

Modification of Development Consent

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

As delegate of the Minister for Planning and Public Spaces 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.



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Team Leader
Industry Assessments

Sydney

20 March 2026

File: EF25/7293

SCHEDULE 1

- Development consent:** SSD-5248 granted by the Independent Planning Commission as delegate of the Minister for Planning on 11 November 2019
- For the following:** The Staged Development Application for the Gazcorp Industrial Estate comprising:
- 211,550 square metres (m²) of gross floor area (GFA) comprising 198,300 m² of warehouse/industrial uses and 13,250 m² of ancillary office space;
 - 16 development lots with a total of 14 building envelopes; and
 - conceptual lot layout, site levels, road layout, urban design controls, conceptual landscape designs and infrastructure arrangements.
- A Stage 1 Development Application including:
- clearing of vegetation and construction of bulk earthworks;
 - construction of internal estate roads, water, sewer, telecommunications and gas infrastructure;
 - construction of stormwater management devices;
 - installation of estate landscaping;
 - construction and operation of a 45,225 m² warehouse and distribution building, including 3,006 m² of ancillary office space; and
 - intersection works in Wallgrove Road.

Modification 7

- Modification Application:** SSD-5248-MOD-7
- Applicant:** Gazcorp Pty Ltd
- Consent Authority:** Minister for Planning and Public Spaces

The Land: 813-913 Wall Road, Horsley Park NSW 2175

Modification: Modification to the Concept Plan including:

- increase in warehouse buildings from 11 to 13
- adjustments to lot layouts
- Modification to the Stage 1 including:
 - revised cut and fill for new building levels
 - revised road layout to eastern sections of internal estate road

SCHEDULE 2

This consent is modified as follows:

In Schedule 1

2. Delete the Development description and replace with the following:

Development:

The Staged Development Application for the Gazcorp Industrial Estate comprised of:

A Concept Proposal with:

- 218,628 square metres (m²) of gross floor area (GFA) comprised of 203,432 m² of warehouse/industrial uses, 10,547 m² of ancillary office space, and 4,649 m² of car parking, amenities, gate houses and fire stairs;
- 13 warehouse buildings; and
- conceptual lot layout, site levels, road layout, urban design controls, conceptual landscape designs and infrastructure arrangements.

A Stage 1 Development Application including:

- clearing of vegetation and undertaking of bulk earthworks across the entire site;
- construction of internal estate roads, water, sewer, telecommunications, and gas infrastructure;
- construction of stormwater management devices; installation of estate landscaping;
- construction and operation of a 41,224 m² fully temperature-controlled warehouse and distribution building, including 1,460 m² of ancillary office space; and
- intersection works in Wallgrove Road.
- Revised cut and fill for new building levels.
- Updated road layout in eastern sections to access Lots 2, 3, 5, 6A1, 6A2, and 6B.
- Alterations to Estate Road 03 (reduce length).

In Definitions

3. Delete the definition of Development and replace with the following:

Development	The development described in the EIS and RtS, including construction and operation of 13 warehouse buildings, offices and associated infrastructure, as modified by the conditions of this consent and Modification Assessments, and shown on the plans in Appendix 1 and Appendix 2 .
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4. Replace the definition of Modification Assessments with the following:

Modification Assessments	<p>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:</p> <ol style="list-style-type: none">1) the Section 4.55(2) modification application SSD-5248-MOD-1 prepared by Ethos Urban, dated 12 April 2021 (Ref: 2200495)2) the Section 4.55(2) modification application SSD-5248-MOD-2 prepared by Ethos Urban, dated 31 March 20223) the Section 4.55(1A) modification application SSD-5248-MOD-4 prepared by Ethos Urban, dated 24 March 2023.4) the Section 4.55(1A) modification application SSD-5248-MOD-5 prepared by Ethos Urban, dated 2 May 2023.5) the Section 4.55(1A) modification application SSD-5248-MOD-6
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In Schedule 2 - Part A Conditions of Consent for Concept Approval

5. In Condition A8 delete Table 1 and replace with the following:

Table 1: GFA Maximum for Concept Proposal

Land Use	Maximum GFA (m ²)
Total Industrial/Warehouse space	203,432 m ²
Total Office Space	10,547 m ²
Total Undercroft Car Parking	2,400 m ²
Amenities Building	500 m ²
Ancillary Buildings	1,749 m ²
Total GFA	218,628m²

6. In Condition A9 delete Table 2 and replace with the following:

Table 2: Development Controls

Development Aspect	Control
Southern Link Road Alignment Setback	10 m
Wallgrove Road Setback	20 m
Internal estate roads setback	10 m
Height	14 m
Height – Building on Lots 1, 2, 3, 5, 6A1, 6A2, 6B, 7A, 7, 9 and 10	14.6 m (excluding rooftop plant)
Height – Building on Lot 11/12	15 m
Height – Buildings on Lot 13A, 13B and 14A	17.8 m (excluding rooftop plant)
Site Coverage	Maximum of 50 per cent

Note: The site coverage control excludes building awnings

In Schedule 2 - Part B Conditions to Be Met in Future Development Applications

7. Delete Condition B9 and replace with the following:

B9. Future development applications for industrial/warehouse buildings must demonstrate compliance with the relevant provisions of the latest version of Planning for Bush Fire Protection (PBP) and the asset protection zones recommended in the *Bushfire Protection Hazard Assessment* for the Proposed Gazcorp Industrial Estate, prepared by Blackash Bushfire Consulting, 4 September 2025.

8. Delete Condition B10 and replace with the following:

B10. Future development applications for industrial/warehouse buildings must demonstrate compliance with AS 3959-2009 Bushfire Construction Standard as recommended in the *Bushfire Hazard Assessment* for the Proposed Gazcorp Industrial Estate, prepared by Blackash Bushfire Consulting, dated 4 September 2025.

9. Delete Condition B20 and replace with the following:

B20. Future development applications must demonstrate that the design of the development is consistent with:

- a. Stormwater Management Report – MOD 7 Estate Works 813-913 Wallgrove Road, Eastern Creek, prepared by Sky Engineering and Project Management, dated 2 July 2025, Revision C; and
- b. Fairfield City Council Stormwater Management Policy (Fairfield City Council, 2017) (as may be updated or replaced from time to time).

10. Delete Condition B22 and replace with:

B22. Future development applications must include a detailed landscape plan consistent with 813-913 Wallgrove Road Eastern Creek Mod 7 Amended Landscape Masterplan for Gazcorp Pty Ltd, prepared by Site Image Landscape Architects, dated 1 May 2025, Issue B

11. Delete Condition B24 and replace with:

B24. Future development applications must demonstrate the design of the development is consistent with Gazcorp Industrial Estate Mod 7 Estate Works Civil Siteworks & Stormwater Management, prepared by Sky Engineering & Project Management dated 17 April 2025, Revision A (Project No. SY25-187).

In Appendix 1: Concept Proposal Plans

12. Delete Table 7 and replace with the following:

Table 7: Schedule of Approved Plans – Concept Proposal

Architectural Plans prepared by SBA Architects		
Drawing	Title	Date
MM7- DA- 001(D)	Momentum Industrial Estate – MOD 7 Estate Masterplan	2 July 2025
Landscape Plans prepared by Site Image		
SS-20 – 4469 – MPA01 Issue B	Existing Vegetation	1 July 2025
SS-20 – 4469 – MPA02 Issue B	Planting Zone Types	1 July 2025
SS-20 – 4469 – MPA03 Issue B	Concept Masterplan with Local Road Access	1 July 2025
SS-20 – 4469 – MPA04 Issue B	Concept Masterplan with Southlink Road	1 July 2025
SS-20 – 4469 – MPA05 Issue B	Embankment Treatment	1 July 2025
SS-20 – 4469 – MPA06 Issue B	Planting Species	1 July 2025
SS-20 – 4469 – MPA07 Issue B	Detailed Streetscape and Boundary Planting	1 July 2025
SS-20 – 4469 – MPA08 Issue B	Wallgrove road Frontage Planting	1 July 2025
SS-20 – 4469 – MPA09 Issue B	Riparian Plant Species	1 July 2025

13. Delete Figure 1 and replace with the following:

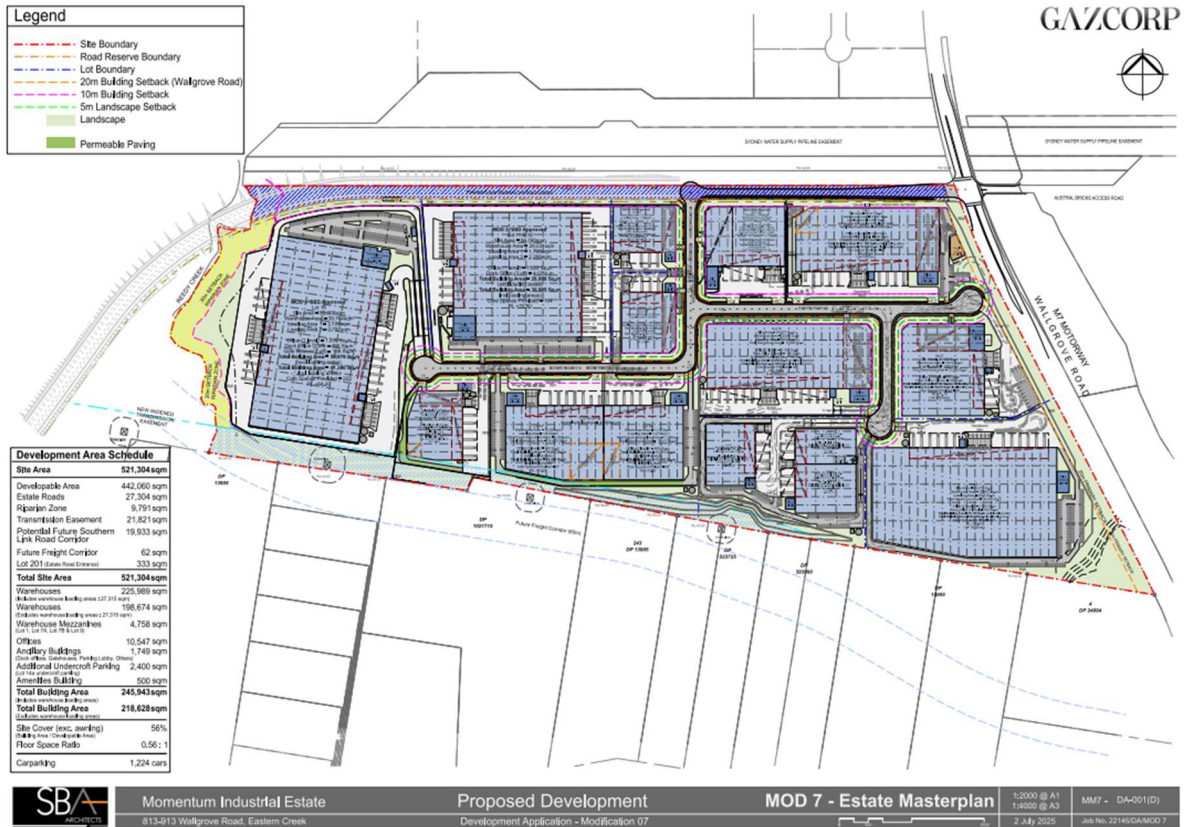


Figure 1: Concept Layout – MOD-7

In Appendix 2: Stage 1 DA Plans

14. In Table 8 following DA500 Rev A Signage Plan, dated 19 July 2023, insert the following plans:

Estate		
19-0108 Plan 020 Rev A	Earthworks Cut/Fill Plan	1 August 2024
19-0108 Plan 030 Rev B	Site Section Sheet 1	1 August 2024
19-0108 Plan 031 Rev B	Site Section Sheet 2	1 August 2024
19-0108 Plan 032 Rev B	Site Section Sheet 3	1 August 2024
19-0108 Plan 033 Rev B	Site Section Sheet 4	1 August 2024
19-0108 Plan 034 Rev B	Site Section Sheet 5	1 August 2024
19-0108 Plan 035 Rev B	Site Section Sheet 6	1 August 2024
19-0108 Plan 036 Rev B	Site Section Sheet 7	1 August 2024
19-0108 Plan 100 Rev B	Sediment and Erosion Control Plan	1 August 2024
19-0108 Plan 120 Rev B	Sediment and Erosion Notes and & Details	1 August 2024
19-0108 Plan 200 Rev B	Engineering Plan Sheet 1	1 August 2024
19-0108 Plan 201 Rev B	Engineering Plan Sheet 2	1 August 2024
19-0108 Plan 300 Rev B	Typical Road Cross Sections	1 August 2024
19-0108 Plan 310 Rev B	Road Long Sections Sheet 1	1 August 2024
19-0108 Plan 311 Rev B	Road Long Sections Sheet 1	1 August 2024
19-0108 Plan 700 Rev B	Retaining Wall Plan Sheet 1	1 August 2024
19-0108 Plan 701 Rev B	Retaining Wall Plan Sheet 2	1 August 2024
19-0108 Plan 702 Rev B	Retaining Wall Plan Sheet 3	1 August 2024

15. In Table 8 delete Civil Plans prepared by Orion Consulting and replace with the following plans:

Civil Plans Prepared by Sky Engineering and Project Management		
-C-1010 Rev C	General Arrangement Plan	2 July 2025
-C-1100 Rev C	Earthworks Cut Fill Plan	2 July 2025
-C-1130 Rev C	Site Sections	2 July 2025
-C-1200 Rev C	Siteworks Works and Drainage Plan Sheet 1	2 July 2025
-C-1201 Rev C	Siteworks Works and Drainage Plan Sheet 2	2 July 2025
-C-1202 Rev C	Siteworks Works and Drainage Plan Sheet 3	2 July 2025
-C-1203 Rev C	Siteworks Works and Drainage Plan Sheet 4	2 July 2025
-C-1204 Rev C	Siteworks Works and Drainage Plan Sheet 5	2 July 2025
-C-1230 Rev C	Roadworks Typical Sections	2 July 2025
-C-1240 Rev C	Roadworks Longitudinal Sections	2 July 2025
-C-1240 Rev C	Overall Stormwater Pre-Development Catchment Plan	2 July 2025
-C-1431 Rev C	Overall Stormwater Post Development Catchment Plan	2 July 2025
-C-1700 Rev C	Erosion and Sedimentation Control Plan	2 July 2025
-C-1750 Rev C	Erosion and Sedimentation Control Details	2 July 2025

16. Delete Figure 2: Stage 1 DA Layout – MOD 6 and replace with the following plan:

