



Project Name: Modification 3 - LILO deletion and associated site layout changes
Case ID: SSD-17647189-Mod-3

Applicant Details

Project Owner Info

Title	Mr
First Name	Philip
Last name	Grech
Role/Position	Senior Development Manager
Phone	0424613115
Email	philip.grech@barings.com
Address	Suite 404, Level 4 165 Walker Street North Sydney , New South Wales, 2060 , AUS

Company Info

Are you applying as a company/business?

No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Abbie	Cogill
Phone	Email	Role/Position
0400878696	acogill@willowtp.com.au	Town Planner

Address

Suite 1, Level 10
56 Berry Street
NORTH SYDNEY, New South Wales 2060
AUS

Political Donations

Do you need to disclose a political donation?

No

Modification Details

Project Info

Project Name	Modification 3 - LILO deletion and associated site layout changes
Additional Capital Investment Value(excl GST)	AUD0.00
Additional Operation Jobs	0
Additional Construction Jobs	0
Additional Dwellings	0

Modification Description

The works involve deletion of the approved LILO intersection in the southern corner of the site, with the collector road terminated at the TfNSW LILO limit of works and a temporary cul-de-sac head created in its place. A temporary light vehicle turning head easement will be established within the TfNSW landtake area. Jersey kerbs will restrict vehicle access at the western end of the collector road. Landscaping and relevant conditions of consent under SSD-17647189 will be amended accordingly.

How is the modification substantially the same as the original development?

The proposal results in minor modifications and, from a qualitative perspective, the development retains its purpose as a warehouse and logistics hub. The overall developable area of the Site remains consistent with what was approved under SSD-17647189.

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Site Details

Site Information

Site Name	Access Logistics Park
Site Address (Street number and name)	884-928 Mamre Road, Kemps Creek

Local Government Area

Local Government	District Name	Region Name	Primary Region
Penrith	Western City District	Sydney	<input checked="" type="radio"/>

State Significant Development - Identified Site

Is your proposal on an Identified Site?

No

Identified Site Name

Landowner's Consent

Is the applicant the sole owner of the land?

No

Was landowner's consent required for the original development application for consent to which this modification application relates?

Yes

Attachments

File Name Owners Consent - Lot 52 DP259135

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Does the modification application relate to land owned by a Local Aboriginal Land Council?
No

Statutory Context

Modification Type

Section 4.55(1A) - involving minimal environmental impact, where the development as originally approved remains substantially the same

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

Yes

Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?

No

Other Requirements

Is the modification application accompanied by a biodiversity development assessment report (BDAR)?

No

Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?

No

Approvals - Part1

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967](#)?

No

Modification Report and Attachments

Attachments

File Name	C4 - Landscape Plans
File Name	C6 - Civil Plans and Letter
File Name	C3 - Landscape Estate Masterplan
File Name	C2 - Site Masterplans
File Name	C5 - Landscape Design Report
File Name	C8 - Traffic Statement
File Name	C7 - Subdivision Plan
File Name	C9 - Landscape Letter
File Name	C1 - Letter of Authorisation to Act
File Name	SSD-17647189 Mod 3 Report - Access Logistics Park