

Subdivision Works Certificate

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

Applicant Details

Goodman Developments
1-11 Hayes Road
Roseberry NSW 2018

Development Details

DP & Lot No's Lots 102 & 103 DP1268366
Address 2 & 10 Old Wallgrove Road
 Horsley Park NSW 2175

Development Consent Detail

LGA Fairfield City Council
Consent No. SSD37486043
Date of Issue 11/10/2023
Development Description Oakdale East Industrial Estate including:

- 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 arehouses in Precinct 3.

Certification Details

Determination

The application is approved.

I, Garry Ryan, (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:

Details of Plans and Specifications

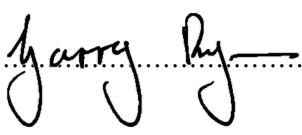
See attached Schedule 1

Standards or Requirements Complied With

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

Accreditation Details

Certificate No	230880SW02
Category of Accreditation	Certifier – Subdivision
Date of Issue	1 December 2023
Issued By	Garry Ryan
Accred.No.	BDC0565
Accreditation Body	New South Wales Department of Fair Trading

Signed: 

Schedule 1

Attachment to Subdivision Works Certificate No. 230880SW02 List of Plans & Specifications

Author	Description	Plan No.	Rev.
AT&L	Cover Sheet & Locality Plan	20-798-C7000	1
AT&L	General Notes	20-798-C7000A	2
AT&L	Precinct 3B Temporary Pavement Overall Plan	20-798-C7001	3
AT&L	Precinct 3B Temporary Pavement Plan Sheet 1	20-798-C7002	3
AT&L	Precinct 3B Temporary Pavement Plan Sheet 2	20-798-C7003	3
AT&L	Precinct 3B Temporary Pavement Plan Sheet 3	20-798-C7004	3
AT&L	Precinct 3B Temporary Pavement Plan Sheet 4	20-798-C7005	2

Schedule 2

Attachment to Subdivision Works Certificate No. 230880SW02 List of Documents Relied Upon

	Title	Author	Date	Ref.
1.	Subdivision Works Certificate Application	Goodman Developments	16/11/2023	-
2.	Progressive Erosion & Sediment Control Plan	Rubicon Enviro	20/11/2023	01
3.	Earthworks Specification – Oakdale East Precincts 2, 3 & 4	Douglas Partners	May 2023	86545.13 R.008. Rev 2
4.	Long Service Levy Fee payment	HSBC	23/11/2023	61726QX020R2
5.	SEARS Estimate Report	Rider Levett Bucknall	24/03/2023	TN-GO-0101
6.	Condition A11 – Staging Plan	Goodman Property Services	09/11/2023	-
7.	Condition A11 – Staging Plan DPE approval	DPE	27/11/2023	SSD 73486043-PA-3
8.	Condition B1 – S7.12 Payment	Goodman Property Services	08/11/2023	185270
9.	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
10.	Condition D20 – Biodiversity Charge Quote Statement	Biodiversity Conservation Fund (NSW Government)	08/11/2023	Q00308
11.	Condition D20 - Biodiversity Conservation Fund Fee Payment	Goodman Property Services	08/11/2023	BCF637
12.	Condition D23 – Flora and Fauna Management Plan	Ecologique	12/10/2023	-
13.	Condition D25 – Vegetation Management Plan	Ecologique	18/10/2023	-
14.	Condition D39 – Condition D39 and D58 Close Out Letter	AT&L	10/11/2023	LTR013-01-20-798
15.	Condition D75 – Waste Management Plan	SLR	01/03/2023	610.30733.00100-R03-v5.1
16.	Condition E17 – Oakdale East Website: https://au.goodman.com/property-lease-site/oakdale-east	Goodman Property Services	-	-