

# Modification of Development Consent

## Section 4.55(1A) 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 outlined in Schedule 2.



Joanna Bakopanos  
**Team Leader**  
**Industry Assessments**

Sydney

2 May 2022

File: EF21/16357

### SCHEDULE 1

#### Development Consent

**Development Consent:** SSD 10470 granted by the Director, Industry Assessments on 25 June 2021

**For the following:** Construction and 24-hour operation of a Warehouse and Distribution centre, comprising:

- demolition of two existing buildings, associated structures and landscaping
- remediation work
- bulk earthworks and tree clearing
- construction and operation of a warehouse with ancillary offices and customer pick up component; and
- car parking, docking areas, associated infrastructure, site access points and landscaping

#### Modification 1

**Modification Application:** SSD-10470-Mod-1

Modification to:

- alter the internal and external layout, including changes to car parking, fit out, landscaping and office design
- internal automated fit out

**Applicant:** Fabcot Pty Limited

**Consent Authority:** Minister for Planning

**The Land:** 11 and 13 Percy Street, Auburn

Lot 1 DP 1183821  
Lot 2 DP 1183821

## SCHEDULE 2

This consent is modified as follows:

1. Delete the definitions for “Department” and “Minister” and insert the following definitions in alphabetical order:

Department NSW Department of Planning and Environment

Minister NSW Minister for Planning

Modification Assessments The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act:

- a) SSD-10470-Mod-1, accompanied by ‘Modification Report: SSD-10470’ dated 25 October 2021, ‘Response to Submissions’, dated 3 February 2022, prepared by Willowtree Planning and ‘Amendment of Modification Application’, dated 31 March 2022, prepared by Willowtree Planning.

### In Schedule 2, Part A: Administrative Conditions

2. In condition A2, renumber sub-clauses (d) and (e) as sub-clauses (e) and (f)
3. In condition A2, insert new sub-clause (d) immediately after (c) as follows:

d) Modification Assessments;

### In Schedule 2, Part B: Specific Environmental Conditions

4. In condition B14, renumber sub-clauses (e) and (f) as sub-clauses (f) and (g)
5. In condition B14, insert sub-clause (e) immediately after (d) and insert note at the end of the condition as follows:

(e) the manual gates remain open at all times, except when the site is closed;

*Note: The manual gates will be closed for security purposes on certain public holidays when the site is not operating.*

6. Insert condition B29A directly after condition B29 as follows:

B29A. One month prior to operation of the development or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit the documents set out under subsections (a) to (b) below.

- (a) a comprehensive Emergency Response Plan (ERP) prepared for the site in accordance with *Hazardous Industry Planning Advisory Paper No. 1 – Industry Emergency Planning Guidelines*; and
- (b) an Emergency Services Information Package (ESIP) prepared to meet the requirements of Fire and Rescue NSW (FRNSW) and in accordance with FRNSW’s *Fire safety guideline – Emergency services information package and tactical fire plans*.

7. Delete Condition B40 and replace with the following:

B40. All signage and fencing must be erected in accordance with the development plans included in Appendix 1 of this consent.

**Note:** *This condition does not apply to temporary construction and safety related signage and fencing.*

### In the Appendices

8. Delete Appendix 1 and replace with new Appendix 1 as follows:

## APPENDIX 1: DEVELOPMENT LAYOUT PLANS

Job No.	Drawing No.	Rev.	Date	Title
<b>Architectural Drawings by Nettletontribe Architects</b>				
	11250 DA000	M	06/04/2022	Cover Page
	11250 DA001	J	06/04/2022	Site Plan
	11250 DA002	G	06/04/2022	Demolition Plan
	11250 DA011	Q	06/04/2022	Ground Floor Plan
	11250 DA012	M	06/04/2022	Office L1, Carpark & WH Mezz. Floor Plan
	11250 DA013	H	06/04/2022	Roof Plan
	11250 DA014	K	06/04/2022	Mezz 1 Floor Plan
	11250 DA015	G	06/04/2022	Office Floor Plans
	11250 DA021	L	06/04/2022	Elevations – Sheet 1
	11250 DA022	M	06/04/2022	Elevations – Sheet 2
	11250 DA025	F	06/04/2022	Signage Elevations
	11250 DA031	K	06/04/2022	Sections
	11250 DA-051	B	03/09/2021	Shadow Diagrams
	11250 DA-091	C	17/12/2021	Perspective – Sheet 1
	11250 DA-092	B	03/09/2021	Perspective – Sheet 2
<b>Civil Plans prepared by Henry &amp; Hymas</b>				
	19513 DA C000	03	09/12/2020	Cover Sheet, Drawing Schedule, Notes and Locality Sketch
	19513 DA C100	06	27/4/2022	General Arrangement Plan
	19513 DA C101	06	27/4/2022	Site Detail Plan Sheet 1 of 4
	19513 DA C102	06	27/4/2022	Site Detail Plan Sheet 2 of 4
	19513 DA C103	06	27/4/2022	Site Detail Plan Sheet 3 of 4
	19513 DA C104	06	27/4/2022	Site Detail Plan Sheet 4 of 4
	19513 DA C110	05	27/4/2022	Mezzanine Level Detail Plan Sheet 1 of 2
	19513 DA C111	05	27/4/2022	Mezzanine Level Detail Plan Sheet 2 of 2
	19513 DA C200	03	14/09/2020	Stormwater Miscellaneous Details
	19513 DA C201	03	09/12/2020	OSD Tank Plan, Sections and Details
	19513 DA C202	01	09/12/2020	Stormwater Longitudinal Sections
	19513 DA C203	02	09/12/2020	Stormwater Design Results
	19513 DA C250	03	14/09/2020	Stormwater Catchment Plan Pre Development
	19513 DA C251	05	15/12/2020	Stormwater Catchment Plan Post Development
	19513 DA SE01	05	15/12/2020	Sediment and Erosion Control Plan
	19513 DA SE02	03	14/09/2020	Sediment and Erosion Control Details
	19513 DA BE01	02	14/09/2020	Bulk Earthworks Cut/Fill Plan
	19513 DA BE02	02	14/09/2020	Bulk Earthworks Sections Sheet 1 of 2
	195103 DA BE03	02	14/09/2020	Bulk Earthworks Sections Sheet 2 of 2