

Appendix 7: Proposed Amendments to Development Consent SSD 37486043

A detailed description of the amendments required to affected conditions under SSD 37486043 is provided below. The words proposed to be inserted are shown in **bold** and words proposed to be deleted are shown in ***bold italics strikethrough***.

SCHEDULE 2

PART A CONDITIONS FOR CONCEPT PROPOSAL

LIMITS OF CONSENT

A8. The following limits apply to the Concept Proposal:

(a) Infrastructure

- (i) a minimum 60 metre (m) wide corridor along the northern site boundary shall not be developed and shall be maintained and preserved for the future WSFL corridor, in accordance with the requirements of TfNSW;
- (ii) the access road ~~between Precinct 4 and 5~~ **in Precinct 2** that traverses the WSFL corridor as shown on Figure 1 in Appendix 1 is not approved. The layout and levels of any future access road through the WSFL corridor must be assessed by a separate DA and must satisfy the requirements of TfNSW and Part B of this consent.

~~(b) Precincts 2 and 4 – the building layouts and footprints shown in Precincts 2 and 4 on Figure 1 in Appendix 1 are not approved. The position, layouts and footprints of the buildings on these lots must be assessed by separate DAs and must satisfy the requirements in Part B of this consent. Building layouts in Precinct 2 must ensure loading docks face away from neighbouring residences; and~~

~~(c) Precinct 5 – the building layout and footprint, earthworks, retaining walls, and basin D shown in Precinct 5 on Figure 1 in Appendix 1 are not approved. Any works within Precinct 5 must be assessed by a separate DA and must satisfy the requirements of Part B of this consent.~~

(b) Precinct 2 – the building layouts and footprints, earthworks, retaining walls and Basin D shown in Precinct 2 on Figure 1 in Appendix 1 are not approved. Any works within Precinct 2 must be assessed by a separate DA and must satisfy the requirements of Part B of this consent. Building layouts in Precinct 2 must ensure loading docks face away from neighbouring residences or are otherwise appropriately treated with mitigation measures.

A9. The maximum GLA for development on the site must not exceed the limits in Table 1.

Table 1 Maximum GLA of the Concept Proposal

Land Use	Maximum GLA (m ²)
Warehouses and distribution centres and ancillary offices	317,867 317,971

A10. The Applicant shall ensure the Concept Proposal is consistent with the development controls in Table 2.

Table 2 Development Controls

Development Aspect	Control
Minimum building setbacks from:	
• Old Wallgrove Road	15m
• Estate Road	7.5m
• Southern Link Road	15m
• Corner Lots - secondary street frontage	5m
• Rear and side setbacks within the estate	5m
• WNSW water pipeline corridor	5m
Heights	
• Buildings in Precinct 1, 2,4 and 5 , Lot 2A and 2C	15m
• Buildings in Lot 2B	25m
• Buildings in Precinct 3	16.8m
Subdivision	
• Minimum lot size	5,000m ²
• Minimum street frontage	40m (excluding cul-de-sac)
• Minimum width at building line	35m
• Minimum depth	30m
Site coverage	
• Site coverage	Maximum 65% on each lot (excluding awnings)
Minimum landscaping setbacks from:	
• Old Wallgrove Road and Southern Link Road	10m
• Collector Road	7.5m
• Local Estate Roads	3.75m
• Side boundary (internal)	No minimum requirement
• Rear boundary	2.5m
Minimum tree canopy	
• Minimum tree canopy cover on lot (once mature)	10%
Parking rates	
• Parking Rates	• 1 space per 300 m² of warehouse GFA; • 1 space per 40 m² of office GFA; and

	• 1 space for accessibility parking for every 100 car parking spaces • A minimum 5% of car parking spaces to be electric vehicle charging stations
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PART B CONDITIONS FOR CONCEPT PROPOSAL

WATER NSW

B17. The Applicant must consult with Water NSW prior to lodging a DA for works on Precinct **2 5** adjoining the water pipelines corridor, to identify and implement any requirements of Water NSW for protection of the water pipelines corridor including but not limited to:

- (i) vibration monitoring during construction;
- (ii) restrictions on vibratory equipment; and
- (iii) pre and post construction surveys.

CONTAMINATION

B21. Future DAs for works within **Lot 2C Precinct 5** must be accompanied by a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including

- (a) characterisation of the nature and extent of any contamination on the site and surrounding area;
- (b) a Detailed Site Investigation (DSI) in accordance with the recommendations of the Precinct 5 Preliminary Site Investigation prepared by JBS&G Australia Pty Ltd, dated 31 March 2022, rev A;
- (c) and a Remedial Action Plan, if the Detailed Site Investigation (DSI) indicates it is necessary.

PART D STAGE 2 DEVELOPMENT SPECIFIC ENVIRONMENTAL CONDITIONS

NOISE

Road Traffic Noise

D14. The Applicant must ensure the largest vehicle permitted to enter the site is a **30-m super B-double 36.5m B-triple**.

BIODIVERSITY

Vegetation Management Plan – Riparian Corridor

D26. The Applicant must complete the revegetation of the riparian corridor in accordance with the VMP within 6 months of completing construction of the access road within Precinct **2-4**.

APPENDIX 1 CONCEPT PROPOSAL

Drawing No.	Title	Issue	Date
Architectural Drawings prepared by SBA Architects			
MP02	Estate Masterplan	D G	17.03.2025 30.06.2026

MP03	Precinct Plan	A D	06.06.2024 30.06.2026
MP04	Indicative Ultimate Lot Layout	A D	06.06.2024 30.06.2026
MP08	Building Staging Plan – Stage 2 Works	A	05.03.2025
Landscape plans prepared by Scape Design			
L.SK.01	Landscape Sketch Plan	L	24.10.2024
L.SK.02	Street Tree and Planting Plan	L	24.10.2024
L.SK.03	Planting Schedule	L	24.10.2024

APPENDIX 3 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Issue	Mitigation Measure
Bushfire and Incident Management	- asset protection zones to be established around the site and managed in perpetuity - landscaping to be established and managed in accordance with Planning for Bush Fire Protection (RFS 2019) - design and construction measures in accordance with AS 3959 or the National Association of Steel-framed Housing (NASH) standard and Section 7.5 of Planning for Bush Fire Protection 2019 (PBP 2019) - detailed design to ensure access and services (water, gas, electricity) meet the requirements of PBP 2019 - emergency and evacuation planning - at the commencement of building works and in perpetuity, the entirety of Precincts 2, 4 and 5 shall be maintained as an Asset Protection Zone. The APZ shall be established and maintained as an inner protection area as outlined within PBP 2019 and the NSW RFS document 'Standards for Asset Protection Zones' - fire hydrants are provided in accordance with NCC E1D2 and AS 2419:2021 - buildings are constructed in accordance Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas (AS 3959-2018) as identified in the Bushfire Hazard Assessment - all proposed roads to comply with section 5.3.2 of PBP 2019 as appropriate