



APPENDIX AI – UPDATED PROJECT DESCRIPTION – SSD-10448

The proposed modification seeks to modified the description of development as approved to:

Aspect Industrial Estate including:

- a Concept Proposal for the staged development of an industrial estate comprising of 44 **9** buildings with a total GFA of up to ~~248,442~~ **247,646** square metres (m²) for industrial, warehousing and distribution centres, and café uses; and
- Stage 1 development comprising site preparation works, vegetation clearing, realignment of the existing creek, construction of access roads and eastern half of Mamre Road/ Access Road 1 intersection works, construction, fitout and operation of one warehouse and one industrial building with ancillary offices, car parks, landscaping, signage and a café, construction and operation of services and utilities, and subdivision of the site into three lots.

Drawings

Drawings for the proposed development are outlined in 6 of the consent of SSD-10448 in Appendix 1.

Table 6 Drawing Schedule Concept Proposal

Drawing No	Title	Issue	Date
Architectural Plan prepared by SBA Architects			
MP1-02 MP3-02	Aspect Industrial Estate Lots 54-58 (DP 259135) Mamre Road, Kemps Creek – SSDA MOD 3 Estate Masterplan	S-H	11/03/2022 23.02.2023
Landscape Plan prepared by Site Image Landscape Architects			
MP-002 MP 003	Aspect Industrial Estate Kemps Creek Landscape Masterplan MOD4 MOD 3	A H	07/03/2022 23.02.2023

Conditions

A1. The development may only be carried out:

- In compliance with the conditions of this consent;
- In accordance with the written directions of the Planning Secretary;
- In accordance with the EIS and Amended Development Report for MOD3**
- In accordance with the Development Layout in Appendix 1
- In accordance with the management and mitigation measures in Appendix 4

A7. The maximum GFA for future development on the site for the land uses described in Table 1 must not exceed the limits described in that table.

Table 1. Maximum GFA of the Concept Proposal

Land Use	Maximum GFA (m ²)
Warehouse and distribution centres and general industrial	236,510 237,813
Ancillary offices	11,480 9,708
Café	122 125
Total	248,112 247,646

A.16 The Applicant must:

(a) ensure the Development at the site does not exceed the noise limits outlined in Table 2 when measured at the identified locations shown in Appendix 3; and

(b) ensure the cumulative noise emission of fixed mechanical plant for each warehouse building must be no more than 90 dBA and must not exhibit tonal characteristic or strong low frequency content.

Table 2 Operational Noise Limits for Development dB(A)

Location	Day	Evening	Night	
	LAeq (15 minute)	LAeq (15 min)	LAeq (15 min)	LAmx
NML 1	50	50	47	63
NML 2	62	62	60	84
NML 3	64	64	61	80
NML 4	65	65	62	82
NML 5	66	66	64	82

Note: Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 3 for the location of residential sensitive receivers.

C2. The development may only be carried out:

- a) In compliance with the conditions of this consent;
- b) In accordance with the written directions of the Planning Secretary;
- c) In accordance with the EIS, **Amendment Development Report for MOD 3**
- d) In accordance with the Development Layout in Appendix 2
- e) In accordance with the management and mitigation measures in Appendix 4