DRAINAGE CATCHMENT PLAN POST DEVELOPED	20-798-C6350	2
AT&L	STORMWATER DRAINAGE CATCHMENT PLAN SHEET 1	20-798-C6351	2
AT&L	STORMWATER DRAINAGE CATCHMENT PLAN SHEET 2	20-798-C6352	2
AT&L	STORMWATER DRAINAGE CATCHMENT PLAN SHEET 3	20-798-C6353	2
AT&L	STORMWATER DRAINAGE CATCHMENT PLAN TEMPORARY BASIN	20-798-C6354	1
AT&L	BIO-RETENTION BASIN B (WEST) PLAN	20-798-C6370	2
AT&L	BIO-RETENTION BASIN B (WEST) SECTIONS	20-798-C6371	2
AT&L	BIO-RETENTION BASIN C (CENTRAL) PLAN SHEET 1	20-798-C6372	2
AT&L	BIO-RETENTION BASIN C (CENTRAL) PLAN SHEET 2	20-798-C6372A	2
AT&L	BIO-RETENTION BASIN C (CENTRAL) SECTIONS	20-798-C6373	2
AT&L	TEMPORARY OSD BASIN PLAN	20-798-C6374	2
AT&L	TEMPORARY OSD BASIN SECTIONS	20-798-C6375	1
AT&L	BIO-RETENTION BASIN TYPICAL DETAILS SHEET 1	20-798-C6380	1
AT&L	BIO-RETENTION BASIN TYPICAL DETAILS SHEET 2	20-798-C6381	3
AT&L	BIO-RETENTION BASIN B (WEST) OUTLET PIT DETAILS	20-798-C6390	2
AT&L	BIO-RETENTION BASIN C (CENTRAL) OUTLET PIT DETAILS	20-798-C6391	2
AT&L	RETAINING WALL GENERAL ARRANGEMENT PLAN	20-798-C6400	1
AT&L	RETAINING WALL SETOUT TABLES	20-798-C6401	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW01) SHEET 1	20-798-C6410	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW01) SHEET 2	20-798-C6411	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW03) SHEET 1	20-798-C6412	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW03) SHEET 2	20-798-C6413	1
AT&L	RETAINING WALL PLAN AND PROFILES (RW05)	20-798-C6414	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW06) SHEET 1	20-798-C6416	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW06) SHEET 2	20-798-C6417	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW06) SHEET 3	20-798-C6418	1

AT&L	RETAINING WALL PLAN AND PROFILE (RW06) SHEET 4	20-798-C6419	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW07)	20-798-C6420	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW10)	20-798-C6421	1
AT&L	RETAINING WALL PLAN AND PROFILE (RW08)	20-798-C6422	1
AT&L	RETAINING WALL TYPICAL DETAILS	20-798-C6450	1
AT&L	TYPICAL SERVICES TRENCH DETAILS SHEET 1	20-798-C6500	1
AT&L	SERVICES COORDINATION PLAN SHEET 1	20-798-C6503	3
AT&L	SERVICES COORDINATION PLAN SHEET 2	20-798-C6504	2
AT&L	SERVICES COORDINATION PLAN SHEET 3	20-798-C6505	3
AT&L	SERVICES COORDINATION PLAN SHEET 4	20-798-C6506	3
AT&L	SERVICES COORDINATION PLAN SHEET 5	20-798-C6507	3
AT&L	SERVICES COORDINATION PLAN SHEET 6	20-798-C6508	3
AT&L	SERVICES COORDINATION PLAN SHEET 7	20-798-C6509	3
AT&L	SERVICES COORDINATION PLAN SHEET 8	20-798-C6510	3
AT&L	OVERALL FENCING PLAN	20-798-C6700	2
AT&L	FENCING DETAILS SHEET 1	20-798-C6701	1
AT&L	FENCING DETAILS SHEET 2	20-798-C6702	1
AT&L	FENCING DETAILS SHEET 3	20-798-C6703	1
AT&L	FENCING PLAN SHEET 1	20-798-C6710	1
AT&L	FENCING PLAN SHEET 2	20-798-C6711	1
AT&L	FENCING PLAN SHEET 3	20-798-C6712	1
AT&L	FENCING PLAN SHEET 4	20-798-C6713	1
AT&L	FENCING PLAN SHEET 5	20-798-C6714	1
AT&L	FENCING PLAN SHEET 6	20-798-C6715	1
AT&L	FENCING PLAN SHEET 7	20-798-C6716	1
AT&L	FENCING PLAN SHEET 8	20-798-C6717	1
AT&L	PRECINCT 1 SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 1	20-798-C6800	3
AT&L	PRECINCT 1 SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 2	20-798-C6801	2
AT&L	PRECINCT 1 SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 3	20-798-C6802	3

Schedule 2

Attachment to Subdivision Works Certificate No. 230880SW01 List of Documents Relied Upon

	Title	Author	Date	Ref.
1.	Planning Agreement (VPA) – 2-10 Old Wallgrove Road, Horsley Park	Fairfield City Council/Goodman Property Services	14/09/2023	SVPA2021-241
2.	Long Service Levy Fee payment	HSBC	23/11/2023	61726QX020R2
3.	SEARS Estimate Report	Rider Levett Bucknall	24/03/2023	TN-GO-0101
4.	Geotechnical Pavement Thickness Design	Douglas Partners	09/11/2023	86545.14
5.	DRAINS modelling	AT&L	-	-
6.	MUSIC modelling (MUSICX)	AT&L	-	-
7.	Services Clash Check (email)	AT&L	20/10/2023	-
8.	Erosion & Sediment Control Plan	Rubicon Enviro	05/10/2023	-
9.	Soil & Water Management Plan	Rubicon Enviro	05/10/2023	
10.	Condition A11 – Staging Plan	Goodman Property Services	09/11/2023	-
11.	Condition A11 – Staging Plan DPE approval	DPE	27/11/2023	SSD 73486043-PA-3
12.	Condition B1 – \$7.12 Payment	Goodman Property Services	08/11/2023	185270
13.	Condition C15 – Post Execution Letter (NBN)	NBN Co	07/05/2022	DEV-00170125
14.	Condition D4, D13, D18, D28, D29 – CEMP approval (Noise and Vibration Management Plan, Driver Code of Conduct & Induction Training, Construction Traffic Management Plan)	SLR Consulting	13/11/2023	630.V10611.00001
15.	Condition D20 – Biodiversity Charge Quote Statement	Biodiversity Conservation Fund (NSW Government)	08/11/2023	Q00308
16.	Condition D20 - Biodiversity Conservation Fund Fee Payment	Goodman Property Services	08/11/2023	BCF637
17.	Condition D23 – Flora and Fauna Management Plan	Ecologique	12/10/2023	-
18.	Condition D25 – Vegetation Management Plan	Ecologique	18/10/2023	-
19.	Condition D39 – Condition D39 and D58 Close Out Letter	AT&L	10/11/2023	LTR013-01-20-798
20.	Condition D40 – Road Safety Audit	DC Traffic Engineering	05/10/2023	ATL-PROJ-0002-01 DD RSA OAKDALE EAST REV 1

21.	Condition D75 – Waste Management Plan	SLR	01/03/2023	610.30733.00100-R03-v5.1
22.	Condition E17 – Oakdale East Website: https://au.goodman.com/property-lease-site/oakdale-east	Goodman Property Services	-	-