

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



William Hodgkinson
Team Leader
Industry Assessments

Sydney

22 February 2022

SCHEDULE 1

Development Consent

Development consent: SSD-10436 granted by the Minister for Planning and Public Spaces on 31 March 2021

For the following: The construction, fit-out and operation of 10 warehousing and distribution tenancies in four buildings with a total gross floor area (GFA) of 108,739 m² including offices, loading docks, hardstand areas, truck and car parking areas, landscaping, associated infrastructure, and signage.

Modification 5

Modification Application: SSD-10436 Mod 5

Modification to:

- Amend Lot 201 warehouse, including installation of plant equipment, amalgamation of tenancies and fit out works

Applicant: ESR Developments (Australia) Pty Ltd

Consent Authority: Minister for Planning

The Land: Lot 201 DP 1244593
Horsley Park NSW 2175.

SCHEDULE 2

This consent is modified as follows:

In Schedule 1

1. Delete the development description and replace it with the following:

For the following: The construction, fit-out and operation of nine warehousing and distribution tenancies in four buildings with a total gross floor area (GFA) of 108,739 m² including offices, loading docks, hardstand areas, truck and car parking areas, landscaping, associated infrastructure, and signage.

In definition

2. Update 'Modification Applications' with c) as follows:

Modification Applications	The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: a) modification application SSD-10436 MOD-1 prepared by Urbis, dated 3 May 2021 (Ref: P0020568, MOD 1 – Rev 1) b) The Section 4.55(1A) modification application SSD-10436 MOD-2 prepared by Urbis, dated 30 August 2021 (Ref: P0020568) c) The Section 4.55(1A) modification application SSD-10436 MOD-5 prepared by Urbis, dated 1 February 2022 (Ref: P0020568)
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In Schedule 2, Part A: Administrative Conditions

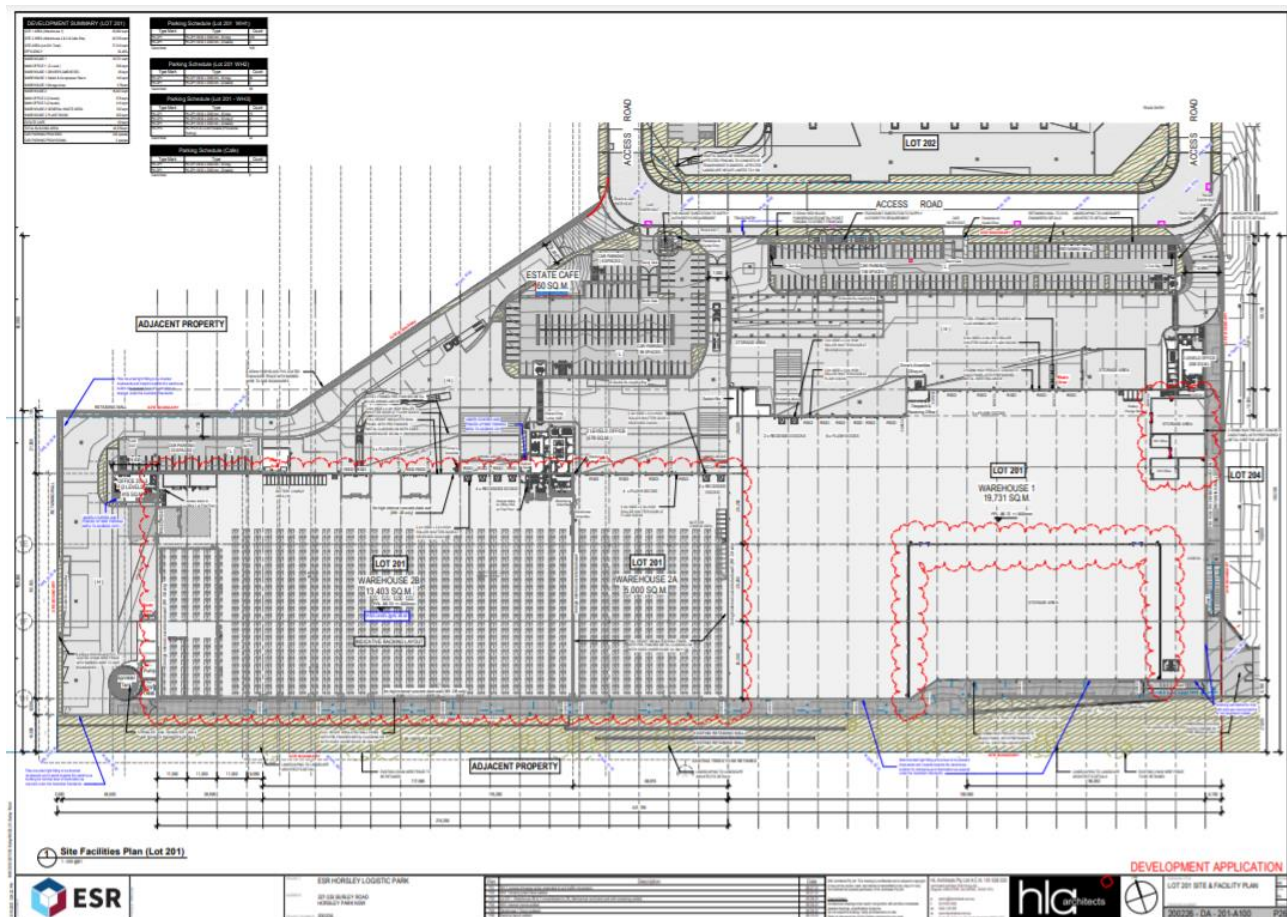
3. Delete Condition A6 and replace with the following:

A6. The following limits apply to the development:

- (a) the maximum Gross Floor Area (GFA) for the land uses in the development must not exceed the limits outlined in Table 1; and
- (b) the largest vehicle permitted to access the site is a 26 m B-Double heavy vehicle.

Table 1 Maximum GFA for Development

Land Use	Maximum GFA square metres (m ²)
Warehousing	
Tenancy 1, Lot 201	19,731
Tenancy 2A, Lot 201	5,000
Tenancy 2B, Lot 201	13,403
Lot 206A (previously Lot 202)	15,880
Lot 206B (previously Lot 202)	15,880
Lot 204 (previously Lot 203)	18,730
Lot 202A (previously Lot 204)	8,918
Lot 202B (previously Lot 204)	2,670
Lot 202C (previously Lot 204)	2,943
Total	103,155



End of modification
(SSD-10436 MOD-5)