

Modification of Development Consent

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

As delegate of the Minister for Planning under delegation executed on 9 March 2022, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Pamela Morales
Principal Planning Officer
Industry Assessments

Sydney

25 August 2022

SF22/97919

SCHEDULE 1

Development Consent

Development Consent: SSD-10448 granted by the Director, Industry Assessments as delegate of the Minister for Planning on 24 May 2022

For the following: The Staged Development Application for the Aspect Industrial Estate comprised of:

- a Concept Proposal for the staged development of an industrial estate comprising of 11 buildings with a total GFA of up to 247,990 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.

Modification 1

Modification Application: SSD-10448-Mod-1
Modification to include additional conditions required by TfNSW for SSD-10448

Applicant: Mirvac Projects Pty Ltd

Consent Authority: Minister for Planning

The Land: Lot 54-58 DP 259135
788-882 Mamre Road, Kemps Creek NSW 2178

SCHEDULE 2

This consent is modified as follows:

In Schedule 1 Definitions

1. Add the following definitions in alphabetical order:

Modification Assessments	The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification application made under the EP&A Act: <ol style="list-style-type: none">a) Section 4.55(1) Application to Amend SSD-10448, Aspect Industrial Estate, prepared by Urbis, dated 19 July 2022.
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In Schedule 2, Part A Conditions for Concept Proposal

2. Delete Condition A1 and replace with the following:
 - A1. The development may only be carried out:
 - (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, Response to Submissions (RtS), and Amended Development Report (ADR);
 - (d) in accordance with the Modification Assessments;
 - (e) in accordance with the Development Layout in **Error! Reference source not found.**; and
 - (f) in accordance with the management and mitigation measures in **Error! Reference source not found.**

In Schedule 2, Part C Stage 1 Development General Conditions

3. Delete Condition C2 and replace with the following:
 - C2. The Stage 1 development may only be carried out:
 - (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, RtS, and ADR;
 - (d) in accordance with the Modification Application;
 - (e) in accordance with the Development Layout in Appendix 2; and
 - (f) in accordance with the management and mitigation measures in Appendix 4.

In Schedule 2, Part D Stage 1 Development Specific Environmental Conditions

4. In Condition D13, after the words "Deed for the", insert the following words "Mamre Road/Access Road 1".
5. Insert Condition D13A immediately after Condition D13 with the following:

D13A The Applicant must enter into a WAD with TfNSW for establishing a temporary left in/left out construction access and left-turn lane on Mamre Road to be used by vehicles during Stage 1 construction. The WAD must:

 - (a) include details of the removal of the temporary left in/left out construction access and left-turn lane on Mamre Road; and
 - (b) be executed prior to commencement of construction of the temporary left in/left out construction access and left-turn lane on Mamre Road.
6. Insert Condition D13B immediately after Condition D13A with the following:

D13B The Applicant must:

 - (a) ensure the temporary left in/left out construction access and left-turn lane are maintained at no cost to TfNSW;
 - (b) remove the temporary left in/left out construction access and left-turn lane at the completion and commissioning of the Mamre Road/ Access Road 1 intersection, at no cost to TfNSW; and
 - (c) reinstate the shoulder along Mamre Road within three months of satisfying Condition D6, at no cost to TfNSW.

**End of modification
(SSD-10448-MOD-1)**