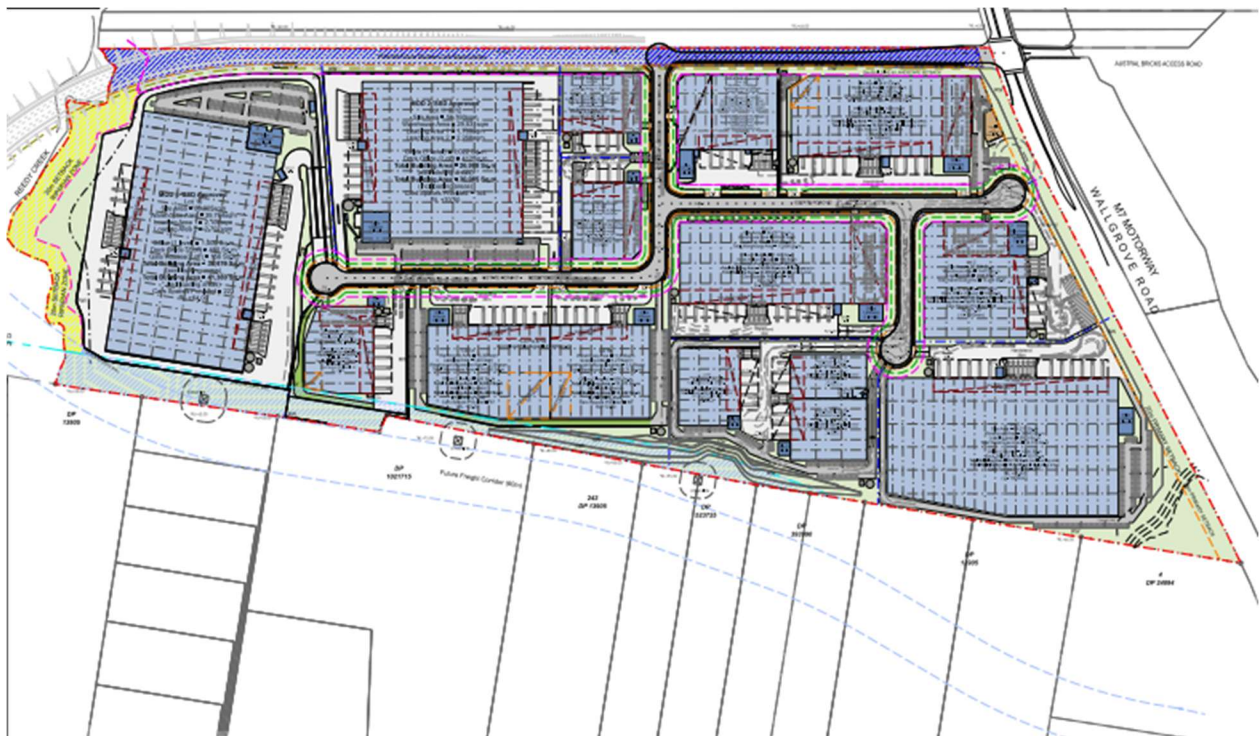


Modification 7 of Gazcorp Industrial Estate

State Significant Development Modification Assessment Report (SSD-5248-Mod-7)

March 2026





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Modification 7 of Gazcorp Industrial Estate (SSD-5248-Mod-7) Assessment Report

Published: March 2026

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Preface

This assessment report provides a record of the Department of Planning, Housing and Infrastructure's (the Department) assessment and evaluation of Gazcorp Pty Ltd's application to modify the State significant development (SSD) consent for the Gazcorp Industrial Estate located in the Fairfield City Council local government area. The report includes:

- a description of the proposed modification
- an assessment of the modification against government policy and statutory requirements, including mandatory considerations
- a demonstration of how matters raised by key stakeholders have been considered
- an assessment of the likely environmental, social and economic impacts of the modification
- an evaluation which weighs up the likely impacts and benefits of the modification, having regard to the proposed mitigation measures and government advice, and provides a view on whether the impacts are, on balance, acceptable
- a recommendation to the decision-maker, along with the reasons for the recommendation, to assist them in making an informed decision about whether the consent should be modified and any conditions that should be imposed.

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1 Introduction

The modification application seeks to modify the Gazcorp Industrial Estate (SSD-5248) consent to amend the Concept Plan, including reconfiguring lots, and associated changes to the approved Stage 1 works.

The application was lodged on 17 July 2025 by Gazcorp Pty Ltd (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

A more detailed overview of the proposed modification is provided in **Section 2**.

1.1 Background

The Applicant is constructing Gazcorp Industrial Estate (GIE) at 813 – 913 Wallgrove Road, Horsley Park in the Fairfield City local government area (LGA).

The GIE was granted concept and Stage 1 development consent (SSD-5248) in November 2019 (further details provided in **Section 1.3**). The concept approval included 14 warehouses and associated offices with a total gross floor area (GFA) of 211,500 square metres (m²), a concept road layout, urban design controls, concept landscape designs and infrastructure arrangements.

The Stage 1 development comprised subdivision, bulk earthworks, construction of a signalised intersection and a section of the future Southern Link Road (SLR), internal estate roads, services and utilities, and construction and operation of one warehouse (Warehouse 10).

Lot 14A is under construction with Warehouse 11/12 and Warehouse 10 in operation from September 2024 and September 2025 respectively.

1.2 Subject Site

The GIE comprises approximately 52 hectares (ha) of IN1 General Industrial and C2 Environmental Conservation zoned land at 813 – 913 Wallgrove Road, Horsley Park, approximately 33 kilometres (km) west of the Sydney central business district and 14 km south-west of Parramatta and is legally described as Lot 100 in Deposited Plan (DP) 1268340 (**Figure 1** and **Figure 2**).

The GIE site is bounded by the WaterNSW Warragamba to Prospect pipeline to the north, Wallgrove Road to the east, a TransGrid transmission line easement to the south, and Reedy Creek to the west.

Industrial land surrounds the site to the north, east and west. The nearest sensitive receivers are rural residences approximately 120 m to the south of the site in Horsley Park (see **Figure 3**).

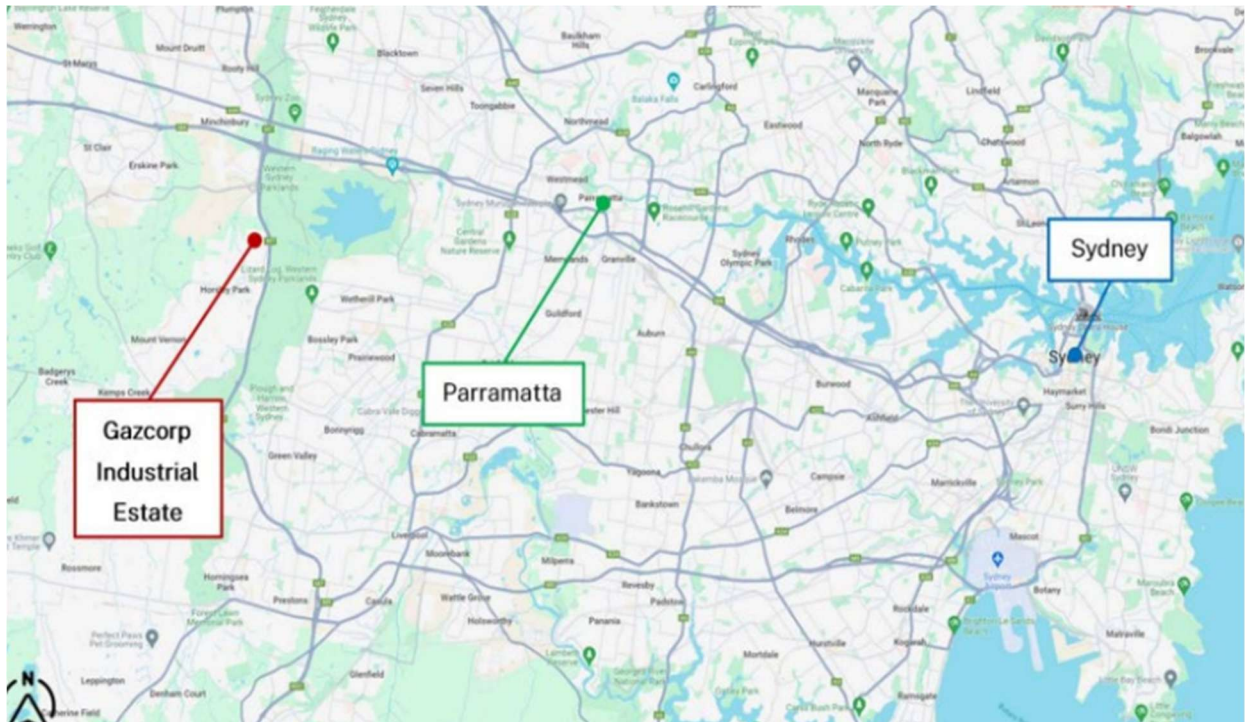


Figure 1 | Regional Context

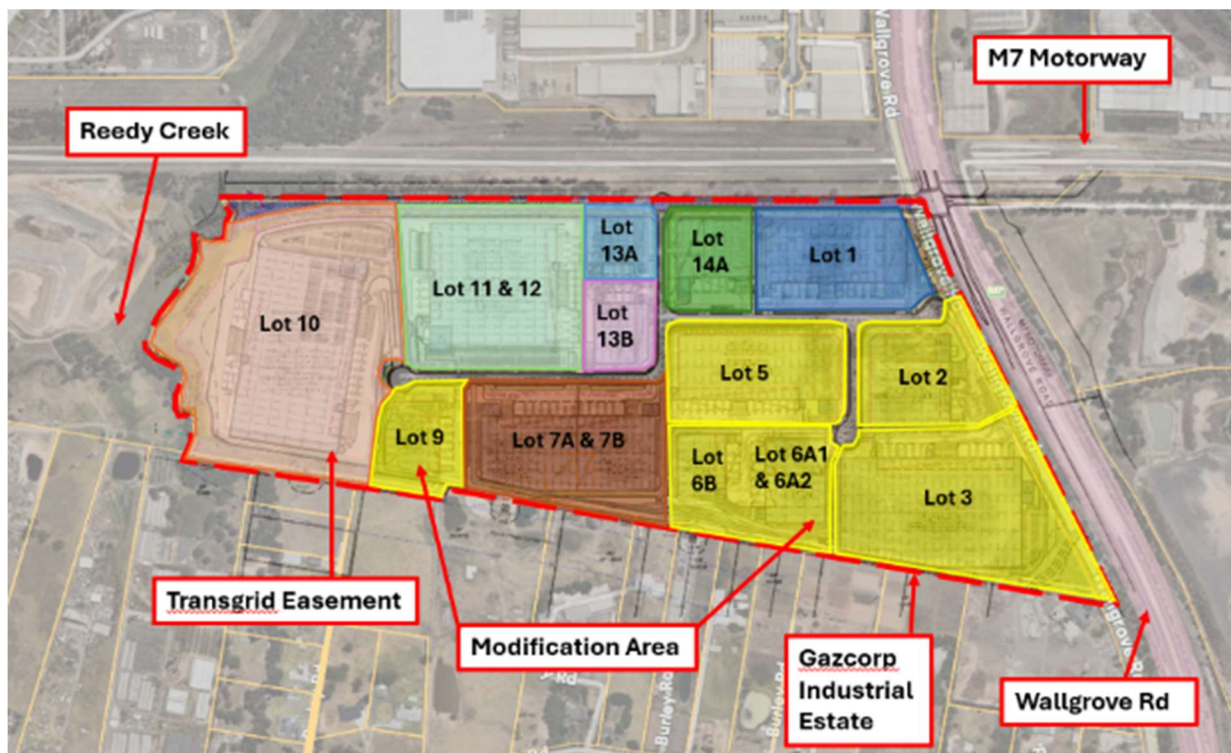


Figure 2 | Local Context



Figure 3 | Surrounding Land Uses

1.3 Approval History

Concept and Stage 1 (SSD-5248)

On 11 November 2019, development consent was granted by the Independent Planning Commission for the concept plan and Stage 1 of the GIE (SSD-5248). The development consent includes:

- a concept plan for 14 warehouse buildings and associated offices, covering a GFA of 211,550m², a concept road layout, urban design controls, concept landscape designs and infrastructure arrangements
- a Stage 1 development including vegetation clearing, bulk earthworks, construction and operation of Warehouse 10, internal roads, services and utilities, landscaping, rehabilitation of the Ropes Creek riparian corridor, and a signalised intersection at Wallgrove Road.

To date, the consent has been modified on six occasions, and one modification is currently under assessment (see **Table 1**). The concept plan as modified by SSD-5248-Mod-6 is shown in **Figure 4**.

Table 1 | Summary of Modification

Modification	Description	Decision Maker	Type	Date
MOD 1	<p><i>Concept Plan</i></p> <ul style="list-style-type: none"> layout amendments increased GFA from 211,550 m² to 218,628 m² <p><i>Stage 1 Development</i></p> <ul style="list-style-type: none"> revised bulk earthworks installation of utilities and services across the site 	Director, Industry Assessments	4.55(2)	23 December 2021
MOD 2	<p><i>Concept Plan</i></p> <ul style="list-style-type: none"> amended layout and subdivision plan decreased GFA by 7 m² to 218,628 m² increased building height for Lot 11/12 from 14 m to 15 m 	Director, Industry Assessments	4.55(1 A)	22 December 2022
MOD 3	Withdrawn	Team Leader, Industry Assessments	4.55(1)	N/A
MOD 4	<p><i>Concept Plan</i></p> <ul style="list-style-type: none"> revised building layout and decreased GFA by 2,039 m², to 215,589 m² increased building height control for Lot 10 from 14 m to 14.6 m <p><i>Stage 1 Development</i></p> <ul style="list-style-type: none"> reconfigured Warehouse 10 layout Warehouse 10 amended to be a fully temperature-controlled warehouse decreased GFA of Lot 10 from 45,225 m² to 41,224 m² increased building height control for Lot 10 from 14 m to 14.6 m decreased landscape area from 16,075 m² to 15,140 m² 	Team Leader, Industry Assessments	4.55(1 A)	12 December 2023
MOD 5	<p><i>Concept Plan</i></p> <ul style="list-style-type: none"> reconfigured building layout and amendment to the subdivision plan increased overall GFA to the area approved in Modification 2 increase the maximum height of warehouse buildings 13A, 13B and 14A to 19.8 m including 2 m for rooftop plant 	Director, Industry Assessments	4.55(1 A)	29 May 2024

Modification	Description	Decision Maker	Type	Date
MOD 6	<p><i>Concept Plan</i></p> <ul style="list-style-type: none"> • reduce number of warehouse buildings from 15 to 11 • rearrange and redistribute floor space across Lots 1, 2, 3, 6, 7A, 7B & 9 • add amenities building for staff • increase height limit of buildings on Lots 1 2, 3, 6, 7A, 7B & 9 <p><i>Stage 1 Development</i></p> <ul style="list-style-type: none"> • associated alterations to the eastern part of internal estate road 	Team Leader, Industry Assessments	4.55(1A)	28 March 2025
MOD 7	<p><i>Concept Plan</i></p> <ul style="list-style-type: none"> • increase number of warehouse buildings from 11 to 13 • rearrange and redistribute floor space across Lots 2, 3, 5, 6A1, 6A2, 6B, & 9 <p><i>Stage 1 Development</i></p> <ul style="list-style-type: none"> • associated alterations to Estate Road 03 	Team Leader, Industry Assessments	4.55(1A)	Under Assessment

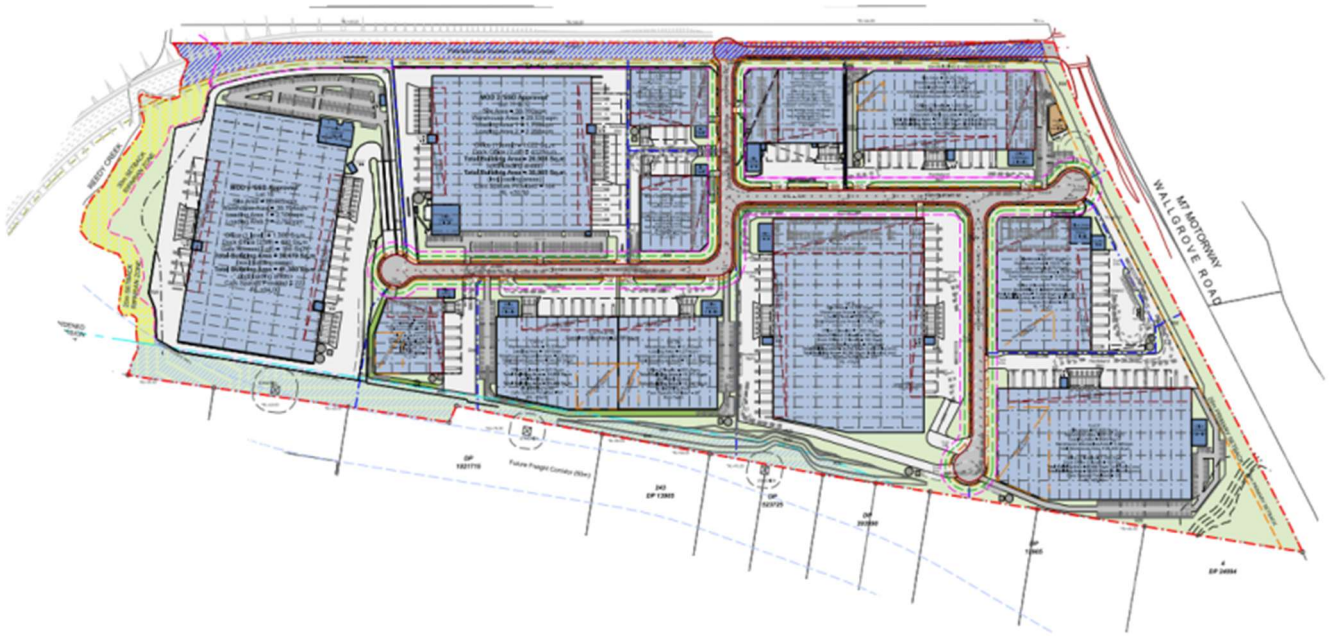


Figure 4 | Concept Plan as Last Modified (Mod 6)

GIE Stage 2 (SSD-36156297)

On 22 December 2022, the Director, Industry Assessments, as delegate of the Minister for Planning, approved the Stage 2 development of the GIE (SSD-36156297). The approved Stage 2 development includes the construction and operation of one warehouse, including loading docks, hardstand, office, and car parking within Lots 11 and 12 of the GIE Concept Plan. Stage 2 is operational.

GIE Stage 3 (SSD-54822478)

On 29 May 2024, the Director, Industry Assessments, as delegate of the Minister for Planning, approved Stage 3 of the GIE (SSD-54822478). The approved development includes the construction and operation of a warehouse and distribution centre, ancillary office, car parking and landscaping on Lot 14A of the GIE Concept Plan. Stage 3 is under construction.

2 Proposed Modification

2.1 Modification Overview

The modification is described in full in the Modification Report included in **Appendix B.**, summarised in **Table 2** and is illustrated in **Figure 5**.

Table 2 | Key Aspects of the Modification

Project Element	Approved Modification 6	Proposed Modification 7
Overall estate metrics	GFA - 218,628 m ² Number of warehouses - 11	GFA - 218,628 m ² (no change) Number of warehouses - 13
Modification area metrics	Approved lots - lot 2,3,6,9 Total GFA - 88,732 m ² Warehouse GFA - 84,932 m ² Office GFA - 3,100 m ² Other GFA - 700 m ² Parking spaces - 382	Proposed lots - lot 2,3,5,6A1,6A2,6B,9 Total GFA - 88,732 m ² (no change) Warehouse GFA - 84,107 m ² Office GFA - 4,225 m ² Other GFA - 400 m ² Parking spaces - 408

The proposed modification to the Concept Masterplan generally comprise:

- minor adjustment to lots 2, 3 and 9 layout
- reconfiguring lot 6 into lots 5, 6A1, 6A2, and 6B, resulting in an increase in warehouse buildings from 11 to 13 (noting that lots 6A1 and 6A2 are two parts of one warehouse building)
- increase car parking by 26 spaces
- update Condition B22 to include the amended Landscape Masterplan

The proposed modifications to Stage 1 comprise:

- 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).

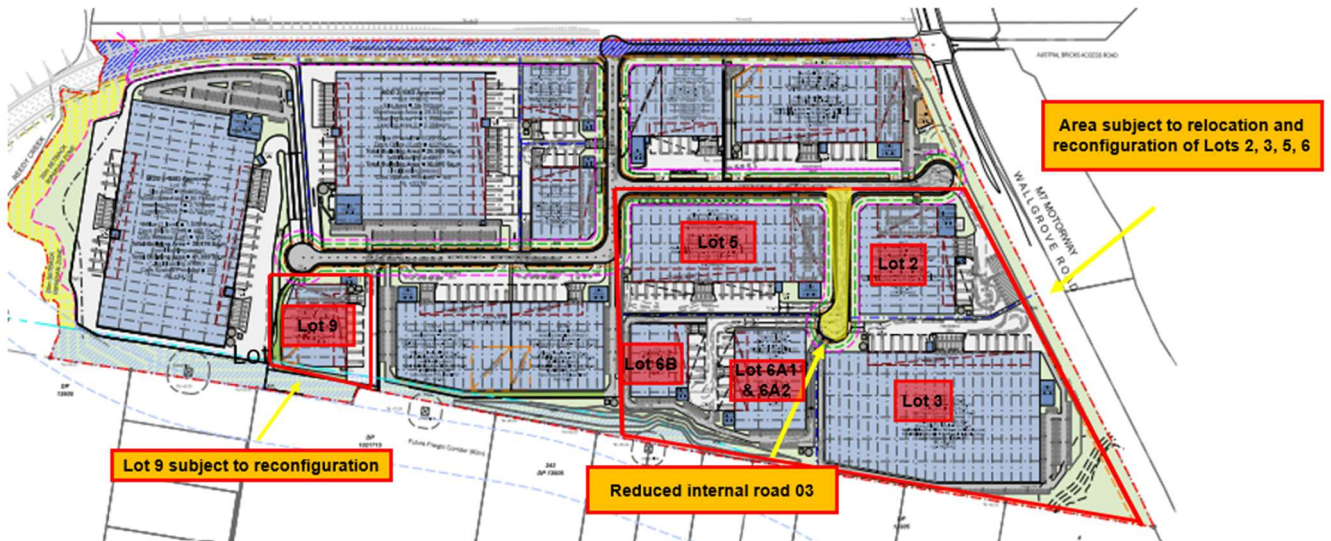


Figure 5 | Proposed GIE Concept Plan

2.2 Applicant’s Justification for the Proposed Modification

The Applicant advised that the proposed amendments to the concept masterplan and Stage 1 development will allow for a revised design that seeks to meet the operational requirements of future tenants. Additionally, there would be no change to land uses or overall GFA, and the anticipated employment and economic benefits outlined in the approved concept masterplan will remain unchanged.

3 Statutory Context

3.1 Scope of Modification and Assessment Pathway

Details of the assessment pathway under which the modification is sought is provided in **Table 3**.

Table 3 | Assessment Pathway

Consideration	Description
<p>Scope of modification</p>	<p>Modification involving minimal environmental impact</p> <p>The Department has reviewed the scope of the modification and considers that it can be characterised as a modification involving minimal environmental impact as:</p> <ul style="list-style-type: none"> the proposed development is substantially the same development as originally approved any potential environmental impacts would be minimal and appropriately managed through the existing or modified conditions of consent the modification would not involve any further disturbance outside the already approved disturbance areas for the development the modification is of a scale that warrants the use of section 4.55(1A) of the EP&A Act. <p>The Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.</p>
<p>Consent Authority</p>	<p>Minister for Planning and Public Spaces</p> <p>The Minister is the consent authority under section 4.5(a) of the EP&A Act.</p>
<p>Decision-maker</p>	<p>Team Leader</p> <p>Under the Minister’s delegation of 9 March 2022, the Team Leader, Industry Assessments, may determine the application under delegation as:</p> <ul style="list-style-type: none"> the application has not been made by a person who has disclosed a reportable political donation under section 10.4 of the EP&A Act there are no public submissions (other than a council) in the nature of objections, and

Consideration	Description
	<ul style="list-style-type: none"> <li data-bbox="384 286 1482 360">Council has not made a submission by way of objection under the mandatory requirements for community participation listed under Schedule 1 of the EP&A Act.

3.2 Mandatory Matters for Consideration

The Department undertook a comprehensive assessment of the application against the mandatory matters for consideration as part of the original assessment of SSD-5248 (under section 4.15 of the EP&A Act). This modification application does not result in significant changes that would alter the Department’s consideration of the mandatory matters for consideration under section 4.15(1) of the EP&A Act and conclusions made as part of the original assessment.

3.3 Biodiversity Development Assessment Report

Section 7.17(2) of the *Biodiversity Conservation Act 2016* (BC Act) requires all SSD modifications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the authority or person determining the application is satisfied that the modification will not increase the impact on biodiversity values (as identified in the BC Act and in the Biodiversity Conservation Regulation 2017).

The Department is satisfied that the modification will not increase the impact on biodiversity values as the proposed modification is generally contained within the approved development footprint and consequently a BDAR is not required to accompany the modification application.

4 Engagement

4.1 Department’s Engagement

In accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) the Department made the modification application publicly available on the Department’s website on 5 August 2025 and forwarded the application to Fairfield City Council and relevant agencies for comment.

4.2 Summary of Advice Received from Government Authorities

The Department received advice from government authorities on the modification application. A summary of the advice is provided in **Table 4**. A link to the full copy of the advice is provided in **Appendix B**.

Table 4 | Summary of Government Authority Advice

Authority	Advice Summary
Fire and Rescue NSW (FRNSW)	FRNSW advised that the recommendations made in FRNSW’s letter of 26 September 2024 (for MOD 6) regarding safe and effective access remain applicable to MOD 7.
NSW Rural Fire Service (RFS)	RFS advised that a bush fire report prepared by a suitably qualified bush fire consultant addressing the relevant sections of Planning for Bush Fire Protection 2019 should be provided.

The following agencies raised no concerns or provided no comment:

- NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Assessments
- DCCEEW Conservation Programs, Heritage and Regulation (CPHR)
- Transport for NSW (TfNSW); and
- WaterNSW

Endeavour Energy also raised no concerns and advised that its earlier advice of 12 May 2022 concerning MOD 2 remains relevant.

4.3 Summary of Council Submission

Fairfield City Council (Council) did not object to the development and requested further information, including:

- a breakdown of the vehicle types on an hourly basis throughout the day and demonstrate there are sufficient loading bays within the site to accommodate the daily loading demands
- a Road Safety Audit
- a Construction Traffic Management Plan prior to the issue of a Construction Certificate

4.4 Submissions Report

Following the public exhibition period, the Department requested the Applicant respond to the issues raised in submissions and the advice received from the agencies and Council.

On 10 September 2025, the Applicant provided a Submissions Report to the Department (see **Appendix A**). The Department published the Submissions Report on the NSW planning portal and forwarded the report to relevant government authorities and Council for comment.

The Submissions Report included:

- a response to RFS comments including a Bushfire Hazard Assessment addressing the relevant sections of Planning for Bush Fire Protection 2019; and
- a response to Council comments, including:
 - confirmation that a Road Safety Audit was completed for MOD 1 and the findings remain relevant to the proposed modification
 - confirmation compliance with the Urban Design Guidelines is provided in the Modification Report
 - clarification that Condition C37B requires ‘No Stopping’ signs to be installed along the full length of the estate road and therefore it is unnecessary to provide a plan specifying the location of these signs
 - clarifying that the Transport Statement confirms that traffic impacts remain unchanged, with no additional pressure on the surrounding road network. Each future Development Application (DA) will include a Traffic Statement, Workplace Travel Plan, and Operational Traffic Management Plan, detailing vehicle types, loading bay adequacy, and internal queuing to prevent traffic disruption. Therefore, further traffic analysis is not required at this stage
 - clarification that internal estate roads are not intended to be dedicated to Council and therefore it is not necessary to provide detailed survey plans to Council’s subdivision branch
 - clarification that a CTMP has been approved for the construction of the estate roads

The Bushfire Hazard Assessment was referred to RFS with comments received on 1 October 2025. The RFS reviewed the application and raised no objection to the proposed development subject to implementation of the recommendations in the bushfire assessment report submitted with Mod-7.

Council provided comments on 1 October 2025 in response to the Applicant's Submissions Report and raised no objection. Council acknowledged all matters have been addressed within the conditions of the consolidated consent for future DAs within the GIE.

5 Assessment

The Department has assessed the merits of the proposed modification. During this assessment, the Department has considered the:

- Modification Report and Submissions Report provided to support the proposed modification (see **Appendix A**)
- documentation and Department’s assessment report for the original DA and subsequent modification application(s) (see **Appendix A**)
- advice and submissions from State government authorities Council, and utility provider Endeavour Energy (**Appendix A**)
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department considers the likely impacts of the proposed modification can be considered as other issues as detailed in **Section 0**.

5.2 Assessment Issues

Table 5 | Assessment of Other Issues

Findings and conclusions	Recommended conditions
Operational Traffic and Access	
<ul style="list-style-type: none"> • The proposed modification involves reconfiguration of the approved estate road network which could impact the safety and efficiency of the road network. • The modification proposes an increase of 26 parking spaces in response to the change in the warehouse and ancillary office GFA. The proposed on-site car parking remains compliant with Condition B5 of the Development Consent and the minimum requirements in the Fairfield Citywide Development Control Plan 2013 (DCP). • The modification report included a Transport Statement which determined that as the proposed amendments to the approved design result in no net change in total GFA, no changes are expected in relation to traffic generation. • Council raised no concerns about the volume of traffic, however, requested the Applicant provide a breakdown of the types of heavy 	<p>No additional conditions are recommended</p>

Findings and conclusions**Recommended conditions**

vehicles expected to access the site. This also required the Applicant to demonstrate the site provides sufficient loading bays to accommodate loading demands.

- The Applicant provided a Transport Statement as part of the modification which found that traffic generation will remain consistent with the previously approved Modification 6.
- TfNSW reviewed the Traffic Report and did not raise any concerns.
- The modified internal road reconfiguration and increase in number of warehouses will continue to maintain adequate fire brigade access with no concerns raised by RFNSW.
- The Department notes the modification would not alter vehicular access into the estate. The number of warehouse buildings is increasing from 11 to 13, however will not significantly alter the previously approved internal road layout and increased number of internal driveways. The revised layout will maintain adequate manoeuvring areas for all vehicles to enter and exit the site in a forward direction.
- The Department is satisfied the efficiency of local and regional roads would not be adversely impacted by the development, subject to the detailed assessment of future development applications. The Department has not recommended any additional conditions.

Noise

- The concept approval established noise limits for the estate to protect the amenity of sensitive receivers. The nearest receivers are rural residences approximately 120 m to the south of the estate.
- A Noise Impact Assessment (NIA) was submitted with the modification report that modelled the predicted cumulative operational noise of the of all buildings in the concept masterplan. It is also noted that Modification 7 does not alter the total GFA or the proposed medium and heavy vehicle movements proposed and assessed under Modification 6.
- The NIA did not assess noise from future mechanical plant on the warehouses, noting that these elements will be designed to comply as part of later development applications. It recommends mitigation measures including construction of the noise protection wall, avoiding

No additional conditions are recommended

Findings and conclusions

Recommended conditions

speed humps, switching off truck engines, and preparing detailed construction noise and vibration management plans for individual lots.

- The NIA confirms that noise verification undertaken under Condition A13A demonstrated compliance with noise limits and concludes that the proposed modification would continue to meet the established project-specific noise trigger levels, consistent with Condition A13, subject to implementation of mitigation measures and finalisation of rooftop plant design through future applications.
- The Department notes that noise was a key assessment issue for SSD-5248 due to the proximity of sensitive receivers. The consent includes detailed conditions to ensure noise impacts are minimised, including operational noise verification.
- The Department considers the development is consistent with the concept plan in terms of predicted noise impacts.
- Based on the information provided, the Department considers that the noise emissions associated with the proposed modification would be consistent with those of the approved development. Compliance with the established project noise trigger levels can continue to be effectively managed through the existing consent conditions and detailed review at later application stages. No additional noise-related conditions are recommended.

Visual Impact

- The Applicant submitted an updated Visual Impact Assessment (VIA) addressing the proposed built form changes. The modification introduces a greater number of warehouses with smaller footprints, while retaining the approved maximum building height of 14.6 metres from the finished floor level.
- The most notable design changes are the reduced separation between buildings on Lot 3 and Lot 6, associated with the shortening of the internal estate road in this location, and the reduction in scale of Lot 6 warehouses.
- The VIA concludes that the proposed modifications are substantially the same as those approved under Modification 6 and do not introduce any new or significant visual impacts.

No additional conditions are recommended

Findings and conclusions	Recommended conditions
<ul style="list-style-type: none"> The Department notes that key visual impacts identified during the assessment of SSD-5248 were concentrated around the south-western corner of the estate, where residential properties are located closer to the warehouse buildings. In contrast, the eastern end of Burley Road is predominantly characterised by agricultural and rural industrial uses. Residential dwellings in this area are generally associated with these agricultural enterprises and are situated more than 300 metres from the estate boundary, typically fronting Burley Road. Based on this context and the findings of the VIA, visual impacts are considered to remain generally consistent with the approved development and remain acceptable. The Department has not recommended any additional conditions. 	
Landscaping	
<ul style="list-style-type: none"> The proposed modification includes a minor change to the landscape concept masterplan to reflect the lot and internal road reconfiguration. The landscape area as a proportion of lot area is being maintained at 18% which is slight increase from 17.6% as approved in modification 6. The Department notes that the proposed landscape concept masterplan remains generally consistent with the approved landscape masterplan. The Department considers the revised landscape concept masterplan to provide adequate landscaping for the estate, with detailed matters to be assessed through future development applications. The Department therefore recommends updating Condition B22 to reference the revised plan 	Update Condition B22 to refer to the revised landscape concept masterplan
Stormwater Management	
<ul style="list-style-type: none"> The modification report included a revised Stormwater Management Strategy (SMS) to reflect the reconfiguration of lots within the estate. The SMS recalculated the on-site detention volume that would be required for each lot/building to ensure the estate-wide discharges are able to be attenuated to match the existing conditions. The 	Update condition B20 to reference the updated SMS

Findings and conclusions**Recommended conditions**

modification will maintain the 13 OSD tanks as previously approved in Mod 6.

- The SMS is slightly adjusted to facilitate the post-development catchment area to reflect the modified development which is as a result of the internal lot reconfiguration and road grading.
- Council and DCCEE Water did not raise concerns regarding the revised SMS.
- The Department notes that the proposed SMS would continue to ensure that post-development flows do not exceed pre-development flows and would continue to meet the requirements of the Fairfield Stormwater Management Policy 2017.
- The Department's assessment finds the development would not increase stormwater impacts beyond those previously approved, noting that detailed matters will be addressed in future development applications. The Department therefore recommends updating Condition B20 to reference the revised SMS.

6 6 Evaluation

The Department's assessment has considered the relevant matters and objects of the EP&A Act and considers the proposed modification is appropriate as it would:

- the proposed modification will result in minimal environmental impacts beyond the approved development
- improve the safety and efficiency of the estate road network and provide adequate access for fire brigade vehicles
- provide adequate landscaping
- continue to ensure noise levels are within the approved limits

The Department is satisfied the modification should be approved.

7 7 Recommendation

It is recommended that the **Team Leader**, Industry Assessments as delegate of the Minister:

- **considers** the findings and recommendations of this report
- **determines** that the application SSD-5248-MOD-7 falls within the scope of s 4.55(1A) of the EP&A
- **accepts and adopts** the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **agrees** with the key reasons for approval listed in the notice of decision (**Appendix B**)
- **modifies the consent** for the Gazcorp Industrial Estate (SSD-5248-MOD 7), subject to the conditions in the attached instrument of modification.
- **signs** the attached modification instrument (**Appendix C**).

Recommended by:



Penny White

Assessment Officer
Industry Assessments

Recommended by:



Rebecka Williams

Senior Environmental Assessment Officer
Industry Assessments

8 8 Determination

The recommendation is **adopted** by:



20 March 2026

Lindsey Blecher

Team Leader

Industry Assessments

Glossary

Abbreviation	Definition
Applicant	Gazcorp Pty Ltd
Council	Fairfield City Council
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
Department	Department of Planning, Housing and Infrastructure
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
FRNSW	Fire and Rescue NSW
GIE	Gazcorp Industrial Estate
LGA	Local Government Area
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning, Housing and Infrastructure
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State Significant Development
TfNSW	Transport for NSW

Appendices

Appendix A – List of Referenced Documents

The Department has relied upon the following key documents during its assessment of the proposed development:

Modification Application

- ‘Modification 7 of SSD-5248 Gazcorp Industrial Estate 813-913 Wallgrove Road, Horsley Park’ prepared by Ethos Urban dated 3 July 2025 - <https://www.planningportal.nsw.gov.au/major-projects/projects/modification-7-revisions-lot-layouts-estate-roads-and-stage-1-earthworks>

Submissions Report

- ‘Gazcorp Industrial Estate – 813–913 Wallgrove Road, Horsley Park SSD-5248 – Modification 7 Request for Additional Information’, prepared by Ethos Urban, dated 10 September 2025 - <https://www.planningportal.nsw.gov.au/major-projects/projects/modification-7-revisions-lot-layouts-estate-roads-and-stage-1-earthworks>

Department’s Assessment Report for SSD-5248

- <https://www.planningportal.nsw.gov.au/major-projects/projects/gazcorp-industrial-estate>

Appendix B – Submissions and Government Authority Advice

Submissions and Advice

All submissions received from relevant public authorities are available on the Major projects website at - <https://www.planningportal.nsw.gov.au/major-projects/projects/modification-7-revisions-lot-layouts-estate-roads-and-stage-1-earthworks>

Appendix C - Notice of Modification

Recommended Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/projects/modification-7-revisions-lot-layouts-estate-roads-and-stage-1-earthworks>