

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, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney

19 March 2021

SCHEDULE 1

Development consent:	SSD-10404 granted by the Executive Director – Regions, Industry and Key Sites on 10 August 2020
For the following:	The construction and operation of a warehouse and distribution facility to operation as a customer fulfilment centre. This will incorporate ambient and chilled warehouse space, freezer chamber, bakery, plant, data centre, energy areas and ancillary office space.
Applicant:	The Trust Company (Australia) Limited
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Proposed Lot 1 (Lot 2 DP 1212087 and Lots 20-22 DP 13961) 130, 132-142, 144-154 and 156 Cowpasture Road, Wetherill Park
Modification:	minor amendments to the building design and site layout including – size and location of rooftop plant and screening treatments, new service driveway, reconfiguration of fuel bays to include a second fuel bay, increased size and revised location of sprinkler tanks, plant room façade height extension and additional signage zones.

SCHEDULE 2

The consent is modified as follows:

1. Insert the following definition in alphabetical order:

Modification Assessments	The document assessing the environmental impact of a proposed modification of consent and any other information submitted with the following modification applications made under the EP&A Act:
	(a) SSD-10404-Mod-1 – Statement of Environmental Effects – Horsley Drive Business Part Stage 2 – Building 1, prepared by Ethos Urban Pty Ltd, dated 8 December 2020.

2. Amend the table in Appendix 1 – Development Layout Plans to read as follows:

ARCHITECTURAL DRAWINGS PREPARED BY LEFFLER SIMES ARCHITECTS			
DRAWING NO.	REV.	DATED	TITLE
DA001	J	27/11/2020	COVER SHEET, SHEET LIST & LOCALITY PLAN
DA010	I	16/11/2020	SITE CONTEXT PLAN
DA015	H	16/11/2020	EXISTING CONDITIONS & SURVEY PLAN
DA020	K	16/11/2020	OVERALL SITE PLAN
DA030	E	16/11/2020	GROUND FLOOR GROSS FLOOR AREA
DA031	C	16/11/2020	OFFICE FIRST FLOOR & MEZZANINE GROSS FLOOR AREA
DA100	H	16/11/2020	OVERALL FLOOR PLAN
DA101	G	16/11/2020	LOWER MEZZANINE PLAN
DA102	H	23/11/2020	UPPER MEZZANINE PLAN
DA105	H	16/11/2020	STAFF CAR PARKING PLANS
DA106	G	16/11/2020	STAFF CAR PARKING SECTIONS
DA110	I	23/11/2020	OVERALL ROOF PLAN
DA115	G	16/11/2020	EXTERNAL FINISHES SCHEDULE
DA120	K	23/11/2020	OVERALL ELEVATIONS
DA130	J	23/11/2020	OVERALL SECTIONS
DA150	H	16/11/2020	MAIN OFFICE – PLANS
DA151	H	27/11/2020	MAIN OFFICE – ELEVATIONS & SECTIONS
DA180	J	27/11/2020	ANCILLARY BUILDINGS – SHEET 1
DA181	G	16/11/2020	ANCILLARY BUILDINGS – SHEET 2
DA182	G	16/11/2020	ANCILLARY BUILDINGS – SHEET 3
DA183	G	16/11/2020	ANCILLARY BUILDINGS – SHEET 4
DA184	H	16/11/2020	ANCILLARY BUILDINGS – SHEET 5
DA185	G	16/11/2020	ANCILLARY BUILDINGS – SHEET 6
DA186	A	03/11/2020	ANCILLARY BUILDINGS – SHEET 7
DA200	H	16/11/2020	SHADOW DIAGRAMS
DA300	K	27/11/2020	ARTIST IMPRESSIONS

CIVIL ENGINEERING DRAWINGS PREPARED BY COSTIN ROE			
DRAWING NO.	REV.	DATED	TITLE
CO11492.18-C10	C	18/08/2020	DRAWING LIST & GENERAL NOTES
CO11492.18-C20	O	12/08/2020	EROSION & SEDIMENT CONTROL PLAN
CO11492.18-C25	O	12/08/2020	EROSION AND SEDIMENT CONTROL DETAILS
CO11492.18-C40	F	03/11/2020	DRAWING KEY PLAN
CO11492.18-C41	G	4/11/2020	STORMWATER PLAN – SHEET 1
CO11492.18-C42	G	3/11/2020	STORMWATER PLAN – SHEET 2
CO11492.18-C43	F	12/10/2020	STORMWATER PLAN – SHEET 3
CO11492.18-C44	G	3/11/2020	STORMWATER PLAN – SHEET 4
CO11492.18-C45	A	12/06/2020	STORMWATER DETAILS – SHEET 1
CO11492.18-C46	A	12/06/2020	STORMWATER DETAILS – SHEET 2
CO11492.18-C51	E	4/11/2020	FINISHED LEVELS PLAN – SHEET 1
CO11492.18-C52	H	27/10/2020	FINISHED LEVELS PLAN – SHEET 2
CO11492.18-C53	E	10/09/2020	FINISHED LEVELS PLAN – SHEET 3
CO11492.18-C54	I	03/11/2020	FINISHED LEVELS PLAN – SHEET 4

LANDSCAPE PLANS PREPARED BY			
DRAWING NO.	REV.	DATED	TITLE
LDA-00	M	03/11/2020	LANDSCAPE COVER SHEET
LDA-01	M	03/11/2020	LANDSCAPE MASTER PLAN
LDA-02	M	03/11/2020	LANDSCAPE DETAIL PLAN 1
LDA-03	M	03/11/2020	LANDSCAPE DETAIL PLAN 2
LDA-04	M	03/11/2020	LANDSCAPE DETAIL PLAN 3
LDA-05	M	03/11/2020	LANDSCAPE DETAIL PLAN 4
LDA-06	M	03/11/2020	LANDSCAPE DETAIL PLAN 5
LDA-07	M	03/11/2020	LANDSCAPE DETAIL PLAN 6
LDA-08	M	03/11/2020	LANDSCAPE SECTION AA
LDA-09	M	03/11/2020	LANDSCAPE SECTION BB & CC
LDA-10	M	03/11/2020	PLANTING MATRICES
LDA-11	M	03/11/2020	SPECIFICATION & TYPICAL DETAILS
LDA-12	M	03/11/2020	PLANT SCHEDULE & IMAGERY

End of modification

(SSD-10404-MOD-1)