

Appendix A – Updated Project Description: SSD-10448 MOD 11 / SSD-46516461 MOD 4 / SSD-58257960 MOD 3 / SSD-60513208 MOD 3

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

Sites:

Aspect Industrial Estate

788-882 Mamre Road, Kemps Creek, NSW 2178

Lot 301 ~~and 305~~ DP1305254, and 104 and 105 DP1305965

Elizabeth Enterprise Precinct

1669A Elizabeth Drive, Badgerys Creek, NSW and Part of 1669-1723 Elizabeth Drive, Badgerys Creek, NSW

Lot 100 in DP1283398 and Lot 741 in DP810111

Proposed Amendments to Condition Wording

SSD-10448 Modification 11

Elizabeth Enterprise Precinct

A9B. Under this consent, the part of the EEP site illustrated on drawing reference 18-596-SKC178 / P4 must ~~only~~ be used for stormwater management purposes as required by Condition A9E and as shown on Figure 5 and 5A, until the Precinct-Wide Stormwater Infrastructure becomes available for the AIE to connect into. **This condition does not prevent development consent being issued for works on EEP land under a separate consent, where cumulative achievement of stormwater requirements are demonstrated as required by Condition A9E.**

~~Note: Any future use of the EEP site other than for stormwater management purposes may be considered by the Department as part of a separate future modification and/or application should alternative stormwater management strategies become available.~~

A9C. This consent does not permit the use of the part of the EEP site identified in Condition A9B for any other development or use ~~and must be preserved as undeveloped land for the purposes described in Condition A9E.~~ **However, a separate development consent may be issued on EEP subject to that development, and AIE, cumulatively meeting IWCN compliance in accordance with the requirements of Condition A9E.**

Stormwater Management

~~A9E. The site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets (NSW Government, 2022).~~

The AIE and EPP sites must achieve cumulative compliance with either:

- **The Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets (NSW Government, 2002) – where EEP remains otherwise undeveloped, or**
- **The Integrated Water Cycle Management (IWCM) controls in the MRP DCP 2021 and Western Sydney Aerotropolis DCP 2022 in accordance with the Technical guidance for achieving Wianamatta–South Creek stormwater management targets (NSW Government, 2002) – where separate development consent is issued for works on EEP land not otherwise covered by this consent.**

The staging and delivery of any works approved on EEP in accordance with a separate consent must demonstrate how AIE IWCM compliance will be achieved at all times.

SSD-46516461 (Warehouse 9) Modification 4

Stormwater Management

~~A6C. The site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets (NSW Government, 2022).~~

The AIE and EPP sites must achieve cumulative compliance with either:

- **The Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets (NSW Government, 2002) – where EEP remains otherwise undeveloped, or**
- **The Integrated Water Cycle Management (IWCM) controls in the MRP DCP 2021 and Western Sydney Aerotropolis DCP 2022 in accordance with the Technical guidance for achieving Wianamatta–South Creek stormwater management targets (NSW Government, 2002) – where separate development consent is issued for works on EEP land not otherwise covered by this consent.**

The staging and delivery of any works approved on EEP in accordance with a separate consent must demonstrate how AIE IWCM compliance will be achieved at all times.

A6D. Under this consent, the EEP site must ~~only~~ be used for stormwater management purposes as required by Condition A6C and as shown on Figure 4 in Appendix 1 until the Regional Stormwater Scheme becomes available for the AIE to connect into. **This condition does not prevent development consent being issued for works on EEP land under a separate consent, where cumulative achievement of stormwater requirements are demonstrated as required by Condition A6C.**

Note: Any future use of the EEP site other than for stormwater management purposes may be considered by the Department as part of a separate future modification and/or application should alternative stormwater management strategies become available.

A6E. This consent does not permit the use of the EEP site for any other development or use ~~and must be preserved as undeveloped land for the purposes described in Condition A6C.~~ **However, a separate development consent may be issued on EEP subject to that development, and AIE, cumulatively meeting IWCM compliance in accordance with the requirements of Condition A6C.**

SSD-58257960 (Warehouse 2) Modification 3

Stormwater Management

~~A10. The site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets (NSW Government, 2022).~~

The AIE and EPP sites must achieve cumulative compliance with either:

- **The Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets (NSW Government, 2002) – where EEP remains otherwise undeveloped, or**
- **The Integrated Water Cycle Management (IWCM) controls in the MRP DCP 2021 and Western Sydney Aerotropolis DCP 2022 in accordance with the Technical guidance for achieving Wianamatta–South Creek stormwater management targets (NSW Government, 2002) – where separate development consent is issued for works on EEP land not otherwise covered by this consent.**

The staging and delivery of any works approved on EEP in accordance with a separate consent must demonstrate how AIE IWCM compliance will be achieved at all times.

A11. Under this consent, the Elizabeth Enterprise Precinct (EEP) site must ~~only~~ be used for stormwater management purposes as required by Condition A10, and as shown on the cumulative stormwater offset plan, Drawing 18-596- SKC178 / P4 prepared by AT&L, dated 29/04/24 (See Appendix G of Modification Report for SSD-58257960-Mod-1), until the Regional Stormwater Scheme becomes available for the AIE to connect into. **This condition does not prevent development consent being**

issued for works on EEP land under a separate consent, where cumulative achievement of stormwater requirements are demonstrated as required by Condition A10.

Note: Any future use of the EEP site other than for stormwater management purposes may be considered by the Department as part of a separate future modification and/or application should alternative stormwater management strategies become available.

A12. This consent does not permit the use of the part of the EEP site identified in Condition A11 for any other development or use ~~and must be preserved as undeveloped land for the purposes described in Condition A10.~~ **However, a separate development consent may be issued on EEP subject to that development, and AIE, cumulatively meeting IWCM compliance in accordance with the requirements of Condition A10.**

SSD-60513208 (Warehouse 8) Modification 3

Stormwater Management

~~A10. The site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets (NSW Government, 2022).~~

The AIE and EPP sites must achieve cumulative compliance with either:

- **The Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets (NSW Government, 2002) – where EEP remains otherwise undeveloped, or**
- **The Integrated Water Cycle Management (IWCM) controls in the MRP DCP 2021 and Western Sydney Aerotropolis DCP 2022 in accordance with the Technical guidance for achieving Wianamatta–South Creek stormwater management targets (NSW Government, 2002) – where separate development consent is issued for works on EEP land not otherwise covered by this consent.**

The staging and delivery of any works approved on EEP in accordance with a separate consent must demonstrate how AIE IWCM compliance will be achieved at all times.

A11. Under this consent, the Elizabeth Enterprise Precinct (EEP) site must ~~only~~ be used for stormwater management purposes, as shown on the cumulative stormwater offset plan, Drawing 18-596-SKC178 / P4 prepared by AT&L, dated 29/04/24 (See Appendix G of the Modification Report for SSD-60513208-Mod-1), to comply with condition A10 until the Regional Stormwater Scheme becomes available for the AIE to connect into. **This condition does not prevent development consent being issued for works on EEP land under a separate consent, where cumulative achievement of stormwater requirements are demonstrated as required by Condition A10.**

Note: Any future use of the EEP site other than for stormwater management purposes may be considered by the Department as part of a separate future modification and/or application should alternative stormwater management strategies become available.

*A12. This consent does not permit the use of the EEP site for any other development or use ~~and must be preserved as undeveloped land for the purposes described in condition A10.~~ **However, a separate development consent may be issued on EEP subject to that development, and AIE, cumulatively meeting IWCM compliance in accordance with the requirements of Condition A10.***